

WEST KOWLOON CULTURAL DISTRICT

西九文化區管理局

West Kowloon Cultural District Authority

立法會民政事務委員會與發展事務委員會

LegCo Panel on Home Affairs and Panel on Development

監察西九文化區計劃推行情況聯合小組委員會

Joint Subcommittee to Monitor the Implementation of
the West Kowloon Cultural District Project

西九文化區建議發展圖則及有關事宜

Proposed Development Plan for the West Kowloon Cultural District and Related Matters

2011年11月29日

29 November 2011

法定規劃要求

STATUTORY PLANNING

主要的規劃參數包括

The key planning parameters include

- 最高地積比率為**1.81**

A maximum plot ratio of 1.81

- 區內提供不少於**23** 公頃的公眾休憩用地
(包括**3** 公頃的廣場及闊度不少於**20** 米的海濱長廊)

Provision of not less than 23 hectares of public open space

(including 3 hectares of piazza areas and a waterfront promenade of not less than 20 metres in width)

- 住宅發展不超過總地積比率的**20%**

Residential development of not more than 20% of total plot ratio

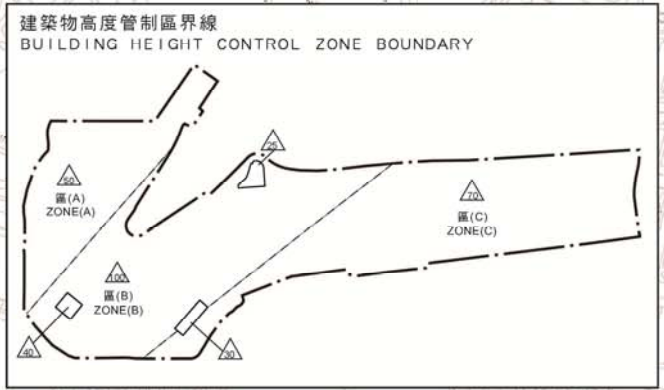
- 在三個分區地帶內，最高建築物的高度分別不超過主水平基準以上**50** 米、**70** 米和**100** 米

Maximum building height of 50, 70 and 100mPD under 3 sub-zones

建議發展圖則

PROPOSED DEVELOPMENT PLAN

新沙田發展區
NEW TAI MA TEI TYPHOON SHELTER



圖例 NOTATION

ZONES

OPEN SPACE O 休憩用地

OTHER SPECIFIED USES OU 其他指定用途

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT 發展區界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線

MAXIMUM BUILDING HEIGHT IN METERS ABOVE PITCHED DATUM △ 最高建築高度 (主水平基準上若干米)

