

For discussion on  
9 September 2011

**West Kowloon Cultural District  
Consultation on Information on the Development Plan  
before Stage 3 Public Engagement Exercise**

**PURPOSE**

This paper aims to seek Members' views and in-principle support on the information on the Development Plan ("DP") for the West Kowloon Cultural District ("WKCD").

**ADVICE SOUGHT**

2. Members are invited to note the main features of Foster+Partners' Modified Conceptual Plan ("MCP") and give views on the preliminary DP for the WKCD before the DP is finalised and submitted to the Town Planning Board ("TPB"). Foster+Partners' conceptual plan was favoured by the public during the Stage 2 Public Engagement exercise ("PE2"). Submission of the DP to the TPB will mark the beginning of the statutory town planning process. Information on the DP is listed in **Para. 9 (a) to 9 (h)** below.

**BACKGROUND**

3. During the 3-month PE2 launched in August 2010, the West Kowloon Cultural District Authority ("WKCDA") had solicited public and stakeholders' views on the 3 Conceptual Plan Options ("CPOs") for the WKCD. The Yau Tsim Mong District Council ("YTMDC") was consulted at its meeting on 26 August 2010 in which valuable and constructive views on the 3 CPOs were collected and recorded in the *Report on the Analysis of Views for the Stage 2 Public Engagement Exercise*<sup>1</sup> prepared by the Analysis and Reporting Consultant, Public Policy Research Institute (PPRI) of the Hong Kong Polytechnic University, appointed by the WKCDA.

4. On 4th March 2011, the Board of the WKCDA, taking

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<sup>1</sup> <http://www.wkcda.hk/en/pe2/report.html>

into account the public and stakeholders' views among other selection criteria, accepted the Selection Panel's recommendation and selected Foster+Partners' CPO as the preferred Conceptual Plan for the WKCD. Foster+Partners then proceeded to modify its CPO after taking into account suitable desirable features from the other 2 CPOs, with due regard to the integrity of the preferred option as well as various design and technical considerations. The MCP (at **Annex A**) and the information on the DP will be unveiled to the public in the upcoming Stage 3 Public Engagement exercise ("PE3").

### **OBJECTIVES OF STAGE 3 PUBLIC ENGAGEMENT EXERCISE**

5. To further solicit public and stakeholders' support on the WKCD development, the WKCDA will launch a one-month PE3 by end of September which includes the following main objectives:

- (a) To unveil the MCP;
- (b) To present information on the DP; and
- (c) To seek public and stakeholders' support to facilitate the statutory town planning process for the WKCD Project to move forward.

6. A series of presentation, workshops and professional conference will be held during PE3. The WKCDA will unveil the main features of the MCP and the information on the DP, and will seek public and stakeholders' support before the DP is finalised for submission to the TPB.

7. PE3 is an important milestone marking the beginning of a new stage to turn vision into reality. The key messages will stress that the master planning of the WKCD is largely consolidated with due regard to the views collected from the public and stakeholders in the previous two rounds of public engagement ("PE") exercises. Both hardware and software development are running in parallel to build the WKCD that will enrich people's daily life.

### **SCOPE OF PUBLIC ENGAGEMENT**

8. To take forward Foster+Partners' concept, the Project

Consultant of the WKCDA is in the process of developing the MCP into a DP for the WKCD for submission to the TPB. Views from YTMDC will be important in the preparation of the DP and will be reported to the TPB with the DP submission during the statutory town planning process.

9. Members are invited to give views on the information on the DP listed below (at **Annex B**) and lend their support to the upcoming DP submission to the TPB.

- (a) Summary of Key Planning and Development Parameters for the WKCD;
- (b) Preliminary DP (No. S/K20/WKCDA/A);
- (c) Preliminary Notes, Schedule of Uses and Explanatory Statement (Urban Design and Landscape Framework) of Preliminary DP;
- (d) Preliminary Landscape Plan;
- (e) Preliminary Open Space Plan;
- (f) Preliminary Urban Design Framework;
- (g) Preliminary Pedestrian and Connectivity Plan; and
- (h) Preliminary Key Arts and Cultural Venue Plan.

