

**The Administration and WKCD's responses to follow-up actions  
for the LegCo Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project  
– Meeting on 22 January 2010**

政府當局及西九管理局就立法會監察西九文化區計劃推行情況聯合小組委員會  
2010年1月22日會議跟進事項的回應

<b>Follow-up action item</b> 跟進事項	<b>The Administration and WKCD's responses</b> 政府當局及西九管理局的回應
a) Analysis of financial viability of RDE facilities at WKCD in the context of concurrent operation of similar facilities in the WKT development.  分析在西九文化區的零售、餐飲及娛樂設施與西九龍總站發展項目的同類設施同時營運的情況下，西九文化區的相關設施在財務上是否可行。	The three Conceptual Plan Consultants are still preparing their Conceptual Plan Options, which include the Retail-dining-entertainment facilities. It is therefore not appropriate to give an analysis at this stage.  三間概念圖則顧問仍在準備其概念發展方案，當中包括零售/ 飲食/娛樂設施，所以現階段不適宜提供任何評估。
b) Plot ratios for developments at WKCD, as well as those on top of the XRL-WKT and the Austin Station; and	The WKCD site, as a whole, is subject to a maximum plot ratio of 1.81. As the Development Plan for the WKCD has yet to be determined, we are not able to provide the plot ratio of the WKCD development on a site by site basis.

西九文化區各個發展項目的地積比率，以及高鐵西九龍總站和柯士甸站上蓋發展項目的地積比率

整個西九文化區發展的最高地積比率為 1.81 倍。由於西九文化區的發展圖則仍未制定，我們未能提供西九發展內某特定地盤發展的地積比率。

Plot ratio for the developments above the XRL terminus and the Austin Station  
 高鐵總站和柯士甸站上蓋用地的地積比率

	XRL terminus 高鐵總站		Austin Station 柯士甸站	
	Site A 用地 A		Site C 用地 C	Site D 用地 D
Use 用途地帶	CDA(1) 綜合發展區(1)		R(A)2 住宅(甲類)2	R(A)2 住宅(甲類)2
Maximum Domestic Plot Ratio 住用最高 地積比率	N.A. 不適用		5.0	5.0
Maximum Non- Domestic Plot Ratio	Topside Domestic Development 上蓋非住用發展	Non 5.0	1.0	1.0

	非住用最高地積比率	Above-ground Railway Facilities 地面鐵路設施	0.68			
<p>c) Development timetables of the WKCD and WKT projects, including further details on the interface between the two projects at various construction stages, and a timeframe on the construction and implementation of pedestrian and traffic improvement schemes in relation to the WKCD development.</p> <p>西九文化區及西九龍總站兩項工程計劃的發展時間表，包括該兩項工程計劃在不同建築階段的銜接配合的細節詳情，以及相關建築工程和因應西九文化區發展計劃實施人流及交通改善方案的時間表。</p>	<p>Construction timetable of the WKCD and the Hong Kong section of the XRL is at <b>Annex 1</b>.</p> <p>The transport infrastructures in support of the WKCD development include road schemes H, I, J and Q, the Lin Cheung Road/ Austin Road West underpass, seven footbridges and two subway links connecting XRL terminus and nearby developments.</p> <p>Timeframe for the construction and implementation of road scheme H, I, J and Q and the site plan are at <b>Annex 2</b> and <b>Plan 1</b> respectively.</p> <p>The Lin Cheung Road / Austin Road West underpass, the seven footbridges and two subway links (<b>Plan 2</b>) have been gazetted under the Roads Ordinance, and funding approval have been secured from the LegCo Finance Committee in January this year. Works have already commenced on site for completion in 2015 to tie in with the commissioning of XRL and WKCD.</p>					

