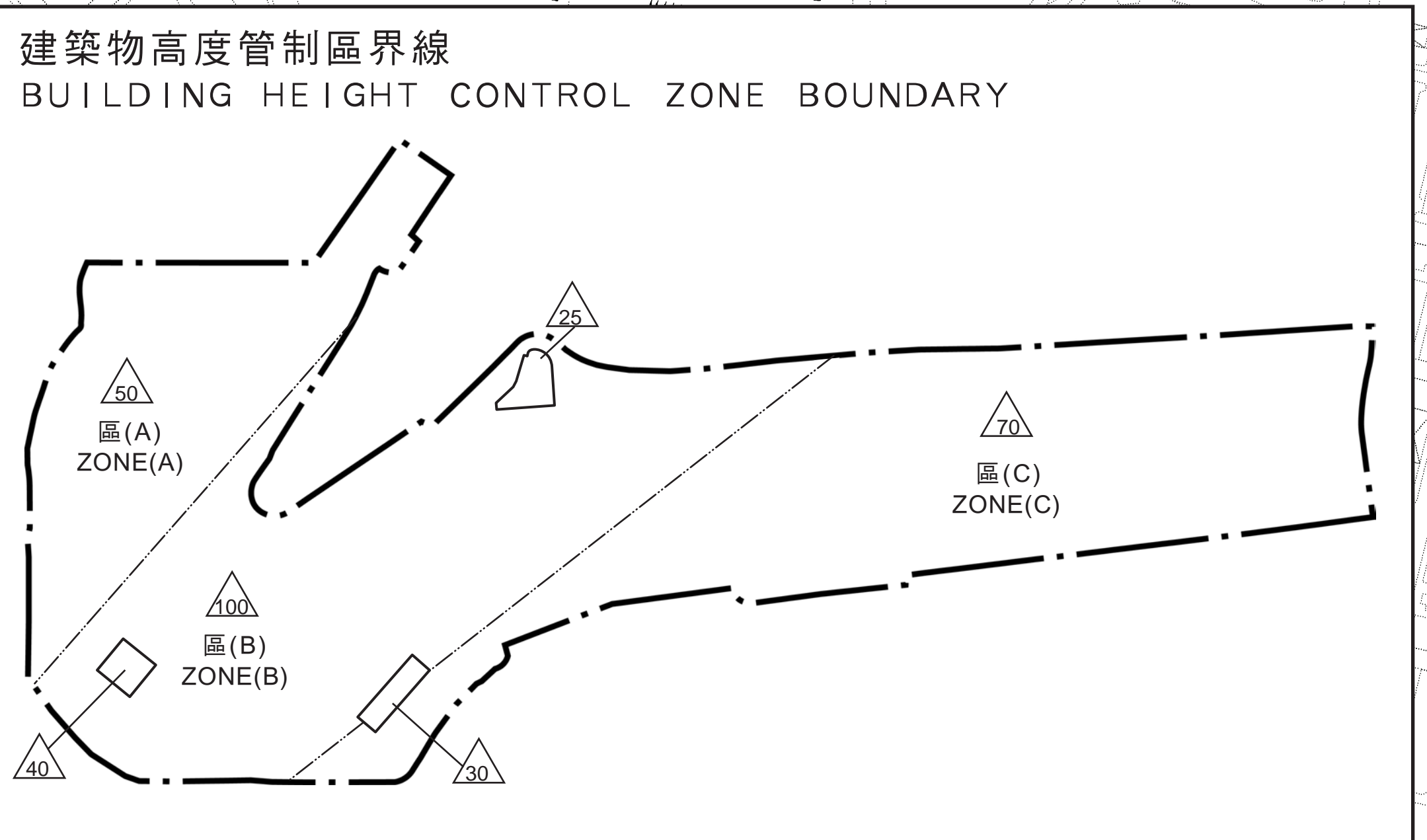


**Proposed Development Plan**  
**擬議發展圖則**



新油麻地避風塘  
NEW YAU MA TEI TYPHOON SHELTER



圖例  
NOTATION

- |   |  |                     |
|---|--|---------------------|
| <b>ZONES</b>  |  | <b>地帶</b>           |
| OPEN SPACE  |  | 休憩用地                |
| OTHER SPECIFIED USES                                      |  | 其他指定用途              |
| <b>MISCELLANEOUS</b>                                      |  | <b>其他</b>           |
| BOUNDARY OF DEVELOPMENT                                   |  | 發展範圍界線              |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY                     |  | 建築物高度管制區界線          |
| MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM) |  | 最高建築物高度 (主水平基準上若干米) |

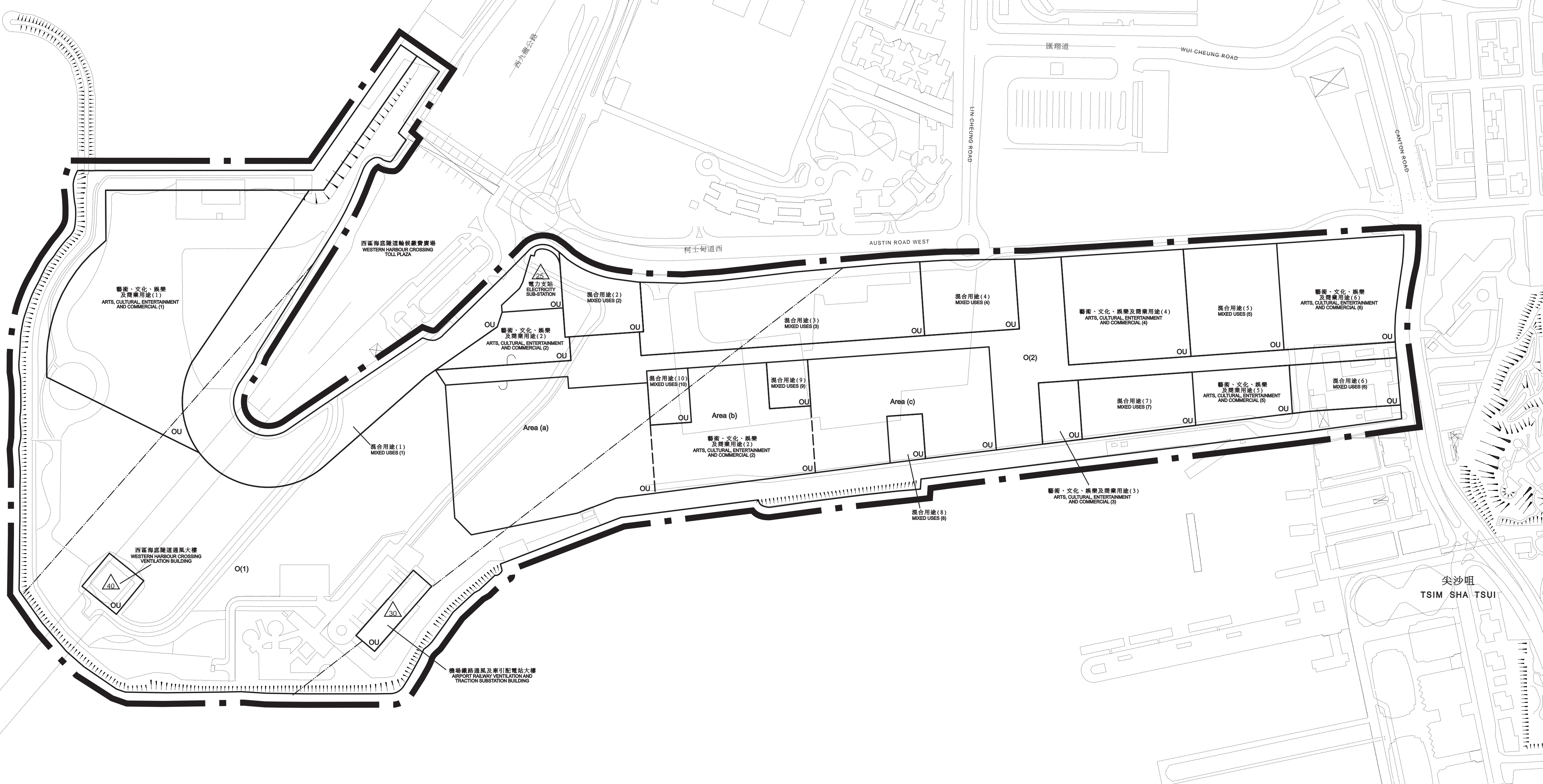
土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
OPEN SPACE	16.13	39.26	休憩用地
OTHER SPECIFIED USES	24.96	60.74	其他指定用途
TOTAL DEVELOPMENT AREA	41.09	100.00	發展區總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

"After taken into account the opinions gathered from the public engagement exercise as well as other technical and material considerations, further changes to this draft Development Plan might be required before submission to the Town Planning Board. Boundaries between zones may also be subject to minor adjustments."

"此發展草圖將在提交城市規劃委員會審議前，有可能就公眾參與活動中所收集到的意見以及其他技術評估及重要考慮，而需作出相應的修訂。各個地帶的界線，亦可能需要略為調整。"



西九文化區擬議發展草圖  
WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN

SCALE 1:2500 比例尺



圖則編號  
PLAN No. S/K20/WKCDA/A

S:\D\Asia\Draft\DPW7.01

**DRAFT**

**WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN**  
**NO. S/K20/WKCDA/A**

**Notes**

**Schedule of Uses**

**Explanatory Statement**

**DRAFT**

**WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN NO.  
S/K20/WKCDA/A**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance Prepared by the West Kowloon Cultural District Authority under Section 21 of the West Kowloon Cultural District Authority Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or



- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
  - (5) Road junctions, alignments of roads, railway tracks and/or environmental friendly transport system, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
  - (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
  - (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
    - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, people mover, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
    - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (c) maintenance or repair of watercourse and grave.
  - (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
  - (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
  - (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**DRAFT**

**WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN NO.  
S/K20/WKCDA/A**

**Schedule of Uses**

	<u>Page</u>
OPEN SPACE	1
OTHER SPECIFIED USES	3

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Marina Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Pier Place of Entertainment Place of Recreation, Sports or Culture Promenade Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) (Underground only) Public Convenience Shop and Services Sitting Out Area Utility Installation for Private Project	Government Refuse Collection Point Government Use Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Public Vehicle Park (not elsewhere specified)

Planning Intention

This zone is intended primarily for provision of a Regional Open Space comprising the Great Park, waterfront promenade, piazzas, and associated green connections for public enjoyment. On land designated “Open Space (1)”, the open space is provided in the form of Great Park and waterfront promenade. On land designated “Open Space (2)”, the open space comprises piazza squares, vehicle-free green and vibrant avenue framing the urban fabric of the West Kowloon Cultural District. Apart from provision of various active and/or passive recreational uses, both sub-zones of the “Open Space” zone would accommodate supporting arts, cultural, retail, dining and entertainment and other supporting uses in creating a vibrant atmosphere for the whole WKCD.