10. Members may wish to note that the current version of the draft information on the DP is in **“Work in Progress”** stage only. It contains various information on the key planning and development parameters, landscape design, urban design, pedestrian and connectivity as well as locations of the key arts and cultural venues, which will become the essential framework of the WKCD development. This information on the DP will be further developed and refined before formally released in PE3 to the public.

## **WAY FORWARD**

11. PE3 will be launched by end of September. The general public can view the MCP and the information on the DP at the Heritage Discovery Centre in Kowloon Park or visit the WKCDA’s website for the relevant information. Members are welcome to visit the exhibition venue to better appreciate the MCP and the information on the DP displayed, including physical models, 3D animation and interactive 3D model as well as presentation panels that highlight the latest WKCD development.

12. After the completion of PE3, the Analysis and Reporting Consultant, PPRI, will collate and analyse the views received during the period and will submit an analysis report to the WKCDA for consideration. The WKCDA targets to submit the final DP to the TPB for consideration around end of 2011.

**West Kowloon Cultural District Authority  
September 2011**



**主要規劃發展參數摘要**

**Summary of Key Planning and Development Parameters**

主要參數:

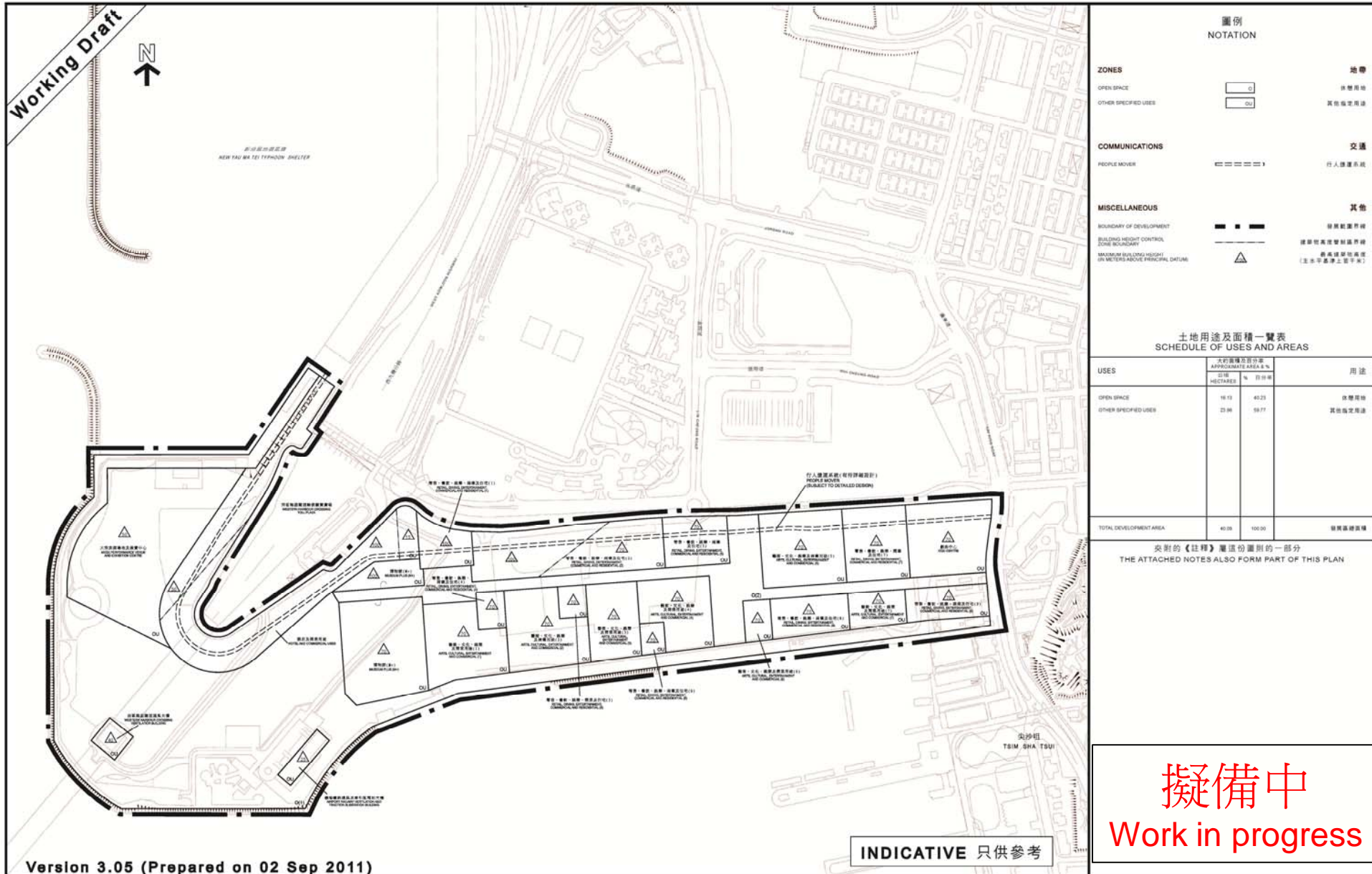
**Key Parameters:**

西九文化區地盤面積: <b>West Kowloon Cultural District Site Area:</b>	About 約 40ha 公頃
總建築面積: <b>GFA:</b>	About 約 725,652.5 sq.m.平方米
地積比率: <b>Plot Ratio:</b>	1.81
休憩用地: <b>Open Space :</b>	不少於 23 公頃 Not Less than 23ha 公頃 (including 20m-wide Promenade & 3 ha Piazza) (包括 20 米闊海濱長廊及 3 公頃的廣場)
建築高度限制: <b>Building Height Restriction</b>	主水平基準以上 50, 70 & 100 米 mPD
其他發展限制: <b>Other Development Restrictions:</b>	Not more than 20% of total Plot Ratio of WKCD) for Residential Development (住宅發展不多於地積比率 20%的建築面積)

# 發展圖則初稿

## Draft Development Plan

附錄B(b)  
Annex B(b)