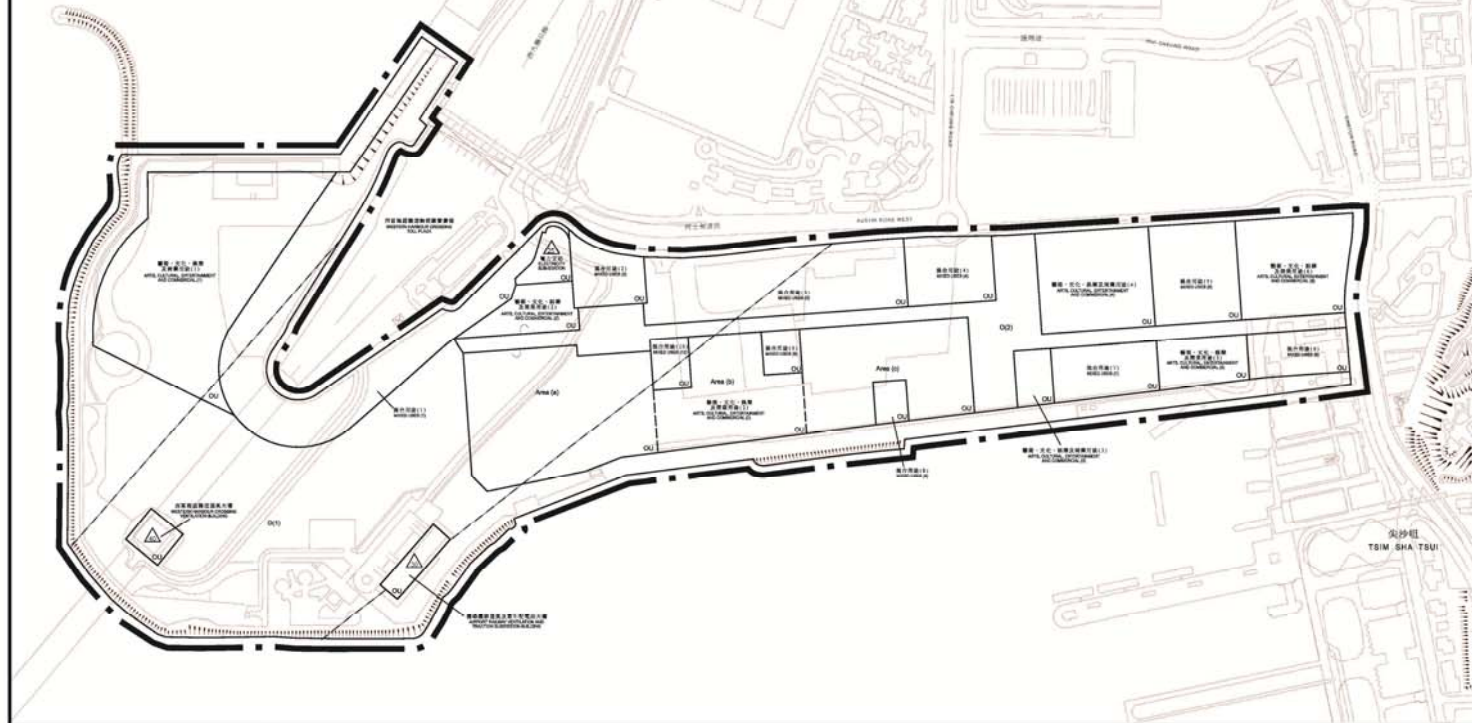
土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
OPEN SPACE	18.13	30.28	休憩用地
OTHER SPECIFIED USES	24.86	60.74	其他指定用途
TOTAL DEVELOPMENT AREA	43.00	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."

"此發展區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及其他技術資料作重要考慮，而會作出相應的修訂，各個地帶的界線，亦可能會有輕微調整。"