(Please see next page)

OPEN SPACE (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 50 metres above Principal Datum (mPD) on land designated as Zone (A), a maximum building height of 100 mPD on land designated as Zone (B), and a maximum building height of 70 mPD on land designated as Zone (C) as stipulated on the Plan.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment within the zone in excess of maximum total gross floor area (GFA) of 13,300m<sup>2</sup> for supporting arts, cultural, retail, dining and entertainment and other supporting uses.
- (3) In determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as car park and loading/unloading bay, plant room including vent shaft, provided such uses and facilities are ancillary and directly related to the development or redevelopment of the West Kowloon Cultural District, may be disregarded. In determining the maximum GFA for the purpose of paragraph (2) above, any covered area and floor space that are constructed or intended for use supportive to public enjoyment of the open space solely for non-commercial purposes such as covered walkway, pavilion, park management office, and other supporting uses, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions and GFA restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For “Arts, Cultural, Entertainment and Commercial” Only

Eating Place	Flat
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	House
Government Use (Police Reporting Centre/Police Post, Post Office only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Petrol Filling Station
Hotel	Social Welfare Facility
Information Technology and Telecommunications Industries	Training Centre (not elsewhere specified)
Institutional Use (not elsewhere specified)	
Library	
Marina	
Office	
Pier	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School (related to arts and culture only)	
Shop and Services	
Training Centre (related to arts and culture only)	
Utility Installation for Private Project	

Planning Intention

The planning intention of this zone is to develop the area into an arts, cultural, entertainment and commercial district with distinguished identity, capable of achieving a critical mass and supported by a range of mixed commercial, office, retail, residential, hotel and other Government, institution and community facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Arts, Cultural, Entertainment and Commercial" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 50 mPD on land designated as Zone (A), a maximum building height of 100 mPD on land designated as Zone (B), and a maximum building height of 70 mPD on land designated as Zone (C) as stipulated on the Plan.
- (2) On land designated "Other Specified Uses" annotated "(Arts, Cultural, Entertainment and Commercial)1" to "(Arts, Cultural, Entertainment and Commercial)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in total development and/or redevelopment in excess of the maximum GFA, or GFA of the existing development, whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
OU(ACEC)1	Maximum total GFA of 80,900m <sup>2</sup> .
OU(ACEC)2	Maximum total GFA of 187,300m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 3,500m <sup>2</sup> .
OU(ACEC)3	Maximum total GFA of 16,900m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 7,100m <sup>2</sup> .
OU(ACEC)4	Maximum total GFA of 37,500m <sup>2</sup> , of which the GFA for hotel/office use shall not exceed 3,000m <sup>2</sup> .
OU(ACEC)5	Maximum total GFA of 13,000m <sup>2</sup> .
OU(ACEC)6	Maximum total GFA of 31,200m <sup>2</sup> .

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Arts, Cultural, Entertainment and Commercial" Only (Cont'd)

Remarks (Cont'd)

- (3) In determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room including vent shafts and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment of the West Kowloon Cultural District, may be disregarded. Any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may also be disregarded. In addition, any covered area or floor space that is constructed or intended for use supportive to public enjoyment of the open space solely for non-commercial purposes on the open space area such as covered walkway, sitting out area and other supporting uses, provided such uses and facilities are ancillary and directly related to the open space use, may be disregarded.
- (4) On land designated "Other Specified Uses" annotated "(Arts, Cultural, Entertainment and Commercial)1" to "(Arts, Cultural, Entertainment and Commercial)6", open space(s) of not less than 68,900m<sup>2</sup> in total shall be provided for public enjoyment.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions and GFA restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Notwithstanding paragraph (5) above, relaxation of the building height restrictions stated in paragraph (1) may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for any free-standing arts and cultural facilities on individual merits.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Mixed Uses" Only

Eating Place	Flat
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Helicopter Landing Facility
Government Use (Police Reporting Centre/Police Post, Post Office only)	House
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	School (not elsewhere specified)
Institutional Use (not elsewhere specified)	Social Welfare Facility
Library	Training Centre (not elsewhere specified)
Marina	
Office	
Pier	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School (related to arts and culture only)	
Shop and Services	
Training Centre (related to arts and culture only)	
Utility Installation for Private Project	

Planning Intention

This zone is intended for mixed developments to support the development of the West Kowloon Cultural District. Flexibility for the development/redevelopment/conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area, is allowed to meet the evolving and changing requirements for the West Kowloon Cultural District development.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

For "Mixed Uses" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 50 mPD on land designated as Zone (A), a maximum building height of 100 mPD on land designated as Zone (B), and a maximum building height of 70 mPD on land designated as Zone (C) as stipulated on the Plan.
- (2) On land designated "Other Specified Uses" annotated "(Mixed Uses)1" to "(Mixed Uses)10", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in total development and/or redevelopment in excess of the maximum GFA and in breach of any other restrictions specified below, or GFA of the existing development, whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
OU(MU)1	Maximum total GFA of 73,400m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 62,900m <sup>2</sup> .
OU(MU)2	Maximum total GFA of 13,900m <sup>2</sup> , of which the GFA for residential use shall not exceed 7,500m <sup>2</sup> .
OU(MU)3	Maximum total GFA of 110,000m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 92,300m <sup>2</sup> , of which the GFA for residential use shall not exceed 54,100m <sup>2</sup> .
OU(MU)4	Maximum total GFA of 22,300m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 15,400m <sup>2</sup> , of which the GFA for residential use shall not exceed 12,800m <sup>2</sup> .
OU(MU)5	Maximum total GFA of 47,800m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 45,100m <sup>2</sup> , of which the GFA for residential use shall not exceed 25,800m <sup>2</sup> .
OU(MU)6	Maximum total GFA of 21,200m <sup>2</sup> . The GFA for hotel/office uses shall not exceed 12,600m <sup>2</sup> .
OU(MU)7	Maximum total GFA of 41,500m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 35,500m <sup>2</sup> , of which the GFA for residential use shall not exceed 20,000m <sup>2</sup> .
OU(MU)8	Maximum total GFA of 8,500m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 7,100m <sup>2</sup> , of which the GFA for residential use shall not exceed 3,200m <sup>2</sup> .

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Uses" Only (Cont'd)

Remark (Cont'd)

<u>Sub-area</u>	<u>Restriction</u>
OU(MU)9	Maximum total GFA of 13,100m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 10,900m <sup>2</sup> , of which the GFA for residential use shall not exceed 3,000m <sup>2</sup> .
OU(MU)10	Maximum total GFA of 12,700m <sup>2</sup> , of which the GFA for residential use shall not exceed 9,900m <sup>2</sup> .

(3) In determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room including vent shaft and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment of the West Kowloon Cultural District, may be disregarded. Any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may also be disregarded. In addition, any covered area or floor space that is constructed or intended for use supportive to public enjoyment of the open space solely for non-commercial purposes on the open space area such as covered walkway, sitting out area and other supporting uses, provided such uses and facilities are ancillary and directly related to the open space use, may be disregarded.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions and GFA restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(5) Notwithstanding paragraph (4) above, relaxation of the building height restrictions stated in paragraph (1) may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for any free-standing arts and cultural facilities on individual merits.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Airport Railway Ventilation and Traction Substation Building" Only

As Specified on the Plan  
Open Space

Government Use  
Utility Installations not Ancillary to the Specified  
Use

Planning Intention

The zone is intended primarily for the existing ventilation and traction substation building of the Airport Railway.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of maximum building height of 30 mPD as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Western Harbour Crossing Ventilation Building" Only

As Specified on the Plan  
Open Space

Government Use  
Utility Installations not Ancillary to the Specified Use

Planning Intention

The zone is intended primarily for the existing ventilation building of the Western Harbour Crossing.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of 40 mPD as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
As Specified on the Plan Open Space	<p style="text-align: center;"><u>For "Electricity Sub-station" Only</u></p> Government Use Utility Installations not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for the development of an electricity sub-station.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 25mPD as stipulated on the Plan.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment within the zone in excess of a maximum total GFA of 500m<sup>2</sup>.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions and the GFA restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**DRAFT**

**DRAFT WEST KOWLOON CULTURAL DISTRICT  
PROPOSED DEVELOPMENT PLAN NO. S/K20/WKCDA/A**

**EXPLANATORY STATEMENT**

**DRAFT**

**DRAFT WEST KOWLOON CULTURAL DISTRICT  
PROPOSED DEVELOPMENT PLAN NO. S/K20/WKCDA/A**

**EXPLANATORY STATEMENT**

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## **DRAFT**

### **WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN NO. S/K20/WKCDA/A**

(Being a Draft Plan for the Purpose of the Town Planning Ordinance prepared by the West Kowloon Cultural District Authority under Section 21 of the West Kowloon Cultural District Authority Ordinance)

#### **EXPLANATORY STATEMENT**

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute part of the Plan.

#### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the West Kowloon Cultural District Authority (WKCD) draft West Kowloon Cultural District (WKCD) Development Plan (DP) No. S/K20/WKCDA/A (the Plan). It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board on 17 June 1992, under section 3(1)(1) of the Town Planning Ordinance (the Ordinance), to prepare an Outline Zoning Plan (OZP) for West Kowloon Reclamation in the south-western part of Kowloon Peninsula. The piece of land where WKCD now locates was originally covered under the OZP for various uses.
- 2.2 On 3 January 2003, the OZP set apart and rezoned an area of about 40 hectares located to the south of Austin Road West and the Western Harbour Crossing (WHC) Toll Plaza to “Other Specified Uses” (“OU”) annotated “Arts, Cultural, Commercial and Entertainment Uses” to facilitate the planning of WKCD. The planning intention of this zone is to develop the area into an integrated arts, cultural, entertainment and commercial district with distinguished identity, capable of achieving a critical mass for the respective uses and supported by a range of mixed commercial, office, retail, residential, and hotel uses as well as other essential Government, institution or community (GIC) facilities together with not less than 23 hectares of public open spaces.
- 2.3 The Legislative Council (LegCO) enacted the West Kowloon Cultural District Authority Ordinance (WKCDAO) in July 2008, which is an



Ordinance to establish the WKCDA to develop the land leased to the WKCDA into an integrated arts and cultural district and to provide, operate, manage, maintain or otherwise deal with, arts and cultural facilities and related facilities in, and ancillary facilities outside, the WKCD; to provide for the powers and functions of the WKCDA; to provide for planning and financial matters; and to provide for connected matters.