西九文化區及西九龍總站兩項工程計劃的發展時間表載於**附件 1**。

為配合西九發展，交通運輸配套包括道路改善計劃 H, I, J 和 Q、連翔道-柯士甸道西地下行車道、連接高鐵總站周邊的七條行人天橋及兩組隧道。

就道路改善計劃 H, I, J 和 Q 的建造和實施時間表及平面圖分別載於**附件 2**及**圖 1**。

連翔道-柯士甸道西地下行車道、連接高鐵總站周邊的七條行人天橋及兩組隧道（**圖 2**）的工程已經過道路刊憲程序，並已在今年一月取得立法會財務委員會撥款。工程已經展開，並預計於 2015 年完成，以配合高鐵和西九工程竣工。

- ENDS -

附件 1

時間	西九文化區的發展	高鐵香港段的發展
2010 年年初	<p>第一階段公眾參與活動：聽取公眾及持份者對規劃西九文化區的意見。</p> <p>3 個概念圖則顧問會考慮公眾及持份者的意見，並各自擬備一個概念發展方案；而項目顧問亦會參考公眾及持份者的意見並擬備西九文化區文化藝術設施的初步設施用途分配表。</p>	<p>高鐵香港段工程動工</p> <p>需要運用西九龍總站伸延至西九文化區部分和其相關工地，以及臨時工地</p>
2010 年夏季	<p>展開第二階段公眾參與活動：諮詢公眾對 3 個概念發展方案及西九文化區設施的初步用途分配表的意見。</p>	

<p>2010 年年底</p>	<p>在第二階段公眾參與活動結束後，西九管理局會選出一個較合適的概念發展方案。</p> <p>項目顧問會根據獲選的概念發展方案擬備詳細的發展圖則，並進行詳細的技術可行性研究，例如環境影響評估，工程技術評估和交通影響評估等。</p>	<p>(2010年12月至2012年3月)高鐵西九龍總站挖掘工程的高峯期，須要使用額外的躉船轉運站臨時工地</p>
<p>2011 年</p>	<p>展開第三階段公眾參與活動：諮詢公眾對詳細發展圖則及西九文化區設施的詳細用途分配表的意見。</p> <p>把詳細發展圖則提交城市規劃委員會考慮</p> <p>展開設施的詳細設計工作</p>	

2012 年	發展圖則獲批後，設施的建造工程會立即展開	(2012年3月起)  挖掘工程大致完成  按管理局的需要，陸續交還臨時工地及躉船轉運站
2013 年年初	建造工程進行中	西九龍總站及周邊道路的地基工程完成  工程重點轉向建造地底設施及西九龍總站的上蓋設施
2013 年年底	西九龍總站伸延入西九文化區部份的地基已經逐步完成，管理局可以立即展開該地段的任何地面工程	2013年年底開始分階段交還5.5公頃伸延部分土地
2015 年	高鐵香港段落成；  西九文化區第一期設施開始分期落成	

Time	Development of the WKCD	Development of Hong Kong section of the XRL
Early 2010	<p>Stage 1 of the Public Engagement Exercise to collect views from the public and stakeholders on the planning of the WKCD.</p> <p>The three Conceptual Plan Consultants, taking into consideration views of the public and stakeholders, will each prepare a Conceptual Plan Option. The Project Consultant will also take into consideration views of the public and stakeholders and prepare the preliminary Schedules of Accommodation for the arts and cultural facilities in the WKCD.</p>	<p>Construction of Hong Kong section of the XRL commences.</p> <p>The extended area of the WKT into the WKCD and other relevant works area and temporary works areawill be required.</p>
Summer 2010	<p>Commencement of Stage 2 of the Public Engagement Exercise to collect public views on the three Conceptual Plan Options and the preliminary Schedules of Accommodation for the facilities in the WKCD.</p>	