**圖例 NOTATION**

<b>ZONES</b>		<b>地帶</b>
OPEN SPACE	[Symbol]	休憩用地
OTHER SPECIFIED USES	[Symbol]	其他指定用途
<b>COMMUNICATIONS</b>		<b>交通</b>
PEOPLE MOVER	[Symbol]	行人捷運系統
<b>MISCELLANEOUS</b>		<b>其他</b>
BOUNDARY OF DEVELOPMENT	[Symbol]	發展區邊界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築高度管制區界線
MAXIMUM SEA LEVEL HEIGHT (METERS ABOVE PRINCIPAL DATUM)	[Symbol]	最高樓頂高度 (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	大約面積及百分比		用途
	公頃 HECTARES	% 百分比	
OPEN SPACE	18.13	40.23	休憩用地
OTHER SPECIFIED USES	23.96	59.77	其他指定用途
TOTAL DEVELOPMENT AREA	40.09	100.00	發展區總面積

本圖的《註釋》是這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

**擬備中**  
**Work in progress**

Version 3.05 (Prepared on 02 Sep 2011)

此圖則已由西九文化區管理局根據西九文化區管理局條例第21(7)(a)條為圖則議定公布。此圖則於2011年9月2日經城市規劃委員會審議通過。

PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 21(7)(A) OF THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY ORDINANCE OR EXHIBITED UNDER SECTION 9 OF THE TOWN PLANNING ORDINANCE OR

SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

香港城市規劃委員會依據西九文化區管理局條例擬備的西九文化區管理局西九文化區初步發展圖則草圖

**WEST KOWLOON CULTURAL DISTRICT AUTHORITY ORDINANCE, HONG KONG TOWN PLANNING BOARD**

**WEST KOWLOON CULTURAL DISTRICT AUTHORITY**

**WEST KOWLOON CULTURAL DISTRICT PRELIMINARY DRAFT DEVELOPMENT PLAN**

SCALE 1:2500 北向南

根據西九文化區管理局條例第21(2)(a)條擬備

PREPARED UNDER SECTION 21 (2)(A) OF THE WEST KOWLOON CULTURAL DISTRICT ORDINANCE

圖則編號 PLAN No. **S/K20/WKCD/A**

**DRAFT WEST KOWLOON CULTURAL DISTRICT 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.

**THIS IS A DRAFT –  
WORK IN PROGRESS**

- (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.

**THIS IS A DRAFT –  
WORK IN PROGRESS**

Annex B (c)

**DRAFT WEST KOWLOON CULTURAL DISTRICT**

**DEVELOPMENT PLAN NO. S/K20/WKCDA/A**

Schedule of Uses

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OTHER SPECIFIED USES	3

**THIS IS A DRAFT –  
WORK IN PROGRESS**

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, green and vibrant area framing the urban fabric of the West Kowloon Cultural District. 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.