- 2.4 The WKCDA, empowered by the WKCDAO, was set up in October 2008 to take forward the WKCD project. Under section 21(1) of the WKCDAO, the WKCDA will prepare a DP to layout the plan area of the WKCD; to set apart any land within the plan area for one or more than one land use; and to show or make provision for any area that is comprised in the land set apart therein.
- 2.5 On 8 October 2009, the WKCDA launched Stage 1 of its Public Engagement exercise (PE exercise) to gauge the public's expectations for the WKCD and the views of various stakeholder groups on their requirements for facilities in the arts and cultural venues in WKCD. With the views received during the Stage 1 PE exercise being incorporated, three Conceptual Plan (CP) Options for the WKCD were prepared for master planning and conceptual design of the WKCD.
- 2.6 On 20 August 2010, the WKCDA launched the Stage 2 PE exercise to solicit public views on the three CP Options. On 4 March 2011, the WKCDA endorsed the recommendation made by a Selection Panel tasked to scrutinise the three CP Options and selected a preferred option (the Selected CP), which has also earned the most public support in the Stage 2 PE exercise.
- 2.7 Based on the Selected CP and its modifications, a draft DP was prepared to serve as the basis for implementation of the WKCD development. On 9 September 2011, the WKCDA consulted the Yau Tsim Mong District Council on the draft DP. On 30 September 2011, the WKCDA launched the Stage 3 PE exercise and consulted the public on the draft DP before its submission to the Board.
- 2.8 On DD MM YYYY, the WKCDA submitted the draft WKCD DP No. S/K20/WKCDA/A to the Board for consideration under section 21(6) of the WKCDAO. In preparing the DP, the WKCDA has observed the development parameters as stipulated in the draft South West Kowloon OZP No. S/K20/26, consulted the public and the Secretary for Home Affairs (SHA), had regard to views received in the public consultation and ensured that any conditions or requirements imposed by SHA were satisfied.
- 2.9 On DD MM YYYY, the Board, under section 21(7)(a) of the WKCDAO, deemed the draft WKCD DP No. S/K20/WKCDA/A as being suitable for publication under the Ordinance. Under section 21(8) of the WKCDAO, the draft WKCD Development Plan No.

S/K20/WKCDA/A, which the Board has deemed suitable for publication under section 21(7)(a) of the WKCDAO, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance and the provision of the Ordinance concerning any draft plan shall apply accordingly. When the DP is approved, the approved DP shall be regarded as an approved plan for the purposes of the Ordinance.

- 2.10 On DD MM YYYY, the draft WKCD DP, which was subsequently renumbered as S/K20/WKCDA/1, was exhibited under section 5 of the Ordinance. By virtue of section 21(9) of the WKCDAO, the Plan has from that date replaced the draft South West Kowloon OZP No. S/K20/26 in respect of the area delineated and described herein.

### **3. OBJECT OF THE PLAN**

- 3.1 The WKCD is planned to be developed by means of the DP prepared under section 21 of the WKCDAO. The Plan intends to set apart the area for the development of arts and cultural facilities, entertainment, commercial, residential and other ancillary uses to facilitate the WKCD development.
- 3.2 The object of the Plan is to indicate the areas and nature of the proposed land uses, building heights, distribution of open space, landscape and urban design proposals, public transport, parking and pedestrian facilities, GIC facilities, the alignment, width and levels of roads etc. to be provided within the WKCD and to examine the relationship and integration of the WKCD with the neighbouring areas. The Plan also includes specification of the arts and cultural facilities, e.g. GFA, seating capacity etc. The broad land-use zonings and major open space networks for the WKCD indicated on the Plan ensure that development and redevelopment of land within the area can be put under statutory planning control.
- 3.3 The Plan is to illustrate only the broad principles of development within the area. As it is a small-scale plan, boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.4 In preparing the DP, the WKCDA has observed the development parameters as stipulated in the draft South West Kowloon OZP No. S/K20/26, which said no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.81, of which not more than 20% of the total plot ratio shall be for residential use. In order to respect the principle of the maximum plot ratio of 1.81 for the whole district, a maximum GFA has been stipulated for each land-use zone on the Plan, which will add up to a total not exceeding the maximum GFA for the whole district. For the land-use zones that comprise residential elements, a maximum

GFA for residential use has also been stipulated, so that the total GFA for residential use will not exceed 20% of the total maximum GFA for the whole district.

- 3.5 A balanced development mix comprising the following components has been proposed for WKCD:

<b>Development Mix</b>	<b>% of Total GFA</b>
Arts and Cultural Facilities	About 35-40%
Retail/Dining/Entertainment	About 15-20%
Hotel/Office	About 20-25%
Residential	Not more than 20%
GIC	Not more than 5%
<b>Total</b>	<b>100%</b>

- 3.6 To facilitate and foster flexibility for the development of WKCD, the portion of GFA reserved for GIC uses may be utilized for arts and cultural facilities and retail/dining/entertainment uses, provided that the GFA is no longer required by Government departments concerned.
- 3.7 In formulating the plot ratio of 1.81 for the WKCD under the OZP, only the planned floor areas for the arts and cultural facilities, GIC facilities and commercial and residential uses have been taken into account, while the floor areas required for the provision of any existing and planned infrastructure such as the ventilation buildings for WHC and Airport Railway, and public transport facilities such as public transport interchange, environmental friendly transport system (EFTS) such as people mover, etc., within the WKCD have not been included in the plot ratio calculation. In order not to affect the development of the WKCD, any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may be disregarded.
- 3.8 Since the WKCD development is an integrated arts, cultural, entertainment and commercial district with distinguished identity and character, the whole district should be considered as a holistic planned area where permissible development right would be calculated on the basis of a single indispensable site, rather than individual building lots.

**4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing social needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## **5. AREA COVERED BY THE PLAN**

- 5.1 The DP covers a total area of about 41 hectares. The area is bounded by Austin Road West and the WHC Toll Plaza to the north, Canton Road to the east, and the Victoria Harbour to the south and west.
- 5.2 The area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the requirements under the Protection of the Harbour Ordinance (Cap. 531) and the Harbour Planning Principles published by the former Harbour-front Enhancement Committee.

## **6. VISION AND PLANNING PRINCIPLES**

- 6.1 The WKCD is to be developed into a world-class integrated arts and cultural district comprising local, traditional as well as international elements, to enrich the arts and cultural life for the people in Hong Kong and neighbouring areas, to create job opportunities and benefit the tourism industry, and to make Hong Kong an international cultural metropolis. It also seeks to enhance Hong Kong's position as Asia's premier centre of arts, culture and entertainment and at the same time to create a new look for the Victoria Harbour. The WKCD will be an integrated development which is expected to include not only a number of arts and cultural facilities, but also a variety of entertainment/retail/restaurant uses as well as commercial, office, hotel and residential developments to create synergy and vibrancy to the district. Leisure and recreation developments together with essential utilities and GIC facilities will also be provided to support the WKCD development. More specifically, the vision of the WKCD and the planning design principles for the WKCD development are described below.
- 6.2 The vision of the WKCD is to develop the WKCD into an integrated arts and cultural district that will:
- (i) provide quality culture, entertainment and tourism programmes with a must-visit appeal to both local residents and visitors from around the world;
  - (ii) meet the long-term infrastructure needs of Hong Kong's arts and cultural development and foster organic growth and development

of culture and creative industries; and

- (iii) become a cultural hub for attracting and nurturing talents, an impetus to improve quality of life, as well as a cultural gateway to the Pearl River Delta.

6.3 The planning design principles for the WKCD development are as follows:

- (i) Creativity – WKCD should embrace a creative and innovative spirit in the layout and design of the district which can be adaptive to future changes in arts and culture and in socio-economic needs; and make creative use of the public space including harbor-front and adjoining water bodies for enjoyment of the public;
- (ii) Accessibility – WKCD should provide easy and convenient access for all walks of life, from different parts of Hong Kong to and within the WKCD;
- (iii) Connectivity – WKCD should connect to the lives of the people; optimize access to the harbor; connect to other parts of Hong Kong and beyond, and complement the neighbouring new and old areas;
- (iv) Integration – WKCD should be an integrated arts and cultural district with intrinsic arts and cultural components in public space, in the inside and outside of individual arts and cultural facilities, in the infrastructure as well as in landscaping;
- (v) Vibrancy - WKCD should provide for a diversity of functions which enable people from all walks of life to participate in activities, to interact, to converse, to work, to educate, to relax etc;
- (vi) Uniqueness – WKCD should project a unique identity as a place that embraces the cultural richness of both East and West, and as a haven for the city’s traditions, memories, inspirations and aspirations; and
- (vii) Sustainability – WKCD should adopt sustainable planning and integrate IT into the design, with a commitment to low carbon emission, low energy consumption and low cost maintenance.

## **7. URBAN DESIGN AND LANDSCAPE FRAMEWORK** (Figures 1 – 4)

- 7.1 The design of the arts and cultural facilities will be architecturally distinguished and create landmarks. Clustering of arts and cultural facilities with retail, dining and entertainment facilities is encouraged. Ancillary parking facilities will be provided in the basement levels. The arts and cultural facilities to be provided in the WKCD will consist

of performing arts venues of different types and scale, museum and exhibition facilities, as well as other arts and cultural facilities.

- 7.2 The total amount of open space for public use in WKCD will not be less than 23 hectares. It will be provided in various forms and at different levels on or above ground, including a landscaped waterfront promenade of not less than 20 metres in width, and piazza areas of not less than 3 hectares. Given the scale of WKCD, efficient transport and pedestrian linkages will be provided within the WKCD as well as with the surrounding areas to facilitate easy public access. In order to create an attractive pedestrian environment, both vertical and horizontal landscape elements are encouraged.
- 7.3 The overall identity for WKCD shall be defined by its most prominent attribute, i.e. the unique views of the Victoria Harbour, its 17 world-class integrated arts and cultural venues (Figure 1), as well as its open spaces covering the headland and running continuously along the waterfront and within the urban fabric. Different sub-areas, including the Great Park and waterfront promenade, the Avenue and piazza areas, as well as the arts and cultural venues with rich mix of uses, are linked by the definitive open space system created within WKCD. The following urban design and landscape principles are adopted in the Plan and illustrated in the Urban Design Framework (Figure 2) and Landscape Plan (Figure 3):

#### 7.3.1 Connecting the neighbourhoods

Connecting the surrounding neighbourhoods to WKCD is critical to the success of this development effort. Easy access for vehicles, but above all for pedestrians encouraging the use of all kinds of public transport such as the possible EFTS including e-bus and people mover as well as at-grade connections between the surrounding districts, will help enhance the cultural diversity of Yau Tsim Mong District. The provision of these facilities will take into account the existing and planned activities nodes.

#### 7.3.2 Creating a rich mixed-use district

To bring vibrancy and diversity to WKCD, it is essential to encourage a rich mix of uses within the same development or group of developments throughout the entire district. Arts and cultural facilities should aim to be part of the urban fabric and be integrated with other compatible uses. Buildings should have a rich mix of living, working and playing to create a vibrant 24/7 environment.