<p>End of 2010</p>	<p>The WKCDA will select a preferred Conceptual Plan Option after the completion of Stage 2 of the Public Engagement Exercise.</p> <p>The Project Consultant will, according to the selected Conceptual Plan Option, formulate a detailed Development Plan and carry out detailed technical feasibility studies, such as environmental impact assessment, engineering assessment, traffic impact assessment, etc.</p>	<p>(From December 2010 to March 2012)</p> <p>Additional works areas for barging facilities are required during the peak of excavation works of the WKT.</p>
<p>2011</p>	<p>Stage 3 of the Public Engagement Exercise commences to collect public views on the detailed Development Plan and the detailed Schedules of Accommodation for the facilities in the WKCD.</p> <p>Submit the detailed Development Plan to Town Planning Board for consideration.</p> <p>Detailed design of the arts and cultural facilities commences.</p>	

2012	Construction of facilities commences once the Development Plan is approved.	(From March 2012 onwards) Substantial completion of excavation works.  Temporary works areas and barging facilities to be returned in phases according to WKCDA's requirement .
Early 2013	Construction in progress.	Completion of foundation works of the WKT and neighbouring road network.  Construction works will focus on the underground facilities and superstructure of the WKT.
End of 2013	As the foundation for facilities above the encroachment part of the WKT is about to complete, the WKCDA can immediately commence works above ground in that area.	Return the remaining works areas of the WKCD (5.5 hectares) in phases starting from end 2013.
2015	The Hong Kong section of the XRL completes; Completion of Phase 1 facilities of the WKCD in phases	

- ENDS -

## 有關西九龍文化區發展的行人及交通改善計劃的建造和實施時間表

年份	西九龍填海發展道路改善計劃 (由運輸署/路政署負責)的里程碑
	主要工作
二零一零年 第二季	<ul style="list-style-type: none"> <li>展開道路改善計劃 H, I, J 和 Q 及佐敦道路口改善工程的可行性研究 (圖 1)</li> </ul>
二零一四年	<ul style="list-style-type: none"> <li>展開道路改善計劃 H, I, J 和 Q 及佐敦道路口改善工程 (請參見下面計劃 Q 的備註)</li> </ul>
二零一五年	<ul style="list-style-type: none"> <li>完成道路改善計劃 H, I, J 及佐敦道路口改善工程</li> </ul>
<p>備註</p> <p>計劃 H - 改善雅翔道高架路及建造一條新的經海寶路前往西九龍公路北行的直接道路</p> <p>計劃 I - 提供由雅翔道高架路至西區海底隧道南行的新高架連接路</p> <p>計劃 J - 提供由西九龍公路南行前往雅翔道的新地面連接路</p> <p>計劃 Q - 在廣東道/柯士甸道路口興建沿廣東道的行車隧道及重建相關的行人隧道 (待可行性研究於二零一一年第三季完成後確定)</p> <p>佐敦道路口改善工程 - 佐敦道/渡船街/廣東道的路口改善工程</p>	

## Annex 2

### **Timeframe on the construction and implementation of pedestrian and traffic improvement schemes in relation to the WKCD development.**