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/WKCD/A

S:\L2\000001\DWG\J201

融合各類設施

INTEGRATION OF FACILITIES

- 考慮了持份者對核心文化藝術設施的藝術定位和優先次序的意見

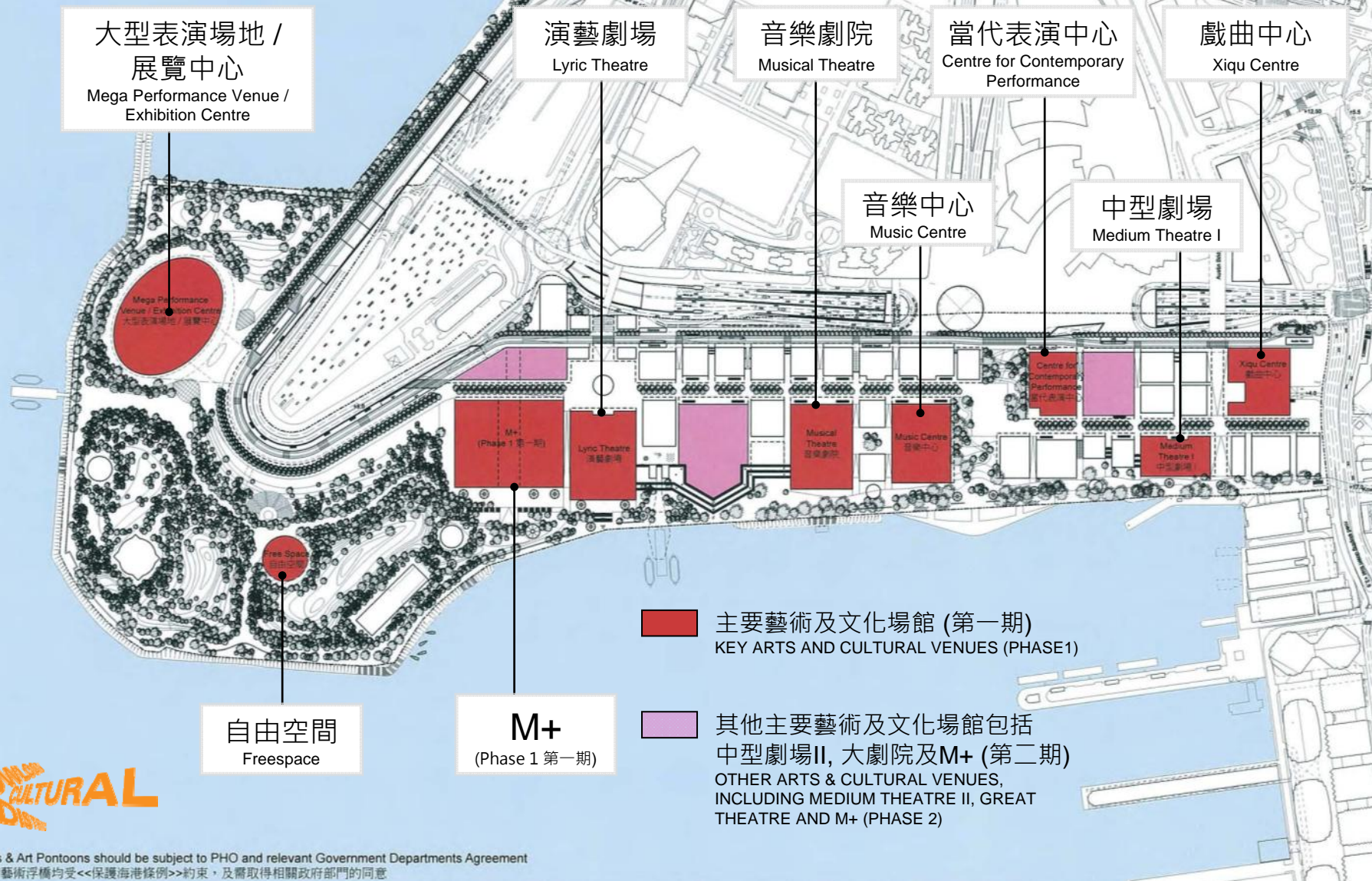
Taking into account stakeholders' views on the artistic positioning and priority of the core arts and cultural facilities

- 設有豐富而多樣化的零售、餐飲和消閒設施，以及酒店、辦公室和住宅，與文化藝術設施互相結合

Rich Mix of Retail - Dining - Entertainment (RDE) facilities and Hotel, Office and Residential (HOR) developments, which will be integrated with the arts and cultural facilities