#### 7.3.3 Creating landmarks and activity nodes

It is critical to create strong landmarks and activity nodes or

focal points within the district to activate the public realm. City landmarks include major cultural facilities earmarked for iconic design such as the Xiqu Centre and M+ as well as the free standing Mega Performance Venue and the Great Park. District landmarks include an iconic venue, the Music Centre and the Contemporary Centre for Performance both located on the Central Square. Other ancillary and supporting uses and facilities such as other arts and cultural facilities and the outdoor venue located in the Great Park would also contribute as focal points.

#### 7.3.4 Celebrating the gateways

Gateways can take a variety of forms and types in WKCD. From the harbor, the landing steps and possible pier(s) will be the main points of entry, while the Great Park and the iconic venues on the waterfront will become the visual gateways from the water into WKCD. From the high-speed railway terminating at the West Kowloon Terminus (WKT), the Central Square with its view corridor to the Victoria Harbour will be the point of arrival. By foot, several gateways from each neighbourhood and public transport terminus will take the form of bridges, walkways and underground connections from Elements in the West, from Austin Station, HK China Ferry Terminal and Kowloon Park in the East. By car, feature streetscape and visual markers such as the U-shape hotel and commercial development to the south of the WHC Toll Plaza, the iconic Xiqu Centre abutting Canton Road, as well as the Lin Cheung Road Underpass will signify the gateway into WKCD.

#### 7.3.5 Activating the harbour-front

To bring life and vibrancy to the waterfront, it is necessary to introduce a variety of activities ranging from casual strolls along the waterfront with water features, gently sloping lawns, large tree canopies and landing steps to an active cultural and retail oriented waterfront lined with arts and cultural venues lobbies, restaurants, cafes, bars and arts pavilions and teahouses as well as floating arts pontoons.

#### 7.3.6 Creating an environment dedicated to the pedestrians

The “vehicle-free” design concept where all streets within the district are entirely dedicated to the pedestrians and the servicing all happens below ground would enhance air quality and a leisurely pedestrian environment. The raised terrace concept would enhance view corridors and create interesting streetscape framing the views of the skyline of Hong Kong. The pedestrian experience is enhanced through the continuous waterfront promenade, the Avenue and the main path winding

through the Great Park as well as a series of vibrant side streets stepping down to the waterfront. The possible future provision of an EFTS including e-bus and people mover connecting the east to the west of the district will also enhance the pedestrian connectivity.

#### 7.3.7 Creating an all-weather urban streetscape and landscape

The “all-weather” design concept of the landscaped Avenue with its shaded arcades will improve the urban environment, reduce energy consumption of the district and provide an outdoor weather protected environment celebrating the streets of Hong Kong. The weather protected arcades will also extend to the perimeter of the three gateways – the Central Square, the artist square and the Xiqu Square – connecting with the waterfront. The tree canopy will take the relay along the waterfront and throughout the park to offer a continuous shaded environment throughout the district.

#### 7.3.8 Creating a dynamic skyline respectful of Kowloon’s ridgeline

With a composition of buildings of different scales and types, varying building heights and selective signature arts and cultural facilities, a dynamic yet respectful of Hong Kong’s natural heritage of the Kowloon ridgelines will no doubt become the trademark of WKCD. The overall building height profile starts from the west with the rolling mounds of the Great Park and the U-shape hotel and commercial development in the background and continues with the iconic M+ marking the high point of the profile, it then gradates towards the east following the Kowloon ridgeline. It then rises again slightly towards the iconic Xiqu Centre to mark the gateway to WKCD from the existing neighbourhoods. There is also a stepped height profile towards the waterfront by varying building height to allow all existing developments and new buildings in the WKCD to share the views of the Victoria Harbour and create an interesting scene from the opposite side of the harbor. The possible design of the Mega Performance Venue on the headland will add another highlight to this dynamic yet respectful of nature skyline.

#### 7.3.9 Celebrating the views

Views beyond the district are absolutely critical to maintain one’s orientation within the city. There is a strong emphasis on views to and from the mountains (the Victoria Peak, Kowloon ridgeline), the harbour (the Victoria Harbour, New Yau Ma Tei typhoon shelter) and city beyond (Hong Kong Island, Kowloon hinterland). The view corridor extending from the WKT Plaza into Central Square up to the waterfront creates surprise and



excitement towards the panoramic views over the Victoria Harbour and therefore should be maintained as a gateway to Hong Kong. Vantage Points throughout the site should allow the public to enjoy those views.

#### 7.3.10 Creating a “Green Network for Sustainable Development and free leisure activities”

The landscape design of “Green Network for Sustainable Development and free leisure activities” aims to create a hierarchical landscape network of Park, Piazzas & Civic Squares, Waterfront Promenade, and Terraces Gardens for integrating the cultural activities, leisure and city life. Through the “City Park” concept, a continuum of interconnected public spaces within WKCD and its adjoining districts is formed comprising an extensive framework of greening and the introduction of special landscape and water features, the landscape design will place a strong emphasis on aesthetics, human comfort and creating a sense of place and, at the same time, encourage non prescribed leisurely activities. The landscape strategy aims at creating an oasis in the hustle Kowloon district. The provision of soft landscaping concept envisions the WKCD to be filled with extensive tree planting and lush open space at the WKCD. It will not merely be part of the wider open space network of Tsim Sha Tsui and Yau Ma Tei, but also will contribute to an improvement in the dense urban environment of the district and the quality of life of the community. The WKCD shall allocate not less than 20% of the total site area for soft landscaping at pedestrian level, plus additional greening at terrace gardens.

##### 7.3.10.1 Park

The Great Park is designed to provide leisure space and to ease the tension of the built-up density in the nearby districts; and will be a key destination at the western part of the WKCD. A wide range of leisure activities and cultural events will be encouraged and interactive spaces will be promoted in this area. The topography of the park will be undulated, offering passive recreational area in woodland planting and enhanced micro-climate. Amphitheatre, performance areas and other elements conducive to special artistic expression will also be integrated with the overall landscape design. Associating with the extensive waterfront and spectacular outward views of the harbour, the Park represents an ideal place for leisure enjoyment and informal activities.

##### 7.3.10.2 Piazzas and Civic Squares

With all vehicular access and loading and unloading areas laid

underground, “The Avenue” is an elongated and continuous open space connecting all piazzas and civic squares associated to the cultural venues from East to West. It provides collective nodes for street performances and art activities, and also seating out areas for passive enjoyment. There will be tree planting pits of not less than 4m in width for signature trees planting which will provide street-greening and light shade along the landscaped east-west axis. Being associated to the three iconic cultural venues, Xiqu Square, Central Square, and Artist Square serve as important landscape nodes for pedestrian connectivity and create a series of sense of arrival. The Xiqu Square is located at the Eastern side of the main axis next to the Xiqu Centre. It adjoining the future landscape deck and provides pedestrian connectivity to the Austin Station. The Central Square, located at the middle of the main axis next to the Music Centre, is the largest piazza along the main axis. It connects the future West Kowloon Terminus Station to the waterfront, and serves as a visual corridor to the Victoria Harbour. The Artist Square, located at the Western side of the main axis next to the M+ and the Lyrics Theatre, is connected to the Kowloon Station through a landscaped footbridge. A feature pavilion will be located at the centre of the Artist Square providing a place for resting and relaxation, and also serve as a visual element signifying the Western edge of the main axis leading to the Great Park. The Arena Plaza to the western portion of the site adjoining the future Mega Performance Venue is a pre-function gathering space with flair and areas for informal performance and art activities.

Complementing the Great Park and the waterfront promenade, landscape strategies for the squares, pedestrian streets, and streetscapes along Austin Road will be more formal in character. Appropriate landscape treatment will be integrated with the transportation system along Austin Road to allow for greening opportunity and provide a green visual corridor defining the northern edge of the WKCD.

#### 7.3.10.3 Waterfront Promenade

The landscaped waterfront promenade will be offering continuity, accessibility, and legibility by linking new and existing areas, and also allowing for leisure activities. The waterfront promenade will form a major part of the waterfront pedestrian route in Kowloon, connecting Tsim Sha Tsui and Tai Kok Tsui districts. Instead of formal tree planting with regular interval, clusters of tree planting along the waterfront will be facilitated to soften the water’s edge and also provide a more leisure environment. Associated facilities such as kiosks and areas for temporary display will be adopted to facilitate the waterfront promenade with a unique identity and vibrancy.

Amenities that facilitate enjoyment of the space, such as sitting areas and viewing platforms at intervals, will also be provided along the waterfront.

#### 7.3.10.4 Terrace Gardens

In order to increase opportunities for public enjoyment and greening, the WKCD development will feature terraced gardens located at different levels of art and cultural buildings. Terraced gardens will provide environmental benefits to the development and will be a visual enhancement to the visual receivers. The terraced gardens shall be freely and universally accessible by the general public. They should be directly connected to open spaces at pedestrian level, and the design of which should be coherent with the overall flair of the District.

## 8. **BUILDING HEIGHT PROFILE**

- 8.1 Developments within various zones on the Plan are subject to building height restrictions as stipulated on the Plan. The restrictions will provide better planning control on the development intensity and building height upon development/redevelopment, to prevent excessively tall or out-of-context buildings and to meet public aspirations for greater certainty and transparency in the statutory planning system. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the area.
- 8.2 In preparing the DP, the WKCDA has observed the general building height profile as stipulated in the draft South West Kowloon OZP No. S/K20/26, i.e. the three height bands of 50mPD/70mPD/100mPD. The general building height profile of WKCD was based on the following urban design principles:
- (i) preservation of public views from Sun Yat Sen Memorial Park towards the Kowloon Peak, Tsz Wan Shan and Lion Rock ridgelines to maintain a 20% building-free zone below the ridgelines;
  - (ii) preservation of public views from the Star Ferry Pier at the Central Waterfront towards the Lion Rock ridgeline to maintain a 20% building-free zone below the ridgeline;
  - (iii) preservation of an open vista and green corridor from the government/institution or community (G/IC) heritage sites consisting of the declared monuments of Hong Kong Observatory and former Kowloon British School (now Antiquities and Monuments Office), the grade II St. Andrew's Church, through

Kowloon Park and along the WKCD waterfront promenade towards the western Victoria Harbour;

- (iv) avoidance of unduly tall buildings with wall effect and enhancement of visual permeability from the harbour by lowering of building height at waterfront locations;
- (v) introduction of variation in building height for a coherent building height profile across the WKCD; and
- (vi) introduction of visual relief to soften the building masses clustering around the Kowloon Station.