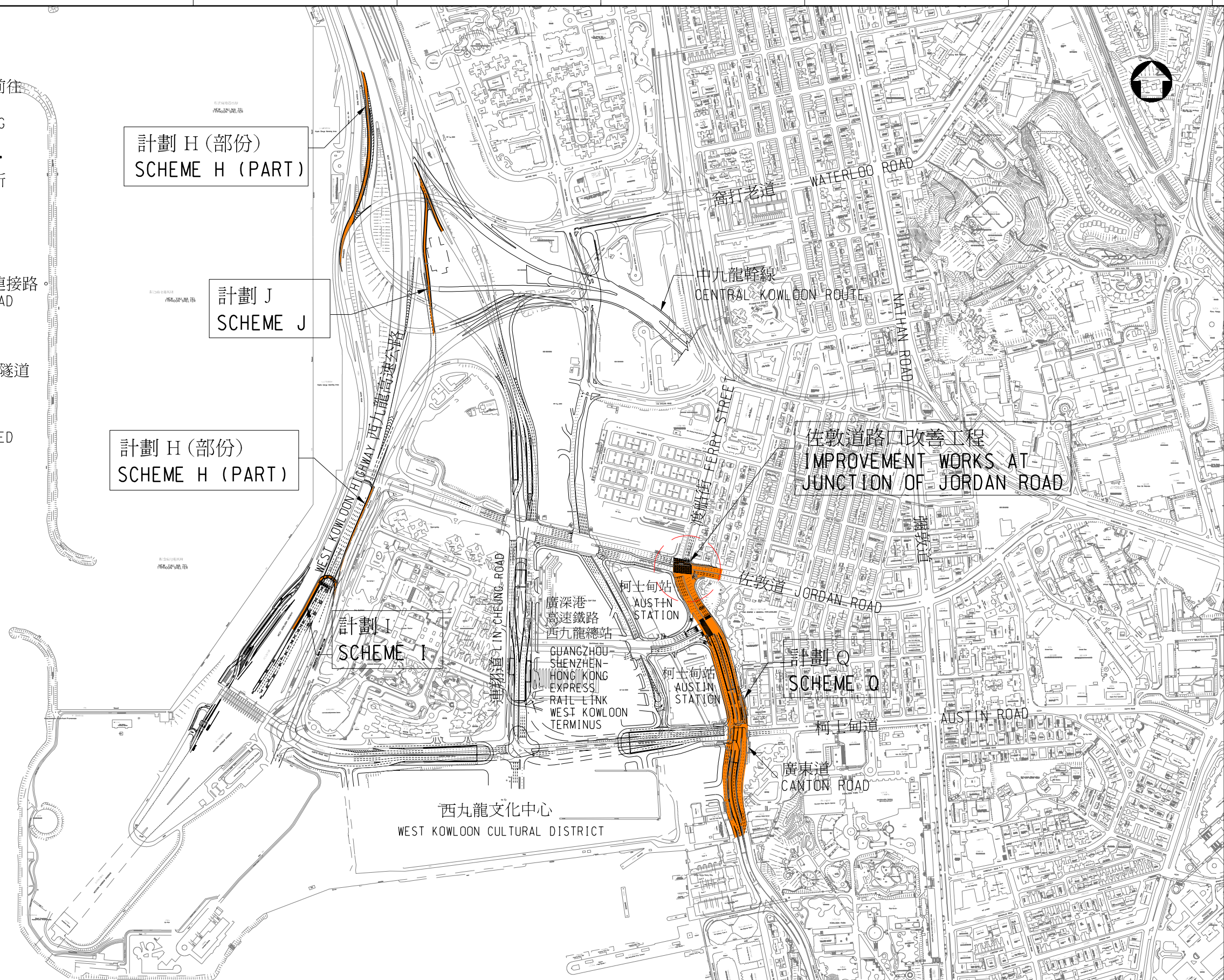
Year	Milestones of Road Improvement Works <sup>1</sup> in West Kowloon Reclamation Development by TD/HyD
	Key Tasks
<b>2010 Q2</b>	<ul style="list-style-type: none"> <li>● Commencement of Feasibility Study for Road schemes H, I, J and Q and improvement works at junction of Jordan Road (<b>Plan 1</b>)</li> </ul>
<b>2014</b>	<ul style="list-style-type: none"> <li>● Start construction for Road schemes H, I, J and Q and improvement works at junction of Jordan Road (please see remarks for scheme Q below)</li> </ul>
<b>2015</b>	<ul style="list-style-type: none"> <li>● Complete construction for Road schemes H, I and J and improvement works at junction of Jordan Road</li> </ul>
Remarks	
Scheme H	- Upgrading of the elevated Nga Cheung Road and construction of a new connection from Hoi Po Road to West Kowloon Highway northbound.
Scheme I	- Provision of a new elevated link road from the elevated Nga Cheung Road to Western Harbour Crossing
Scheme J	- Provision of a new at-grade link road from West Kowloon Highway southbound to Nga Cheung Road
Scheme Q	- Provision of a underpass along Canton Road at the junction of Canton Road and Austin Road and reconstruction of the associated pedestrian subway (to be determined after completion of feasibility study in 2011Q3)
Improvement works at junction of Jordan Road	- Improvement works at the junction of Jordan Road/Ferry Street/Canton Road