(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 within the zone in excess of maximum total gross floor area of x,xxxm<sup>2</sup> for ancillary arts, cultural and commercial facilities.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area stated in paragraphs (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (3) In determining the maximum GFA for the purpose of paragraph (1) above, any floor space that is constructed or intended for use solely for non-commercial purposes such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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
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For “Xiqu Centre” Only

Eating Place	Government Use (not elsewhere specified)
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	School (not elsewhere specified)
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	Social Welfare Facility
Government Refuse Collection Point	Training Centre (not elsewhere specified)
Hotel	
Institutional Use (not elsewhere specified)	
Library	
Office	
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)	
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 primarily intended for provision of Xiqu Centre with retail, dining and entertainment. The Xiqu Centre would comprise theatres and/or performance venues and other ancillary facilities for Chinese opera.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Xiqu Centre” 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(s) 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 development and/or redevelopment in excess of maximum gross floor area (GFA) of xx,xxxm<sup>2</sup>. In addition, open space(s) of not less than xxm<sup>2</sup> shall be provided.
- (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 and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and the GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (5) Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Museum Plus” Only

Eating Place	Government Use (not elsewhere specified)
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	School (not elsewhere specified)
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	Social Welfare Facility
Government Refuse Collection Point	Training Centre (not elsewhere specified)
Hotel	
Institutional Use (not elsewhere specified)	
Library	
Office	
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)	
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 primarily intended for provision of contemporary art museum known as “Museum Plus” or “M+” with retail, dining and entertaining and other ancillary facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Museum Plus” 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(s) 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 development and/or redevelopment in excess of maximum gross floor area (GFA) of xx,xxxm<sup>2</sup>. In addition, open space(s) of not less than xxm<sup>2</sup> shall be provided.
- (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 and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) and the GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (5) Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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
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For “Mega Performance Venue and Exhibition Centre” Only

Eating Place	Government Use (not elsewhere specified)
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	School (not elsewhere specified)
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	Social Welfare Facility
Government Refuse Collection Point	Training Centre (not elsewhere specified)
Hotel	
Institutional Use (not elsewhere specified)	
Library	
Office	
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)	
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 primarily intended for provision of Mega Performance Venue and Exhibition Centre for holding various exhibitions, events and activities. It is associated with retail, dining and entertainment facilities to support arts, cultural and related functions for West Kowloon Cultural District.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Mega Performance Venue and Exhibition Centre” Only

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(s) 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 development and/or redevelopment in excess of maximum gross floor area (GFA) of xx,xxxm<sup>2</sup>. In addition, open space(s) of not less than xxm<sup>2</sup> shall be provided.
- (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 and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) and the GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (5) Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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
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For “Arts, Cultural, Entertainment and Commercial” Only

Eating Place	Flat
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	House
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	Petrol Filling Station
Government Refuse Collection Point	Social Welfare Facility
Hotel	Training Centre (not elsewhere specified)
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Marina	
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	
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)	
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

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(s) for each sub-area as stipulated on the Plan.
- (2) On land designated “Other Specified Use” annotated “(Arts, Cultural, Entertainment and Commercial)1” to “(Arts, Cultural, Entertainment and Commercial)7”, 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 gross floor area (GFAs) and in breach of any other restrictions specified below:

<u>Sub-area</u>	<u>Restriction</u>
OU(ACEC)1	Maximum total GFA of xx,xxxm <sup>2</sup> .
OU(ACEC)2	Maximum total GFA of xx,xxxm <sup>2</sup> .
OU(ACEC)3	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed x,xxx m <sup>2</sup> .
OU(ACEC)4	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xxxm <sup>2</sup> .
OU(ACEC)5	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for hotel/office uses shall not exceed x,xxxm <sup>2</sup> .
OU(ACEC)6	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for hotel/office use shall not exceed x,xxxm <sup>2</sup> .
OU(ACEC)7	Maximum total GFA of xx,xxxm <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 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, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) On land designated “Other Specified Use” annotated “(Arts, Cultural, Entertainment and Commercial)1” to “(Arts, Cultural, Entertainment and Commercial)7”, open space(s) of not less than xx,xxx m<sup>2</sup> in total shall be provided.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) and the GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (6) Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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 “Retail, Dining, Entertainment, Commercial and Residential” Only