8.3 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Town Planning Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (i) accommodating the bonus gross floor area (GFA) granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (ii) providing better streetscape/good quality street level public urban space;
- (iii) providing separation between buildings to enhance air and visual permeability;
- (iv) accommodating building design to address specific site constraints in achieving the permissible GFA under the Plan; and
- (v) amalgamating smaller sites for achieving better urban design and local area improvements; and
- (vi) other factors such as innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

8.4 In order to allow greater design flexibility for the arts and cultural facilities, relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance for the free-standing arts and cultural facilities such as museum, exhibition centre and performance venue if these facilities possess outstanding planning or design merits. The Board will consider the applicability of the term “free standing” for each

development on a case-by-case basis on application under section 16 of the Town Planning Ordinance.

## **9. LAND USE ZONINGS**

### 9.1 “Open Space” (“O”) – Total Area 16.13 ha

9.1.1 This zone is intended primarily for provision of a regional open space comprising the Great Park, waterfront promenade, piazzas and associated green connections for public enjoyment. Apart from provision of various active and/or passive recreational uses, this unique open space would accommodate ancillary arts, cultural and retail, dining and entertainment uses in creating a vibrant atmosphere for the whole WKCD.

9.1.2 Developments within “O(1)” and “O(2)” are subject to a maximum total gross floor area of 13,300m<sup>2</sup> for supporting arts, cultural and commercial facilities. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restriction may be considered by the Board on application under section 16 of the Ordinance. In determining the maximum GFA, any floor space that is constructed or intended for use solely for non-commercial purposes such as covered walkway/sitting-out area/pavilion/park management office and other supporting uses, provided such uses and facilities are ancillary and directly related to the open space uses, may be disregarded.

9.1.3 The “O(1)” zone comprising the Great Park and a waterfront promenade of not less than 20 metres in width is located in the headland area and along the harbour-front. It is intended to create a strong sense of place by introducing an extensive framework of large trees and shrub planting and the introduction of landscaped mounds and water features in the Great Park, which will offer an exceptional experience for the public not found in other typical parks in Hong Kong.

9.1.4 The Avenue, comprising piazza areas with associated green corridors connecting various uses with the Great Park and the waterfront promenade is zoned “O(2)”. It is intended to integrate the residential, commercial and cultural activities in the urban fabric together through a network of interconnected open spaces.

9.1.5 In addition to the major open spaces falling within the “O” zone, a network of interconnected and easily accessible open spaces for public enjoyment are also provided within “Other Specified Uses” annotated “Arts, Cultural, Entertainment and Commercial” (“OU(ACEC)”) zones in the area. These open

spaces will be provided in various forms and at different levels on or above ground. The total amount of open spaces, including both “O” zone and those provided within various “OU(ACEC)” zones, will not be less than 23 hectares for public use in WKCD.

9.2 “Other Specified Uses” (“OU”) – Total Area 24.96 ha

9.2.1 This zone covers land allocated for following specific uses.

*“OU” annotated “Arts, Cultural, Entertainment and Commercial”*

9.2.2 Six sites are zoned “OU” annotated “Arts, Cultural, Entertainment and Commercial” (“OU(ACEC)”). The planning intention of this zone is to develop the area into an arts, cultural, entertainment and commercial district with distinguished identity, capable of achieving a critical mass and supported by a range of mixed commercial, office, retail, residential, hotel and other G/IC facilities. As compared to the sites zoned “OU” annotated “Mixed Uses” (“OU(MU)”), developments within this zone will mainly constitute a larger proportion of arts and cultural facilities than other uses.

9.2.3 Developments within various sub-zones of “OU(ACEC)” are subject to the maximum GFA and other restrictions specified below:

<u>Sub-area</u>	<u>Restriction</u>
OU(ACEC)1	Maximum total GFA of 80,900m <sup>2</sup> .
OU(ACEC)2	Maximum total GFA of 187,300m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 3,500m <sup>2</sup> .
OU(ACEC)3	Maximum total GFA of 16,900m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 7,100m <sup>2</sup> .
OU(ACEC)4	Maximum total GFA of 37,500m <sup>2</sup> , of which the GFA for hotel/office use shall not exceed 3,000m <sup>2</sup> .

OU(ACEC)5	Maximum total GFA of 13,000m <sup>2</sup> .
OU(ACEC)6	Maximum total GFA of 31,200m <sup>2</sup> .

9.2.4 On land designated “OU (ACEC)1” to “OU(ACEC)6”, open space(s) of not less than 68,900m<sup>2</sup> in total shall be provided for public enjoyment.

9.2.5 The “OU(ACEC)2” zone is further divided into Area (a), Area (b) and Area (c). This zone is subject to a maximum total GFA of 187,300m<sup>2</sup>, of which the GFA for hotel/office uses shall not exceed 3,500m<sup>2</sup>. Area (a) is intended to accommodate the Museum Plus and the Lyric Theatre, the Great Theatre would be accommodated in Area (b), while Area (c) would contain the Musical Theatre and the Music Centre, subject to detailed design. To cater for development flexibility in view of evolving and ever changing arts and cultural trends and requirements, the location of the aforementioned arts and cultural facilities is tentative in nature.

9.2.6 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. In order to allow greater design flexibility for the arts and cultural facilities, relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance for the free-standing arts and cultural facilities such as museum, exhibition centre and performance venue if these facilities possess outstanding planning or design merits.

*“OU” annotated “Mixed Uses”*

9.2.7 Ten sites are zoned “OU(MU)”. This zone is intended for mixed developments to support the development of the WKCD. Flexibility for the development/ redevelopment/ conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area, is allowed to meet the evolving and changing requirements for the WKCD development. As compared to the sites zoned “OU(ACEC)”, developments within this zone will mainly constitute a larger proportion of non-arts and cultural uses such as office/hotel and residential uses.

9.2.8 Developments within various sub-zones of “OU(MU)” are subject to the maximum GFA and other restrictions specified below:

<u>Sub-area</u>	<u>Restriction</u>
OU(MU)1	Maximum total GFA of 73,400m <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed 62,900m <sup>2</sup> .
OU(MU)2	Maximum total GFA of 13,900m <sup>2</sup> , of which the GFA for residential use shall not exceed 7,500m <sup>2</sup> .
OU(MU)3	Maximum total GFA of 110,000m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 92,300m <sup>2</sup> , of which the GFA for residential use shall not exceed 54,100m <sup>2</sup> .
OU(MU)4	Maximum total GFA of 22,300m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 15,400m <sup>2</sup> , of which the GFA for residential use shall not exceed 12,800m <sup>2</sup> .
OU(MU)5	Maximum total GFA of 47,800m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 45,100m <sup>2</sup> , of which the GFA for residential use shall not exceed 25,800m <sup>2</sup> .
OU(MU)6	Maximum total GFA of 21,200m <sup>2</sup> . The GFA for hotel/office uses shall not exceed 12,600m <sup>2</sup> .
OU(MU)7	Maximum total GFA of 41,500m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 35,500m <sup>2</sup> , of which the GFA for residential use shall not exceed 20,000m <sup>2</sup> .
OU(MU)8	Maximum total GFA of 8,500m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 7,100m <sup>2</sup> , of which the GFA for residential use shall not exceed 3,200m <sup>2</sup> .



<u>Sub-area</u>	<u>Restriction</u>
OU(MU)9	Maximum total GFA of 13,100m <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed 10,900m <sup>2</sup> , of which the GFA for residential use shall not exceed 3,000m <sup>2</sup> .
OU(MU)10	Maximum total GFA of 12,700m <sup>2</sup> , of which the GFA for residential use shall not exceed 9,900m <sup>2</sup> .

9.2.9 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. In order to allow greater design flexibility for the arts and cultural facilities, relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance for the free-standing arts and cultural facilities such as museum, exhibition centre and performance venue if these facilities possess outstanding planning or design merits.

*Other “OU” Zones*

9.2.10 Other specified uses include the existing ventilation and traction substation building of the Airport Railway, the existing ventilation building of the WHC and the proposed electricity sub-station of the China Light and Power (CLP) Company Limited. Developments within these zones are subject to a maximum building height of 30mPD, 40mPD and 25mPD respectively as stipulated on the Plan.

9.2.11 The Development within “OU” annotated “Electricity Sub-station” zone is subject to a maximum GFA of 500m<sup>2</sup>.

**10. COMMUNICATIONS (Figures 5-6)**

10.1 Roads

10.1.1 WKCD being located in West Kowloon Reclamation area is well served by numerous existing and planned road networks. The major road networks in the surrounding areas including

trunk roads, district distributors and local distributors are indicated on the Plan.

10.1.2 West Kowloon Highway runs from north to south providing a strategic transport link to the area. It forms part of a major road link extending from the airport at Chek Lap Kok to Hong Kong Island through the WHC.

10.1.3 The planned road network in West Kowloon Reclamation area includes:

- Lin Cheung Road – Austin Road West Underpass;
- Upgrading elevated Nga Cheung Road (at its junction with Jordan Road) plus new connection from Hoi Po Road to West Kowloon Highway Northbound;
- New link road from elevated Nga Cheung Road to West Harbour Tunnel;
- New road linking West Kowloon Highway (Southbound) to at-grade Nga Cheung Road; and
- Canton Road /Austin Road West Junction Improvement.

10.1.4 All roads and servicing facilities within the eastern & middle portion of WKCD are proposed to be underground to enable a vehicle-free environment. For the western portion, a northern perimeter road around the WHC portal is provided at ground level. Below paragraph summarizes the vehicular access points for WKCD (see Figure 5).

10.1.5 Vehicular access points and drop-off lay-bys planned for the WKCD include:

Vehicular Ingress/Egress

- Canton Road Access (At-grade) at Canton Road;
- Lin Cheung Road Access (Underground) at Junction Lin Cheung Road/Austin Road West;
- Nga Cheung Road Access (At-grade) at Junction Nga Cheung Road/Austin Road West (At grade);
- Nga Cheung Road Access (Elevated) at Junction Nga Cheung Road/ Austin ROAD West (Elevated); and
- Austin Road Bridge (Elevated) at Junction Nga Cheung Road/ Austin Road (Elevated).

Drop-off lay-bys

- East Gate at Austin Road West (opposite to West Kowloon Terminus); and
- West Gate at Austin Road West (opposite to International Commerce Centre).

## 10.2 Car Parking Facilities

10.2.1 Car parking facilities should be provided at basement level to enable a vehicle-free environment in WKCD.

## 10.3 Environmental Friendly Transport System (EFTS)

10.3.1 There would be a possible EFTS in WKCD. The EFTS could be in various possible transport modes such as e-bus, traveller and people mover (which means an automated mechanical system which conveys passengers and baggage, for example, between passenger terminal and concourse). It includes stops, stations, lay-bys, and associated structures at designed locations. It would connect the eastern and western ends of WKCD. This would facilitate pedestrian movement within WKCD.