圖例：  
NOTES:

1. 計劃 H - 改善雅翔道高架路及建造一條新的經海寶路前往西九龍公路北行的直接道路。  
SCHEME H - UPGRADING OF THE ELEVATED NGA CHEUNG ROAD AND CONSTRUCTION OF A NEW CONNECTION FROM HOI PO ROAD TO WEST KOWLOON HIGHWAY NORTHBOUND.
2. 計劃 I - 提供由雅翔道高架路至西區海底隧道南行的新高架連接路。  
SCHEME I - PROVISION OF A NEW ELEVATED LINK ROAD FROM ELEVATED NGA CHEUNG ROAD TO WESTERN HARBOUR CROSSING.
3. 計劃 J - 提供由西九龍公路南行前往雅翔道的新地面連接路。  
SCHEME J - PROVISION OF A NEW AT-GRADE LINK ROAD FROM WEST KOWLOON HIGHWAY SOUTHBOUND TO NGA CHEUNG ROAD.
4. 計劃 Q - 在廣東道/柯士甸道路口興建沿廣東道的行車隧道及重建相關的行人隧道  
SCHEME Q - PROVISION OF A UNDERPASS ALONG CANTON ROAD AT THE JUNCTION OF CANTON ROAD AND AUSTIN ROAD AND RECONSTRUCTION OF THE ASSOCIATED PEDESTRIAN SUBWAY.
5. 佐敦道/渡船街/廣東道的路口改善工程  
IMPROVEMENT WORKS AT THE JUNCTION OF JORDAN ROAD / FERRY STREET / CANTON ROAD.


圖例：  
LEGEND:

