

西九龍文化區發展的規劃程序

The Planning Process
for

West Kowloon Cultural District Development

背景 Background

- 西九文化區佔地約40公頃，計劃發展為一個融合藝術、文化、娛樂與商業用途而且形象鮮明的地區。

The WKCD, with an area of about 40 hectares, is planned to be developed into an integrated arts, cultural, entertainment and commercial district with distinguished identity.



背景 Background

- 二零零一年四月，政府舉辦西九龍填海區概念規劃比賽，徵求概念方案，以便把西九龍填海區南端一幅海旁用地，發展為綜合文娛藝術區。

In April 2001, the Government launched a concept plan competition to invite conceptual proposals for the development of a waterfront site at the southern tip of the West Kowloon Reclamation into an integrated arts, cultural and entertainment district.



背景 Background

- 二零零三年九月，政府宣布向私營機構發出「發展建議邀請書」，以便把西九龍填海區的一塊用地發展成一個世界級的文娛藝術區。

In September 2003, the Government announced the Invitation for Proposals (IFP) to the private sector for the development of a site on the West Kowloon Reclamation into a world-class arts, cultural and entertainment district.



背景 Background

- 政府於二零零五年宣布在原來的「發展建議邀請書」附加額外的發展參數和條件。

The Government announced in 2005 that additional development parameters and conditions would be imposed on the original IFP.

- 二零零六年二月，由於並無發展商對於以這些參數和條件來推展西九文化區計劃表示有興趣，政府宣布中止發展建議邀請書的程序。

Since none of the developers showed interest in pursuing the WKCD project under these parameters and conditions, the Government discontinued the IFP process in February 2006.

背景 Background

- 政府於二零零六年四月委任一個諮詢委員會，去推動西九文化的發展計劃，以便重新審視和在適當的情況下再確定西九文化區內核心文化藝術設施的需要，以及評估發展和營運這些設施的財政影響。

In order to take the development forward, the Government in April 2006 appointed a Consultative Committee (CC) to re-examine and re-confirm if appropriate the need for the Core Arts and Cultural Facilities (CACF) in the WKCD and to assess the financial implications for developing and operating these facilities.

背景 Background

- 諮詢委員會於二零零七年六月向政府提交報告，並提議政府在決定未來路向之前就這些建議進行公眾參與活動。
The CC submitted its report to the Government in June 2007 and recommended that a Public Engagement (PE) exercise should be conducted on these recommendations before the Government decided on the way forward.



公眾參與活動 Public Engagement Exercise

- 公眾參與活動由二零零七年九月至十二月進行，以收集公眾對下列事項的意見：

The PE exercise was held from September to December 2007 to collect public views on the followings among others:

- 核心文化藝術設施的規模及種類
the scale and types of CACF
- 主要發展參數
the major development parameters
 - 整體地積比率為**1.81**倍；
the overall plot ratio of 1.81;

公眾參與活動 Public Engagement Exercise

– 主要發展參數（續）

the major development parameters (Cont')

- 住宅發展設定上限不多於整體總樓面面積的**20%**；以及

capping residential development at no more than 20% of the total GFA;