Eating Place	Flat
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Helicopter Landing Facility
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	House
Government Refuse Collection Point	Petrol Filling Station
Hotel	School (not elsewhere specified)
Information Technology and Telecommunications Industries	Social Welfare Facility
Institutional Use (not elsewhere specified)	Training Centre (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

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 “Retail, Dining, Entertainment, Commercial and Residential” 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 maximum building height(s) for each sub-area as stipulated on the Plan.
- (2) On land designated “Other Specified Use” annotated “(Retail, Dining, Entertainment, Commercial and Residential)1” to “(Retail, Dining, Entertainment, Commercial and Residential)9”, 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 gross floor area (GFAs) and in breach of any other restrictions specified below:

<u>Sub-area</u>	<u>Restriction</u>
OU(RDECR)1	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed 6,481m <sup>2</sup> .
OU(RDECR)2	Maximum total GFA of xxx,xxxm <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xx,xxxm <sup>2</sup> .
OU(RDECR)3	Maximum total GFA of xx,xxxm <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xx,xxxm <sup>2</sup> .
OU(RDECR)4	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed 10,576m <sup>2</sup> . In addition, open space(s) of not less than xx m <sup>2</sup> shall be provided.
OU(MRDECR)5	Maximum total GFA of xx,xxxm <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed x,xxxm <sup>2</sup> .
OU(RDECR)6	Maximum total GFA of x,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed x,xxxm <sup>2</sup> .

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Retail, Dining, Entertainment, Commercial and Residential” Only (Cont'd)

Remark (Cont'd)

<u>Sub-area</u>	<u>Restriction</u>
OU(RDECR)7	Maximum total GFA of xx,xxxm <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xx,xxxm <sup>2</sup> .
OU(RDECR)8	Maximum total GFA of xx,xxxm <sup>2</sup> . The GFA for hotel/office and residential uses shall not exceed xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xx,xxxm <sup>2</sup> .
OU(RDECR)9	Maximum total GFA of xx,xxxm <sup>2</sup> , of which the GFA for residential use shall not exceed xx,xxxm <sup>2</sup> .
(3)	On land designated “Other Specified Use” annotated “(Retail, Dining, Entertainment, Commercial and Residential)1” to “(Retail, Dining, Entertainment, Commercial and Residential)9”, open space(s) of not less than xx,xxxm <sup>2</sup> in total shall be provided.
(4)	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 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, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
(5)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
(7)	Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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.

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- 15 -

Annex B (c)

S/K20/WKCD/A

(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 “Hotel and Commercial Uses” Only

Eating Place	Government Use (not elsewhere specified)
Educational Institution	Helicopter Landing Facility
Exhibition or Convention Hall	Marine Fuelling Station
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	Petrol Filling Station
Government Refuse Collection Point	School (not elsewhere specified)
Hotel	Social Welfare Facility
Information Technology and Telecommunications Industries	Training Centre (not elsewhere specified)
Institutional Use (not elsewhere specified)	
Library	
Office	
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	
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 primarily intended for provision of hotel with retail, dining and entertainment facilities to support the arts, cultural and related functions for West Kowloon Cultural District.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Hotel and Commercial 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(s) 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 development and/or redevelopment in excess of maximum gross floor area (GFA) of xx,xxxm<sup>2</sup>, of which the GFA for hotel/office uses of not less than xx,xxx m<sup>2</sup> shall be provided. In addition, open space(s) of not less than xxm<sup>2</sup> shall be provided.
- (3) In determining the maximum plot ratio for the purpose of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, 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 floor space that is constructed or intended for use solely for non-commercial purposes on the open space area such as covered walkway and public convenience, etc., provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) and GFA restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.
- (5) Notwithstanding paragraph (4) above, relaxation of the building height restrictions 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.

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OTHER SPECIFIED USES (Cont'd)

Column 1	Column 2
Uses always permitted	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

- |  |  |
|--|--|
| Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)           | Public Utility Installation<br>Utility Installations for Private Project |
| Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |  |

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(s) 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 Board.