## 10.4 Railways

10.4.1 The area is served by the Airport Railway, which provides two services: an Airport Express Line between the airport at Chek Lap Kok and Hong Kong Island, and a local domestic Tung Chung Line between Tung Chung and Hong Kong Island. The Airport Railway Kowloon Station is located to the north of WKCD.

10.4.2 The area is also served by the West Rail Line which is a passenger line connecting Tuen Mun Centre to Hung Hom (and East Rail Line) via Austin Station of Kowloon Southern Link and East Tsim Sha Tsui Station. The Austin Station is located to the north of WKCD.

10.4.3 The area will also be served by the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL), which is a cross-boundary passenger line, now under construction. The proposed WKT located at a site bounded by Lin Cheung Road, Jordan Road, Road D1 and Austin Road West will be the gateway for Hong Kong to connect to the national high speed rail network. Construction of the Hong Kong section of the XRL has commenced in 2009 and is scheduled for completion in 2015.

## 10.5 Marine Transportation

10.5.1 Two piers, which require further investigation and feasibility study, are provisionally sited at the southern and western edge of WKCD for leisure activities.

10.5.2 Marine Features being considered have the key functions for, including but not limited to, outdoor performances, viewing

platforms, floating stages, or exhibitions.

10.5.3 The existing fireboat pier located directly north of China Ferry Terminus along WKCD waterfront promenade is proposed to be relocated to the southern entrance of Yau Ma Tei Typhoon Shelter.

10.5.4 Landing steps, which requires further investigation and feasibility study, have been planned at 4 locations; (i) set behind proposed Floating Dock (ii) facing Yau Ma Tei Fairway; (iii) around southern corner of WKCD site and (iv) sheltered along the Southern Waterfront in aim to allow future growth of WKCD.

## 10.6 Pedestrian Connections and Circulation (Figure 6)

10.6.1 WKCD is bounded by major roads such as Canton Road and Austin Road West. The pedestrian circulation has been designed to maximize accessibility to the area from the hinterland and mobility within the new development area through an integrated network of open space, at-grade connections, footbridges and subways (Figure 6).

10.6.2 Existing/planned connections between WKCD and surrounding areas include:

- Existing footbridge across WHC Toll Plaza; and
- WKT Deck: A pedestrian ground level deck over Austin Road West connecting WKCD and plaza in front of WKT and Austin Station.

10.6.3 New connections between WKCD and surrounding areas to be constructed include:

- Kowloon Station Connection (Anchorage Bridge): This will be formed as a footbridge linking the Kowloon Station Tung Chung Line concourse to the northern tip of WKCD. The bridge provides direct connection into The Elements Shopping Zone;
- The Elements West Connection (ICC Bridge): A footbridge connecting from ICC/ The Elements to WKCD, fitted with building and the Artists Square;
- King George V Park Connection (Austin Station Bridge): A landscape deck is planned across Austin Road West under the Sites C and D of Austin Station. It is proposed to make use of this landscape deck (serve as pedestrian corridor) to link up WKCD and Austin Station;
- Austin Road/Canton Road Subways (Austin Subway): A

subway connecting Austin Station to WKCD;

- Kowloon Park Connection (Kowloon Park Bridge): A fully landscaped deck will be provided over Canton Road to connect between WKCD and Kowloon Park;
- China Ferry Terminal (CFT) Connection (China Ferry Terminal Bridge): A new connection to the CFT retail mall will be provided above ground.

#### 10.7 Other Public Transport Facilities

10.7.1 Existing public transport terminuses in the surrounding areas include Kowloon Station Public Transport Interchange (PTI), Temporary Jordan PTI and China Ferry Terminal PTI.

10.7.2 Public Transport Interchange(s) (PTI) in WKCD is proposed. One is located at Austin Road West near the at-grade Austin Road West/Nga Cheung Road roundabout. Another possible PTI will be located near the Mega Performance Venue (MPV). The planning and design of such PTI will be subject to the design of the MPV.

### 11. UTILITY SERVICES

#### 11.1 Water

11.1.1 Water mains will generally be laid below the waterfront promenade and connected to existing and future water mains at Austin Road West and at the waterfront promenade at the north-west corner of the WKCD. Fresh water for the area is served by existing service reservoirs.

11.1.2 Possibility for relocation of the existing Water Supplies Department's Kowloon South No. 2 Salt Water pumping station will be explored to enhance the waterfront promenade.

#### 11.2 Gas

11.2.1 A gas pipeline will be laid below along the waterfront promenade and connected to existing gas pipelines at Austin Road West.

11.2.2 A site for a gas pigging station has been reserved near the approach roads of Western Harbour Crossing outside WKCD.

#### 11.3 Electricity

11.3.1 A CLP sub-station will be constructed near the junction of Austin Road West and Nga Cheung Road. The sub-station will be dually fed from 132kV electricity cables from Nga Cheung

Road and from Austin Road West.

11.3.2 11kV electricity cables from the new CLP sub-station will be laid below the Avenue and below the waterfront promenade. Existing electricity cables from other CLP sub-station will also be extended to WKCD area to provide backup power supply to WKCD.

#### 11.4 Telephone

11.4.1 Telephone cables will be laid below the Avenue and connected to the existing telephone cables at Austin Road West.

#### 11.5 District Cooling System

11.5.1 District Cooling System (DCS) are more energy efficient and can provide substantial energy savings compared to conventional air-cooled air-conditioning systems. It avoids the need for chiller plants at individual buildings, thereby removing environmental nuisances such as noise, vibration and thermal plumes while also freeing up rooftop space that would otherwise have been occupied by rooftop chiller plants.

11.5.2 Existing seawater pump houses at the south of the WKCD will be used for the seawater intake and new pump houses will also be constructed at the south-west corner of WKCD. A centralized chiller plant will be constructed at the B1 level of the WKCD basement adjacent to the existing seawater pump houses.

11.5.3 The DCS cooling pipes will be laid below the waterfront promenade and below the basement B1 level.

#### 11.6 Sewerage and Drainage

11.6.1 An existing box culvert at the east of WKCD will be retained. Drainage reserve of this box culvert should be kept free of building works.

11.6.2 An existing 1375mm diameter drain pipe at the east end of the WKCD will be diverted and re-connected to the existing box culvert at Austin Road West.

11.6.3 A new box culvert will be constructed as a replacement of an existing 1350mm diameter drain pipe crossing the WKCD. The box culvert will be constructed below the WKCD basement and a new outfall will be constructed.

11.6.4 New drain pipes will be laid in the Great Park at the south-west corner of the WKCD to collect surface runoffs. New outfalls will be constructed.

11.6.5 A trunk gravity sewer will be laid at the future footway at the north of the WKCD adjacent to Austin Road West.

11.6.6 Rising mains will be laid from the pumps of individual to the above trunk gravity sewer adjacent to Austin Road West.

## **12. AIR VENTILATION**

12.1 The elongated nature of the area and open exposure to the waterfront and good wind availability at the pedestrian level within WKCD is anticipated.

12.2 Wind data collected from Planning Department's MM5 simulation, Planning Department's recently site wind study at Tsim Sha Tsui, HKO's weather stations and Experimental Site Wind Study conducted by the Hong Kong University of Science and Technology have been reviewed in the Expert Evaluation. The summer and annual prevailing wind are dominated by southwestern and eastern direction respectively.

12.3 In view of the large scale of the WKCD development, it is recommended to conduct a detailed study to verify the extent of the influence on the ventilation performance arising from the proposed development plan.

## **13. IMPLEMENTATION**

13.1 The land use proposals set out in the Plan form integral parts of the Development Plan for the WKCD and will be implemented by phases. WKCD development by phases with prioritization of the open space for public enjoyment and the arts and cultural facilities would be adopted. This meets the planning intention for an organic growth of the whole district.

13.2 In accordance with the stipulations in the WKCDAO, the WKCDA will develop the leased area in accordance with the land use and other requirements or conditions specified in the approved DP; and will provide (including plan, design and construct), operate, manage, maintain or otherwise deal with arts and cultural facilities, related facilities or ancillary facilities, either alone or jointly or by agreement with any other person.

- 13.3 The timing and construction of distributor roads, drainage and installation of utilities will be programmed to meet the demand for development in the Area.
- 13.4 To meet the demand for future development of WKCD, the re-provision of Tsim Sha Tsui Fire Station Complex will be made and it will be a two-stage process. The non-operation-critical facilities will be relocated to a GIC site at To Wah Road with the WKCD development. The remaining operation-critical facilities will be re-provisioned upon the identification of a suitable site outside of WKCD.
- 13.5 For the implementation of the proposed piers and marine related facilities that fall outside the boundary of the plan, further investigation and feasibility will be conducted with due regard to the Protection of the Harbour Ordinance (Cap. 531).
- 13.6 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.7 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the guidelines published by the Board. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Figures (All figures are for indication purpose only)

- Figure 1 - Proposed Arts and Cultural Venue Plan
- Figure 2 - Proposed Urban Design Framework
- Figure 3 - Proposed Landscape Plan
- Figure 4 - Proposed Open Space Plan