- 提供不少於23公頃的公眾休憩用地（包括海濱長廊）；及

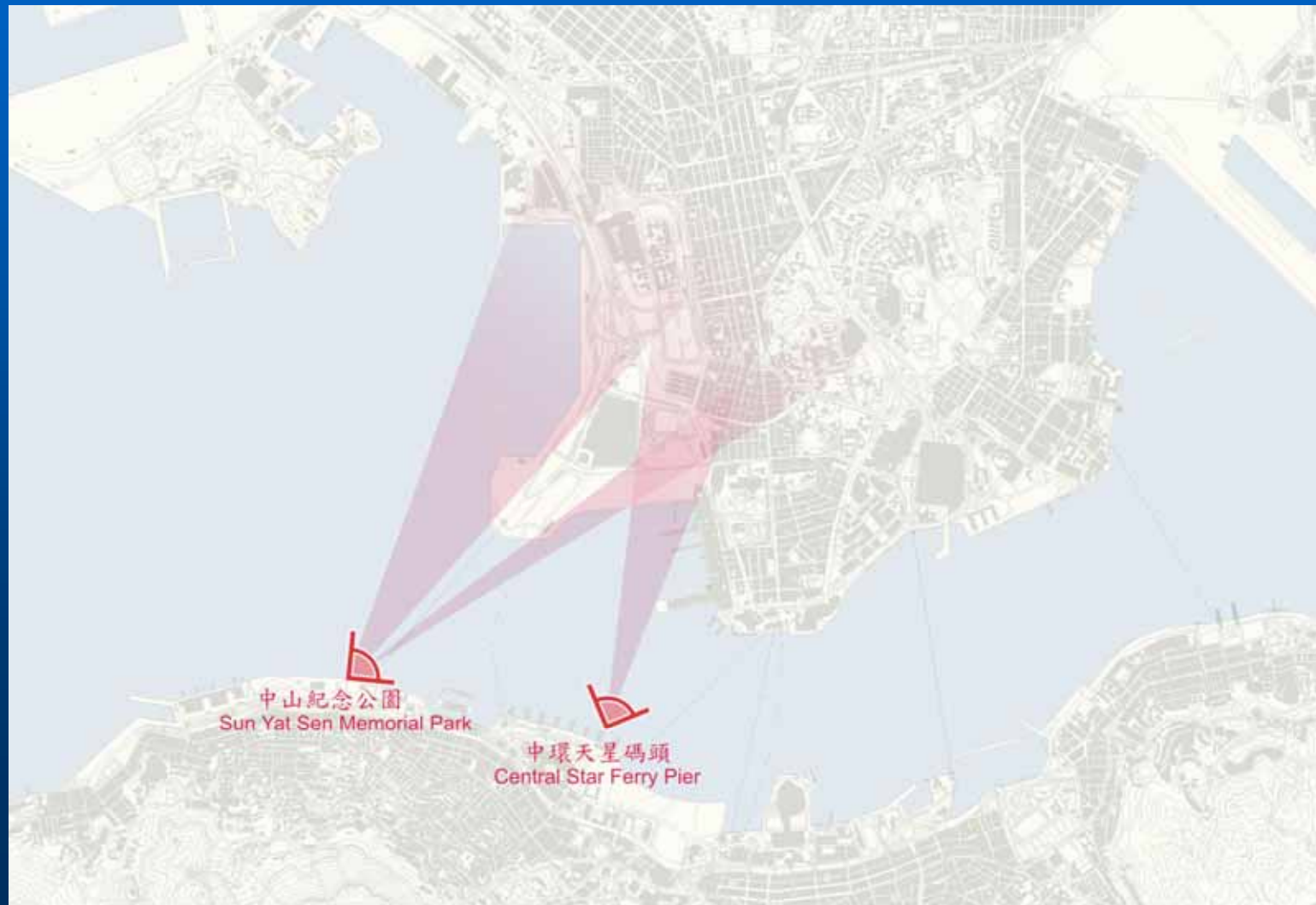
the provision of not less than 23 hectares of public open space including the waterfront promenade, and

- 建築物高度限制介乎主水平基準上**50至100米**
building height restrictions ranging from 50 to 100 mPD.

加入高度限制的城市設計原則

Urban Design Principles for Imposition of Height Restrictions

- 主要瞭望點 Key Vantage Points



加入高度限制的城市設計原則

Urban Design Principles for the Imposition of Height Restrictions

- 保存從中山紀念公園眺望飛鵝山、慈雲山及獅子山山脊線的公眾景觀，以保留山脊線以下**20%** 山景不受建築物遮擋地帶

Preservation of public views from Sun Yat Sen Memorial Park, towards the Kowloon Peak, Tsz Wan Shan and Lion Rock ridgelines to maintain 20% building free zone below the ridges



加入高度限制的城市設計原則

Urban Design Principles for the Imposition of Height Restrictions

- 保存從中區海旁的天星碼頭望向獅子山山脊線的公眾景觀，以保留山脊線以下**20%** 的山景不受建築物遮擋地帶

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 ridge



加入高度限制的城市設計原則

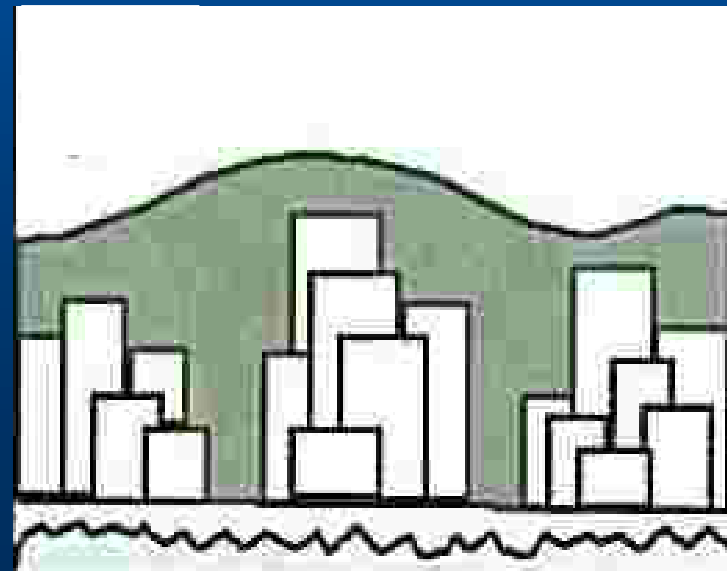
Urban Design Principles for the Imposition of Height Restrictions

- 降低位於海濱的建築物的高度，避免出現不適當的高建築物而造成屏風效應，以及增加從海港眺望的視覺滲透度；以及

Avoidance of unduly tall buildings with wall effect and enhancement of visual permeability from the harbour by lowering of building height at waterfront locations; and

- 引入視覺調劑，以紓緩聚集在九龍站周圍大型及密集的建築群。

Introduction of visual relief to soften the building masses clustering around the Kowloon Station.