 在本工程項目內發展的道路改善工程  
ROAD IMPROVEMENT WORKS TO BE IMPLEMENTED UNDER THIS PROJECT



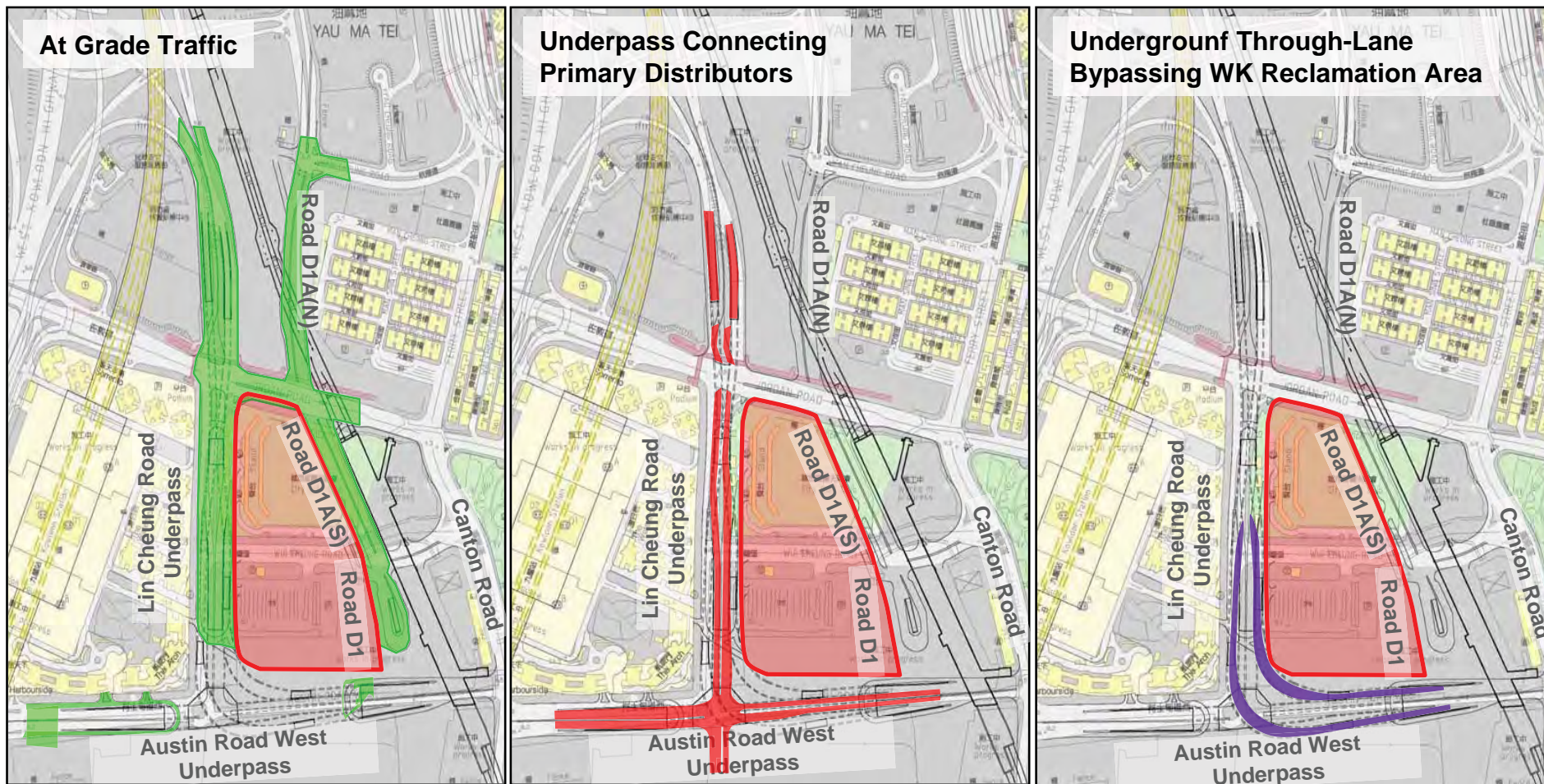
圖則名稱 drawing title

西九龍填海發展的建議道路改善工程(計劃H, I, J, Q 及佐敦道路口改善工程)  
PROPOSED ROAD IMPROVEMENT WORKS IN WEST KOWLOON RECLAMATION DEVELOPMENT  
(SCHEME H, I, J, Q AND IMPROVEMENT WORKS AT JUNCTION OF JORDAN ROAD)

設計 designed K.C.POON 14/04/2010	SIGNED	繪圖 drawn K.C.CHENG 14/04/2010	SIGNED	圖則編號 drawing no. HMWP09001-SK0013	比例 scale 1:8 000
覆核 checked K.W.YEUNG 14/04/2010	SIGNED	批准 approved S.K.YIP 14/04/2010	SIGNED	© 版權所有 COPYRIGHT RESERVED	
主要工程管理處 MAJOR WORKS PROJECT MANAGEMENT OFFICE				 <b>HIGHWAYS DEPARTMENT HONG KONG</b> 路政署	