建議文化藝術場地

PROPOSED ARTS AND CULTURAL VENUES



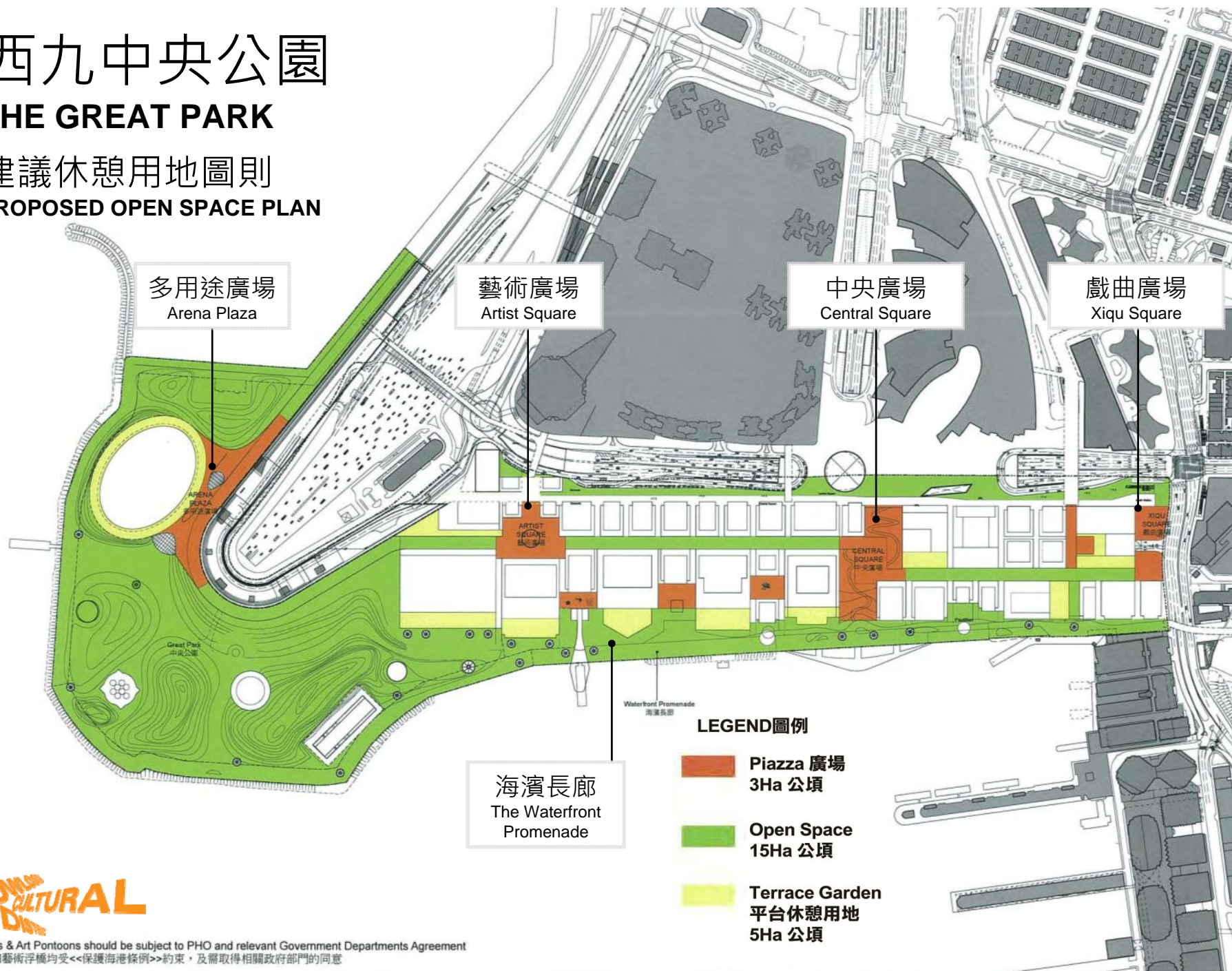
Remark: All Piers & Art Pontoons should be subject to PHO and relevant Government Departments Agreement
 備註: 所有碼頭和藝術浮橋均受《保護海港條例》約束, 及需取得相關政府部門的同意