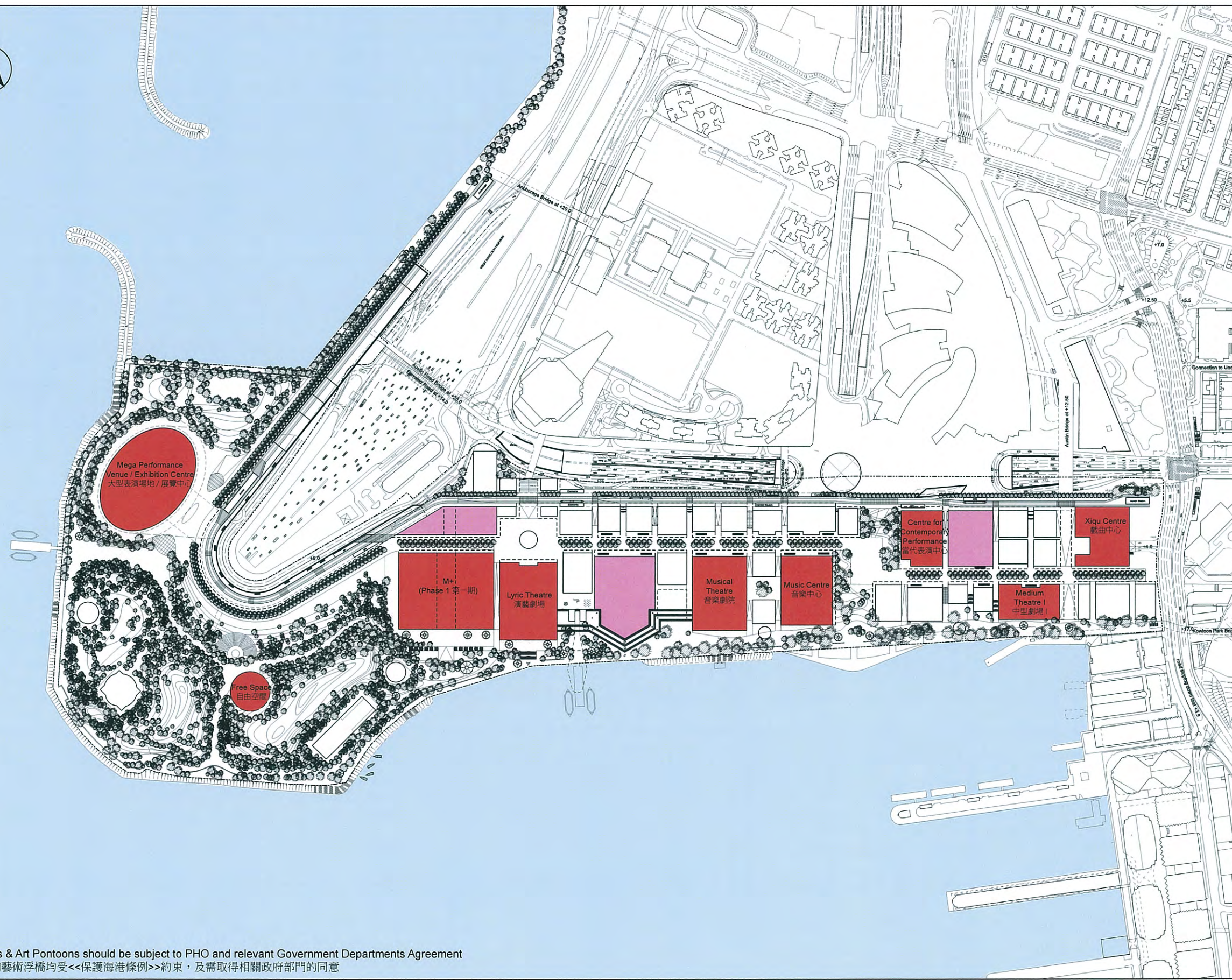
Figure 5 - Proposed Vehicular Access Points

Figure 6 - Proposed Pedestrian and Connectivity Plan

TOWN PLANNING BOARD

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**LEGEND 圖例**

- Key Arts and Cultural Venues(Phase 1)  
主要藝術及文化場館(第一期)
- Other Arts and Cultural Venues, including Medium Theatre II, Great Theatre and M+(Phase 2)  
其他主要藝術及文化場館包括中型劇場 II、大劇院及M+ (第二期)

Rev	Date	Drawn	Description	Ch'kd	App'd

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Project  
**PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT**

Title  
**Proposed Arts and Cultural Venue Plan  
擬議主要藝術及文化場館圖**

Designed		Eng check	
Drawn	TFP	Coordination	
Dwg check		Approved	
Scale at A1	Status	Rev	
NTS	PRE	P1	
Drawing Number	MMH/255962/21/04/7001		

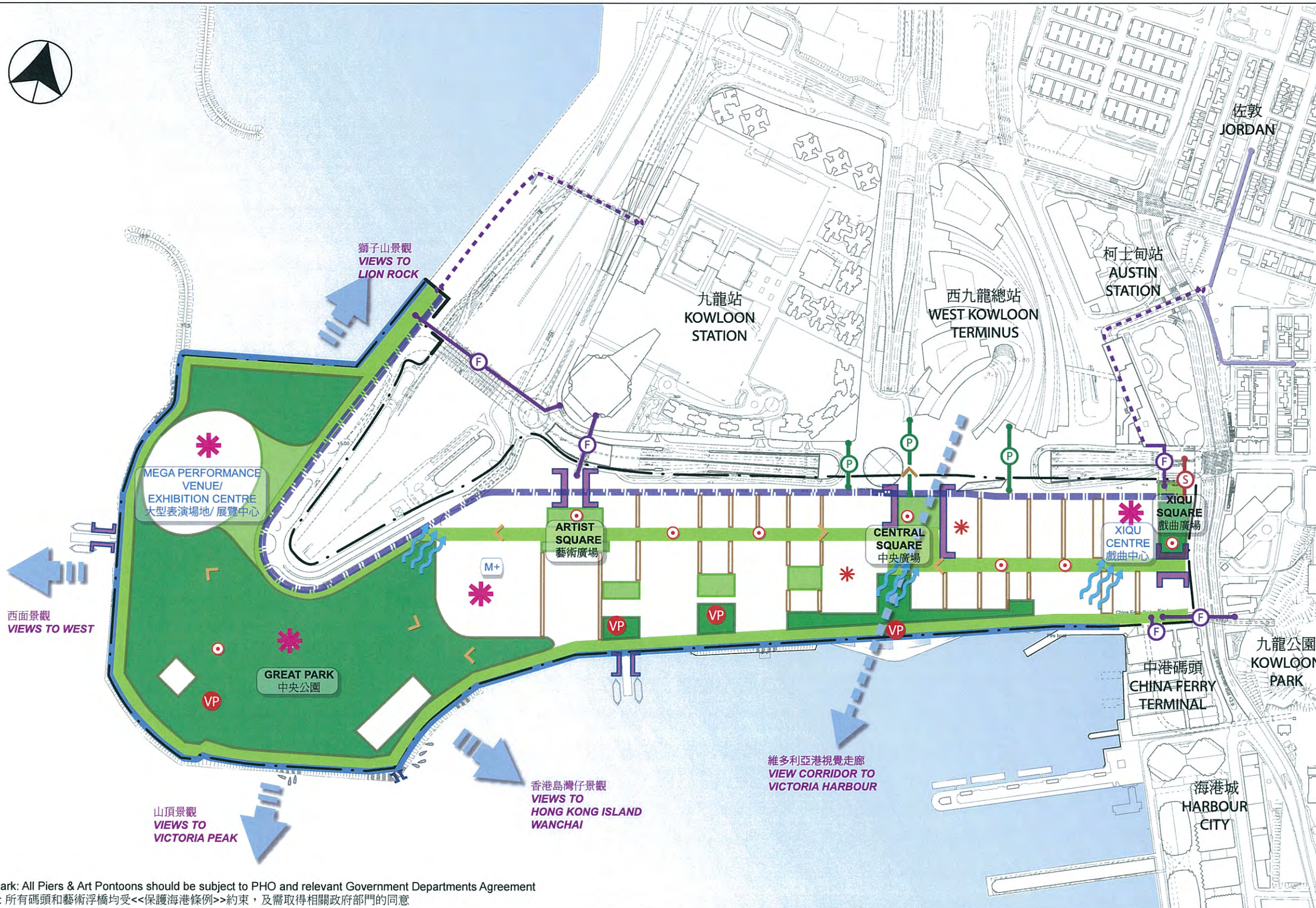
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FIGURE 1





- LEGEND 圖例**
- Boundary line 邊界線
  - VP Vantage point 瞭望點
  - City landmark 城市地標
  - District landmark 地區地標
  - Activity node/Focal point 樞紐 / 焦點
  - Regional view corridor 區域性景觀廊
  - Local view corridor 地區性景觀廊
  - Major breezeway 主要通風廊
  - WKCD gateway 西九文化區門廊
  - Open space network 休憩用地網絡
  - Elevated landscape deck 高架園境平台
  - Waterfront promenade 海濱長廊
  - Pedestrian street 行人街道
  - Connection to Existing Urban Areas 與現有發展區連接
  - Outside Connection 與毗鄰連接
  - Reserve Corridor for Possible EFTS (Subject to detailed design) 預留通道予綠色交通系統 (有待詳細設計)
  - F Footbridge 行人天橋
  - S Subway 行人隧道
  - P Pedestrian link to podium 地面/平台行人連接
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Project  
**PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT**

Title  
**Proposed Urban Design Framework  
擬議城市設計大綱**

Designed		Eng check	
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FIGURE 2





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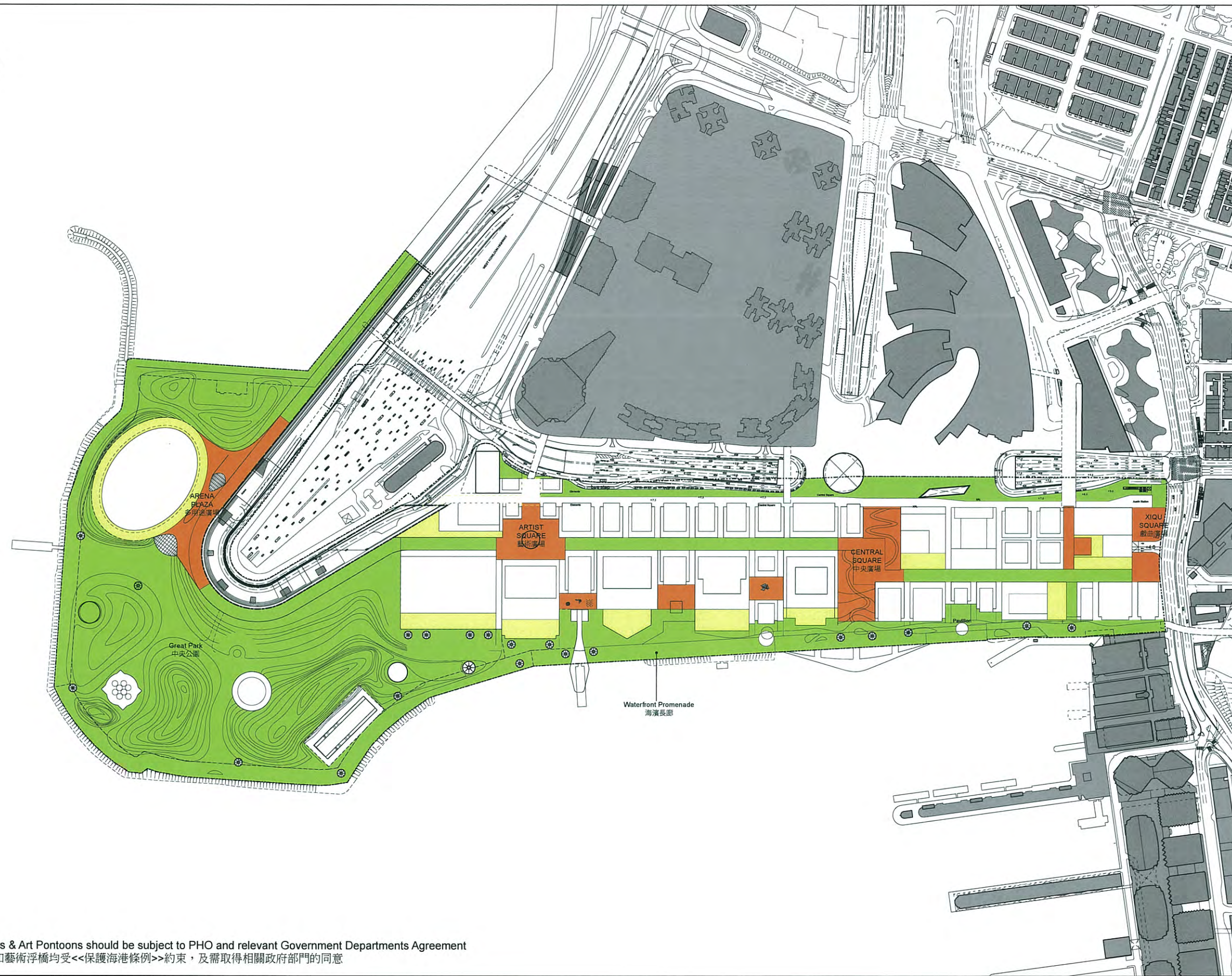
Project  
 PROJECT CONSULTANCY STUDY FOR  
 WEST KOWLOON CULTURAL DISTRICT  
 DEVELOPMENT PLAN