公眾參與活動 Public Engagement Exercise

- 有關發展參數的公眾參與活動結果如下：

The results of the PE exercise on the development parameters are as follows:

- 大部分回應者支持在西九文化區進行低密度發展，並提供寬敞的休憩用地。

majority of the respondents support low density development with spacious open space in the WKCD.

- 專業團體包括香港規劃師學會及香港建築師學會認同西九文化區整體地積比率為**1.81**倍是可接受的。

The professional institutes such as the Hong Kong Institute of Planners and the Hong Kong Institute of Architects consider that the plot ratio of 1.81 is acceptable for WKCD development.

公眾參與活動 Public Engagement Exercise

- 於**2008年2月28日**諮詢油尖旺區議會有關在大綱圖上訂明西九文化區的主要發展參數包括地積比率、住宅發展上限、公眾休憩用地及建築物高度限制。

On 28.2.2008, Yau Tsim Mong District Council was consulted on the key development parameters of the WKCD including plot ratio, cap on residential GFA, provision of open space and building height control to be incorporated on the OZP.

- 區議會對於西九文化區的發展參數沒有意見

District Council has no comment on the proposed key development parameters of the WKCD

西九文化區的發展參數及法定規劃程序 **Development Parameters of WKCD and Statutory Planning Process**

- 二零零八年三月十四日，城規會經考慮後，同意對就分區計劃大綱圖作出的擬議修訂項目，把西九文化區的主要發展參數納入分區計劃大綱圖內。

On 14 March 2008, the TPB considered and agreed the proposed amendments to the OZP by incorporating the key development parameters of the WKCD on the OZP.

西九文化區的發展參數及法定規劃程序 Development Parameters of WKCD and Statutory Planning Process

- 二零零八年四月十八日，納入西九文化區主要發展參數的經修訂分區計劃大綱圖，根據修訂前的《城市規劃條例》第7條刊憲三個星期，以供公眾查閱。

On 18 April 2008, the amended OZP incorporating the key development parameters of the WKCD was gazetted for 3 weeks under s.7 of the pre-amended TPO for public inspection.



西九文化區的發展參數及法定規劃程序 Development Parameters of WKCD and Statutory Planning Process

- 城規會隨後將於二零零八年夏季根據修訂前的《城市規劃條例》的條文考慮所接獲的反對意見。

The TPB will then consider the objections, if any, received in accordance with the provisions of the pre-amended TPO in the summer of 2008.

- 在考慮反對意見後，城規會或會進一步修訂分區計劃大綱圖，以順應反對意見。

Upon consideration of the objections, the TPB may further amend the OZP to meet the objections.

西九文化區的發展參數及法定規劃程序

Development Parameters of WKCD and Statutory Planning Process

- 經修訂的分區計劃大綱圖會連同仍未撤回的反對意見，將於二零零八年第四季呈交行政長官會同行政會議核准。

The revised OZP, together with the outstanding objections, would be submitted to the Chief Executive in Council (CE in C) for approval in the last quarter of 2008.



發展圖則 Development Plan

- 如西九文化區管理局（西九管理局）條例草案於二零零八年年中獲得通過，西九管理局將按照西九管理局條例草案第**18**條，根據分區計劃大綱圖所訂定的發展參數，為西九文化區用地擬備發展圖則，以供城規會考慮。

Subject to passage of the WKCD Authority Bill in mid-2008, the WKCD Authority will prepare a development plan (DP) for the WKCD site in accordance with s.18 of the WKCD Authority Bill, based on the development parameters stipulated in the OZP for consideration by the TPB.

發展圖則 Development Plan

- 在擬備發展圖則時，為顧及公眾諮詢期內所接獲的意見，並確保符合民政事務局局长所施加的任何條件或規定，西九管理局須諮詢公眾及民政事務局局长。

In preparing the DP, the WKCD Authority shall consult the public and the SHA, having regard to views received in the public consultation and ensuring that any conditions or requirements imposed by SHA are satisfied.

發展圖則 Development Plan

- 發展圖則將會顯示西九文化區範圍內擬議提供的設施，包括文娛藝術設施；零售、餐飲及娛樂設施；住宅、辦公室及酒店設施；基礎建設、運輸及公用設施；以及公眾休憩用地。

The DP will cover all the facilities proposed for the WKCD, including the arts and cultural facilities, retail, dining and entertainment facilities, residential, office and hotel facilities, infrastructure, transport and communal facilities and open space.

- 發展圖則也須包括文娛藝術設施的規格，例如：M+博物館的總樓面面積、表演場地的座位數目等。

The DP shall also include site specifications of the arts and cultural facilities, e.g., Gross Floor Area (GFA) of the M+ , seating capacity of the performance venues, etc.

發展圖則 Development Plan

- 西九管理局須把發展圖則提交城規會考慮。
The WKCD Authority shall submit the plan to the TPB for consideration.
- 城規會可視發展圖則為適宜根據《城市規劃條例》公布。
The TPB may deem the DP as being suitable for publication under the TPO.
- 此後，《城市規劃條例》中任何有關草圖的條文便適用於發展圖則。
The provisions of the TPO concerning any draft plan shall apply accordingly to the DP.

完
END