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**THIS IS A DRAFT –  
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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

- |   |  |
|---|--|
| Cross Harbour Tunnel Vent Shaft<br>Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only) | Public Utility Installation<br>Utility Installations for Private Project |
|---|--|

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 a maximum building height(s) as stipulated on the Plan.

**WORK IN PROGRESS FOR  
CO-ORDINATION**

al merits of a development or redevelopment proposal, minor g height restrictions stated in paragraph (1) above may be considered board on application under section 16 of the Town Planning Board.

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

- 1.1 The design of the CACF will be architecturally distinguished and create landmarks (Figure 1). 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 CACF 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 (OACF).
- 1.2 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.
- 1.3 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, 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 Key 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):

1.3.1 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 including ferries, e-bus and possible future provision of 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.

1.3.2 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.

#### 1.3.3 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 the OACF and the outdoor venue located in the Great Park would also contribute as focal points.

#### 1.3.4 Celebrating the gateways

Gateways can take a variety of forms and types in WKCD. From the harbor, the landing steps and different possible ferry piers 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.

#### 1.3.5 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.

#### 1.3.6 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 environmentally friendly People Mover connecting the east to the west of the district will also enhance the pedestrian connectivity.

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

The “all-weather” passive 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.

#### 1.3.8 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.

#### 1.3.9 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.

1.3.10 Creating a “Green Network for Sustainable Development and Free Leisure Activities”

The landscape design of a “Green Network for Sustainable Development and Free Leisure Activities” aims to create a hierarchical landscape network of the Great Park, the Avenue, large piazzas, civic squares, public terraces and waterfront for integrating the residential, commercial and cultural activities. Through the “Great Park” concept, a continuum of interconnected public spaces within WKCD and its adjoining districts, an extensive framework of large trees and shrub planting and the introduction of landscaped mounds and water features, the landscape design will place a strong emphasis on aesthetics, human comfort and creating a sense of place and will encourage leisurely activities. All developments should have different forms of greenings at pedestrian zone, terraces and roof levels. The Great Park would form as a major open space with various leisure, recreational, and ancillary arts, cultural and commercial facilities.

# 景觀設計圖初稿

## Preliminary Landscape Plan

附錄B(d)  
Annex B(d)



WORK IN PROGRESS FOR CO-ORDINATION

編備中

Rev	Date	Drawn	Description	Ch'k'd	App'd

Client  
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TFP | FARRELLS | G H K  
positive solutions | MVA  
DONNELL | LD ASIA | BMT

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

Title  
**PRELIMINARY LANDSCAPE PLAN  
初步景觀設計圖**

Designed	Eng check		
Drawn	Coordination		
Dwg check	Approved		
Scale at A1 AS SHOWN	Status PRE	Rev P3	
Drawing Number MMH255962/20/01/1001			

INDICATIVE 只供參考

擬備中  
**Work in progress**

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DATE: 2020/01/10 TIME: 10:00 USER: BLS/BLS

# 休憩用地圖初稿

## Draft Open Space Plan

附錄B(e)  
Annex B(e)

WORK IN PROGRESS FOR CO-ORDINATION

LEGEND 圖例

- Piazza 廣場 3Ha 公頃
- Open Space 休憩用地 15Ha 公頃
- Terrace 平台公共空間 5Ha 公頃



Rev	Date	Drawn	Description	CHK'd	App'd

WEST KOWLOON  
CULTURAL DISTRICT AUTHORITY

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TFP | FARRELLS | G|H|K

LD ASIA | BMT

Project  
PROJECT CONSULTANCY STUDY FOR  
WEST KOWLOON CULTURAL DISTRICT  
DEVELOPMENT PLAN

Title  
Preliminary Open Space Plan  
休憩用地圖初稿

Designed	-	Eng check	-	-
Drawn	TTP	Coordination	-	-
Design check	-	Approved	-	-
Scale at A1	Status	Rev		
NTS	PRE	P1		
Drawing Number	MMH/255962/24/12/7001			