# 總站周邊的地下道路系統

## The Depressed Road System



### Legend:



通達西九龍區內的路面交通  
At grade traffic within the WK Reclamation Area



接駁主幹路的地下道路  
Underpass connecting Primary Distributors



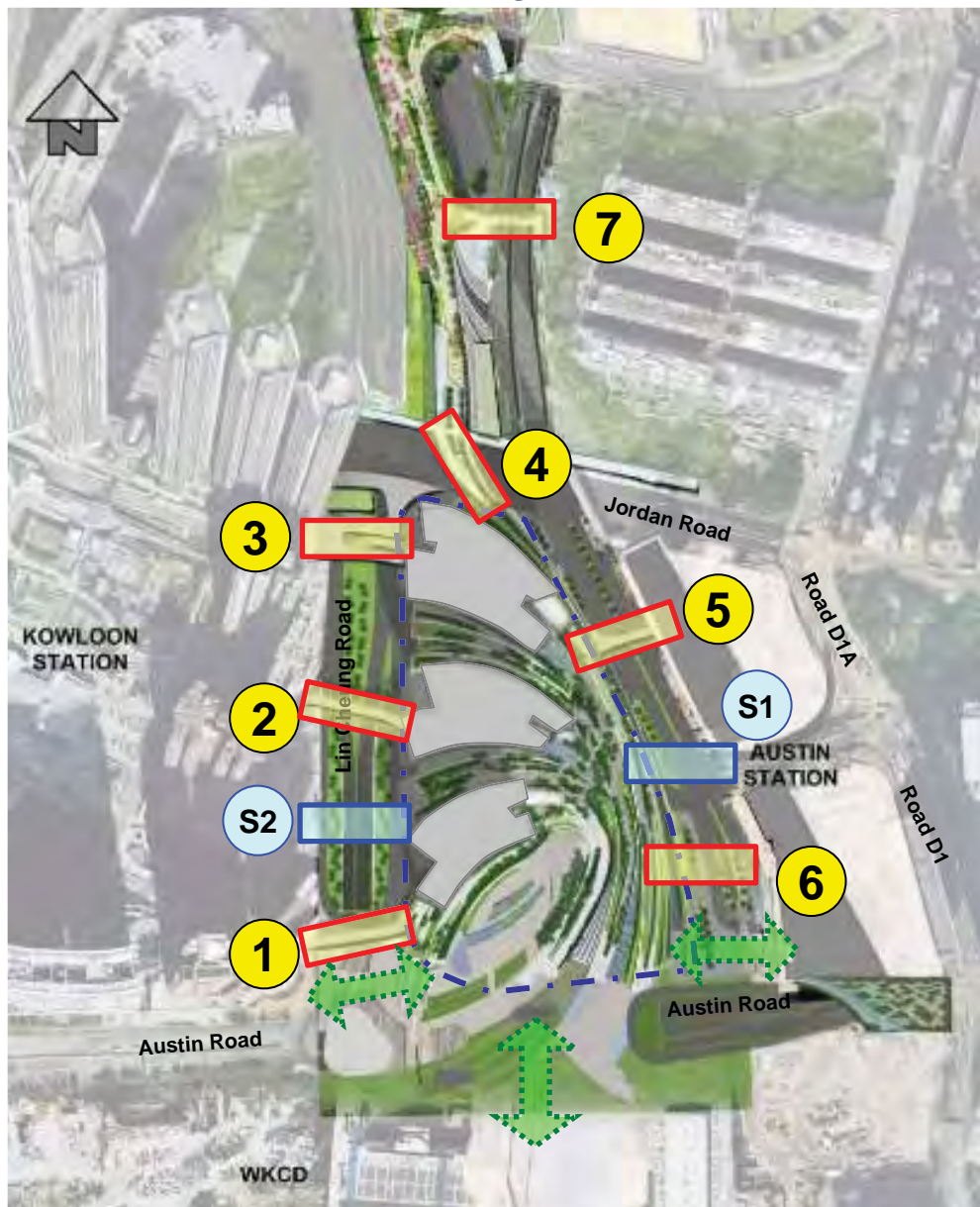
穿過西九龍區的地下繞道  
Underground Through-Lane bypassing WK Reclamation Area



西九龍香港總站位置  
WKT Site

# 行人網絡

## Connectivity Network



行人天橋 Footbridge	連接點 Connecting Location
①	西九龍總站及圓方的東南角 WKT and the southeast corner of Elements
②	西九龍總站及圓方的正東部 WKT and the east part of Elements
③	西九龍總站及圓方的東北角 WKT and the northeast corner of Elements
④	西九龍總站及佐敦道以北的公共運輸交匯處 WKT and PTI at north of Jordan Road
⑤	西九龍總站及柯士甸站北部 WKT and the north of AUS
⑥	西九龍總站及柯士甸站南部 WKT and the south of AUS
⑦	公共運輸交匯處及八大文樓等 PTI and Man Cheong Buildings etc

	Footbridge 行人天橋
	Subway 行人隧道
	At-grade Walkway 地面行人區