Title  
 Proposed Landscape Plan  
 擬議景觀設計圖

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AS SHOWN	PRE	P5			
Drawing Number					

FIGURE 3 MMH/255962/20/01/1001





**LEGEND 圖例**

- Piazza 廣場 3Ha 公頃
- Open Space 休憩用地 15Ha 公頃
- Terrace Garden 平台休憩用地 5Ha 公頃

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Project  
**PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT**

Title  
**Proposed Open Space Plan  
 擬議休憩用地圖**

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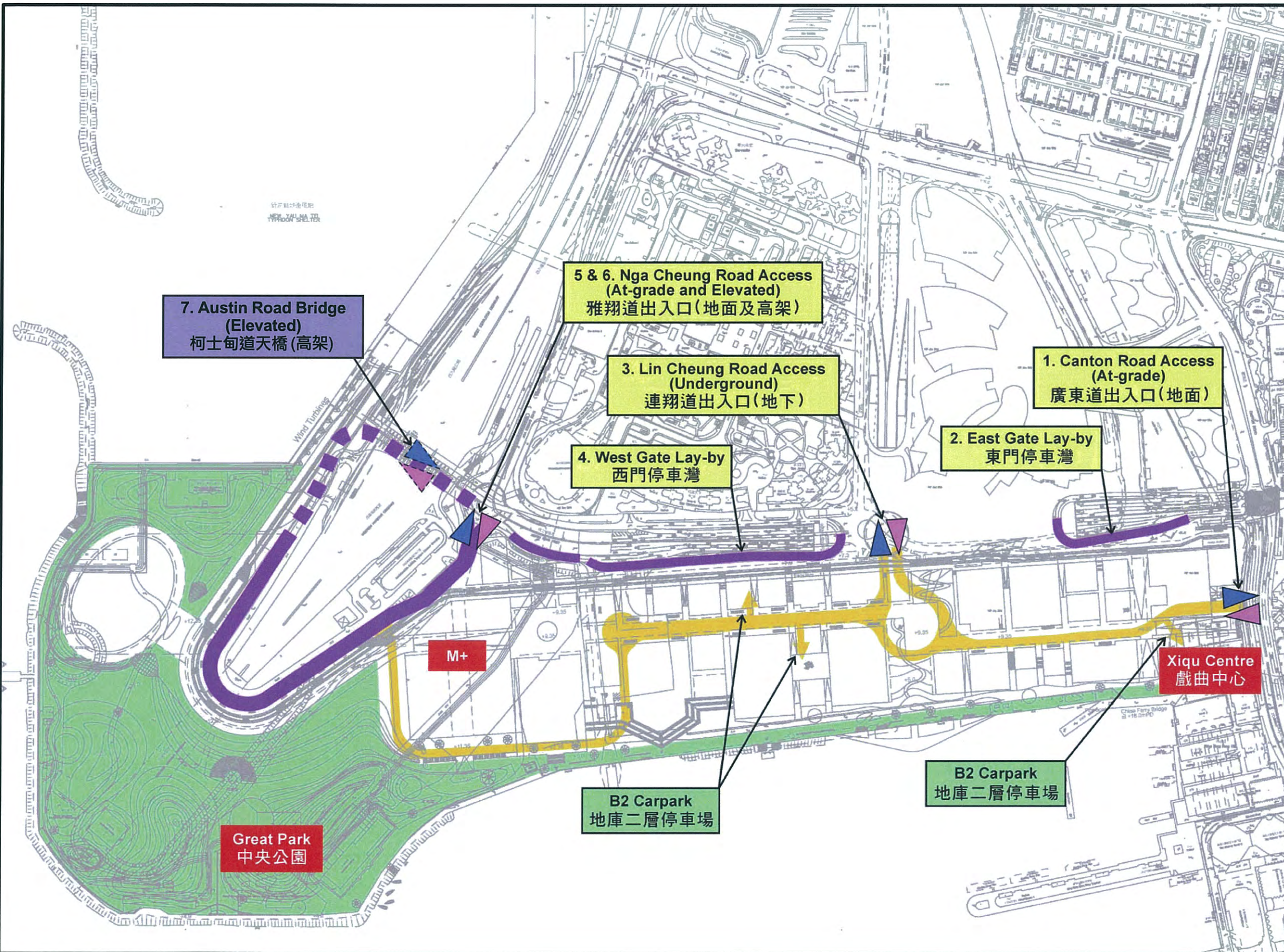
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FIGURE 4





**LEGEND 圖例**

- At-grade Road  
地面道路
- Underground Road  
地下道路
- Vehicular Egress / Ingress of WKCD  
西九龍文化區車輛出入口

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Project  
**PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN**

Title  
**Proposed Vehicular Access Points  
建議行車出入口**

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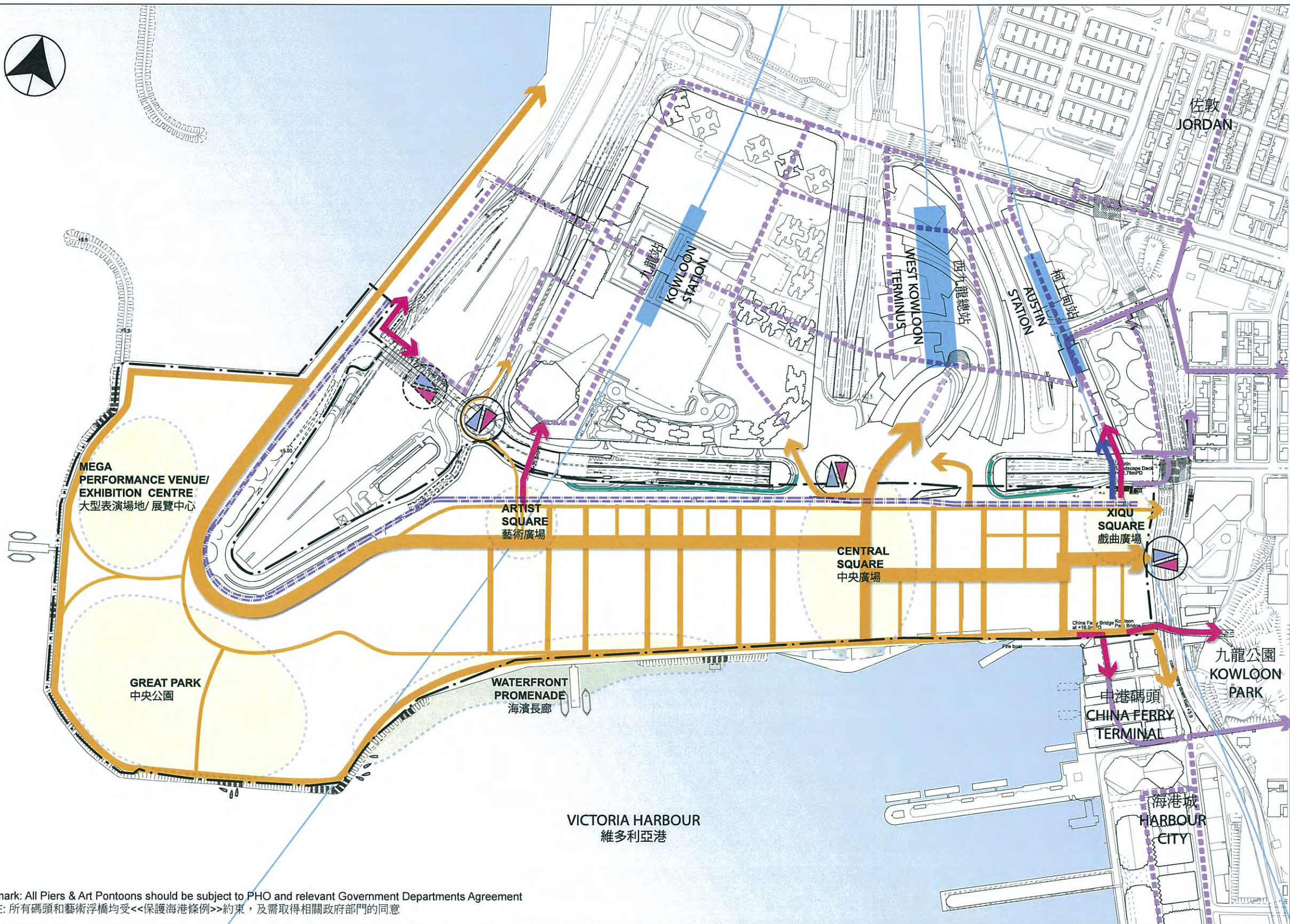
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FIGURE 5





- LEGEND 圖例**
- Boundary line 邊界線
  - At Grade/Podium Pedestrian Connection 地面/平台行人連接
  - Elevated Pedestrian Connection 高架行人連接
  - Subway 行人隧道
  - At Grade Lay-by 地面上落客區
  - Connections to Existing Urban Areas 與現有發展區連接
  - Outside Connection 與毗鄰連接
  - Reserve Corridor Possible EFTS (Subject to detailed design) 預留通道予綠色交通系統 (有待詳細設計)
  - Railway Station 鐵路站
  - Vehicular Egress/Ingress of WKCD 西九文化區車輛出入口
  - Major Activity Node 主要活動點

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**DONNELL**

**LD ASIA** **BMT**

Project  
**PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT**

Title  
**Proposed Pedestrian and Connectivity Plan**  
擬議行人及連接系統圖

Designed		Eng check	
Drawn	TFP	Coordination	
Dwg check		Approved	
Scale at A1	Status	Rev	
NTS	PRE	P1	

Drawing Number  
**MMH/255962/21/04/7003**

Remark: All Piers & Art Pontoons should be subject to PHO and relevant Government Departments Agreement  
備註: 所有碼頭和藝術浮橋均受<<保護海港條例>>約束, 及需取得相關政府部門的同意

FOR ILLUSTRATION PURPOSE ONLY  
顯示初步構思, 只供參考

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FIGURE 6