INDICATIVE 只供參考

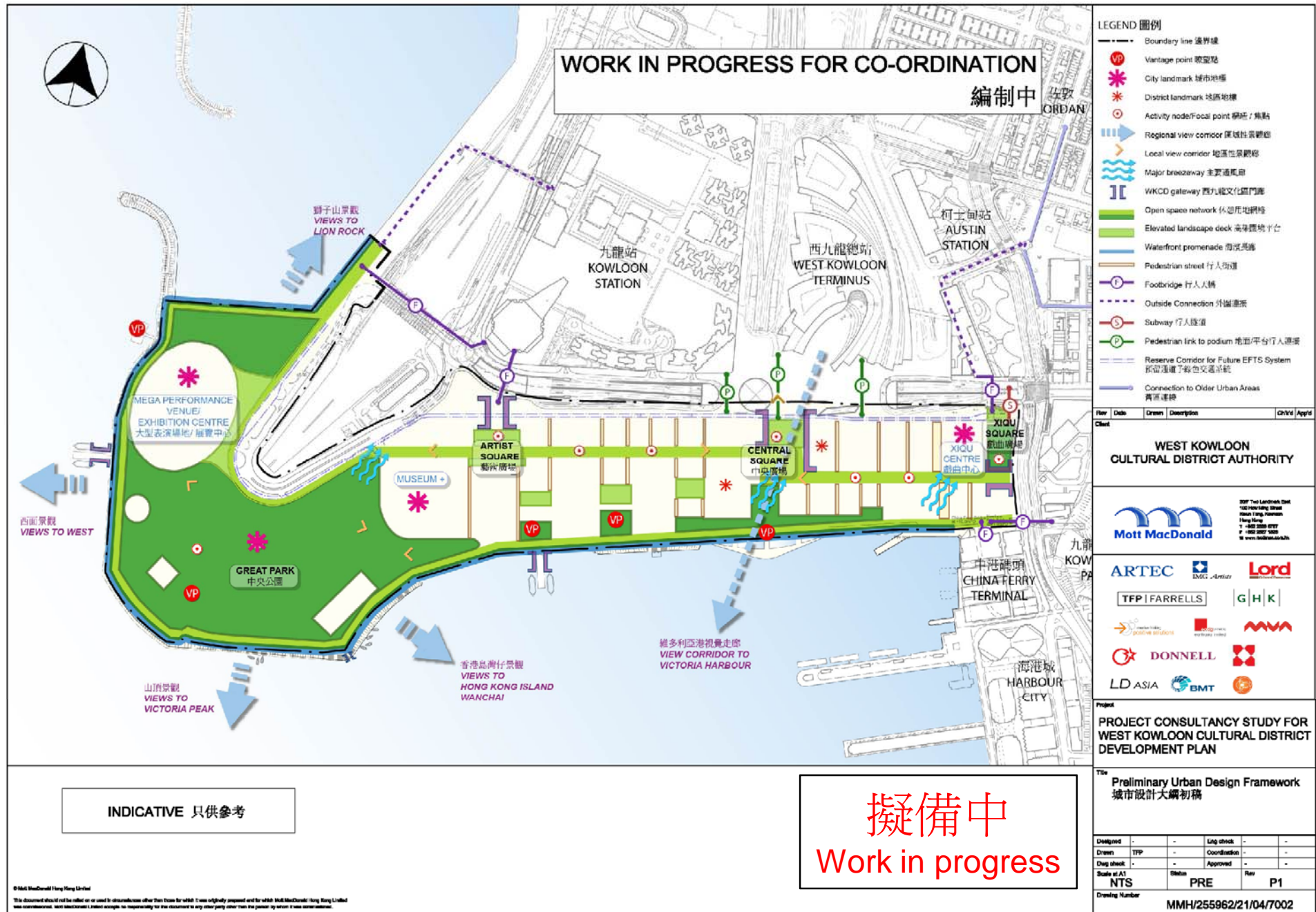
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# 城市設計大綱初稿

## Preliminary Urban Design Framework

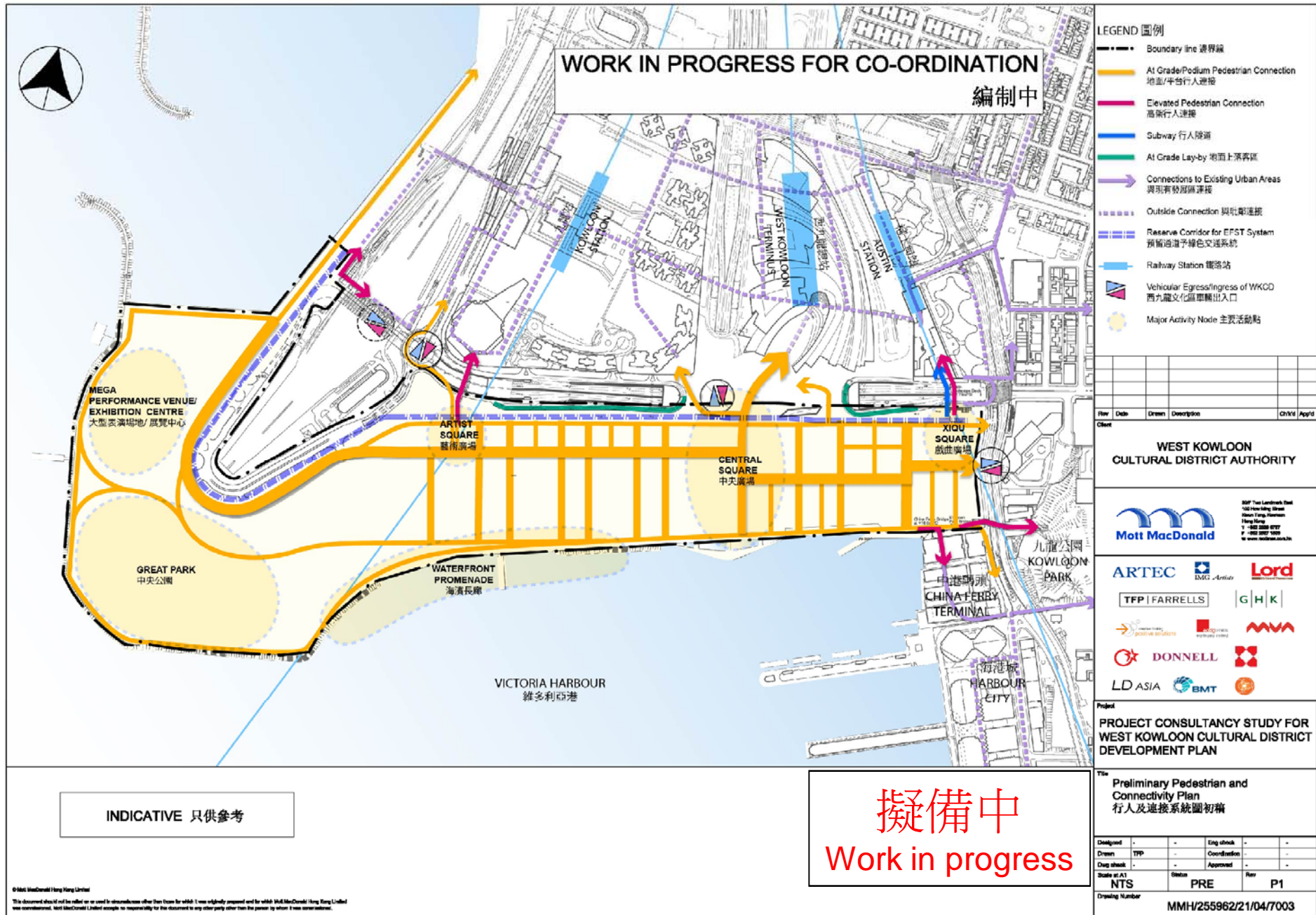
附錄B(f)  
Annex B(f)



# 行人及連接系統圖初稿

## Preliminary Pedestrian and Connectivity Plan

附錄B(g)  
Annex B(g)



**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 for EFST System 預留通道予綠色交通系統
- Railway Station 鐵路站
- Vehicular Egress/Ingress of WKCD 西九龍文化區車輛出入口
- Major Activity Node 主要活動點

Rev	Date	Drawn	Description	CHK'd	App'd
Client					

**WEST KOWLOON CULTURAL DISTRICT AUTHORITY**



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

**Title**  
Preliminary Pedestrian and Connectivity Plan  
行人及連接系統圖初稿

Designed	-	Eng check	-	-
Drawn	TPP	Coordination	-	-
Check	-	Approved	-	-
Scale at A1	Scale	PRE	Rev	P1
NTS				
Drawing Number	MMH/255962/21/04/7003			

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# 主要藝術及文化場館圖初稿

## Preliminary Key Arts and Cultural Venue Plan

附錄B(h)  
Annex B(h)