西九中央公園

THE GREAT PARK

建議休憩用地圖則

PROPOSED OPEN SPACE PLAN



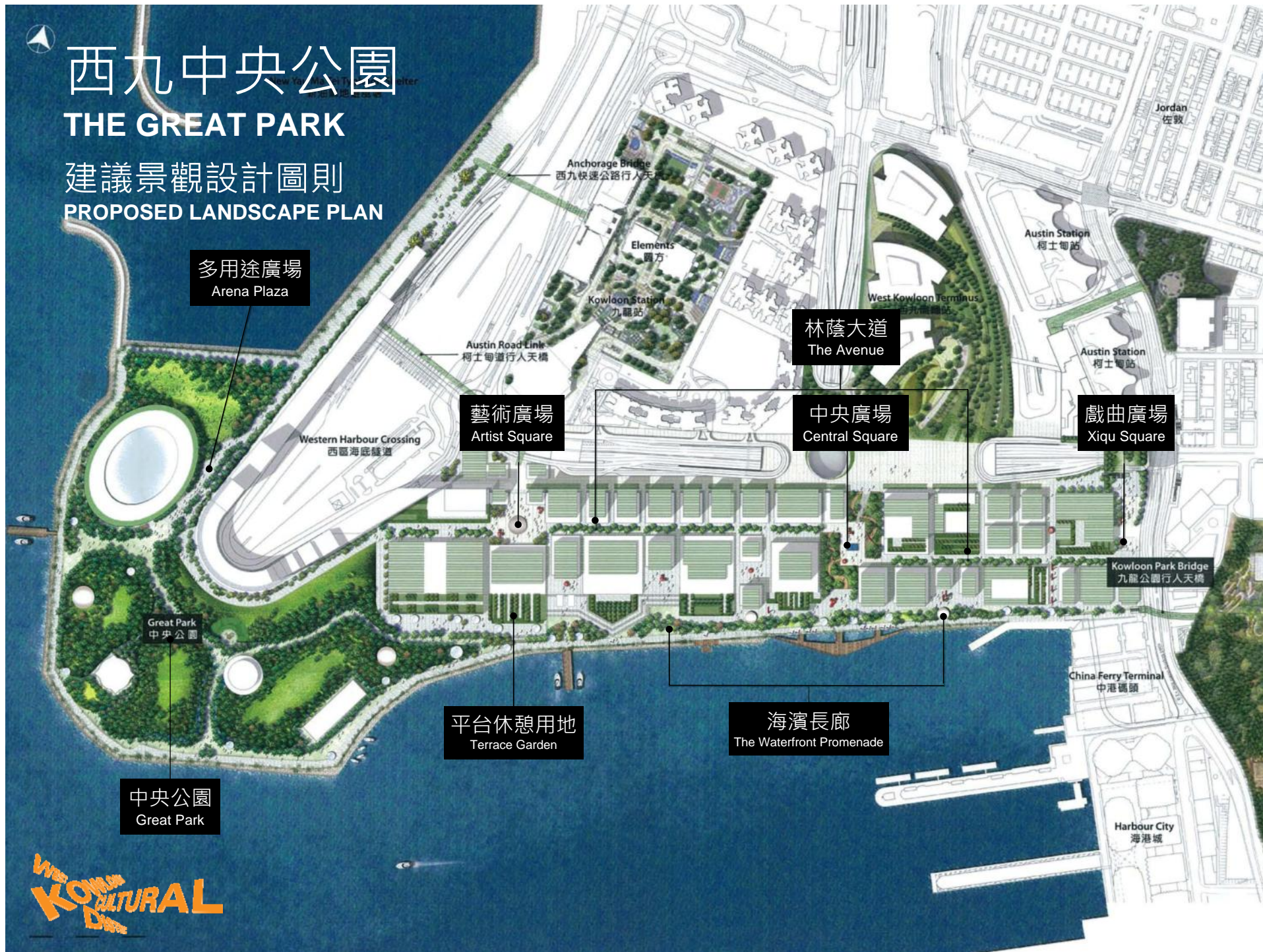
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西九中央公園

THE GREAT PARK

建議景觀設計圖則

PROPOSED LANDSCAPE PLAN



連接社區

CONNECTIVITY

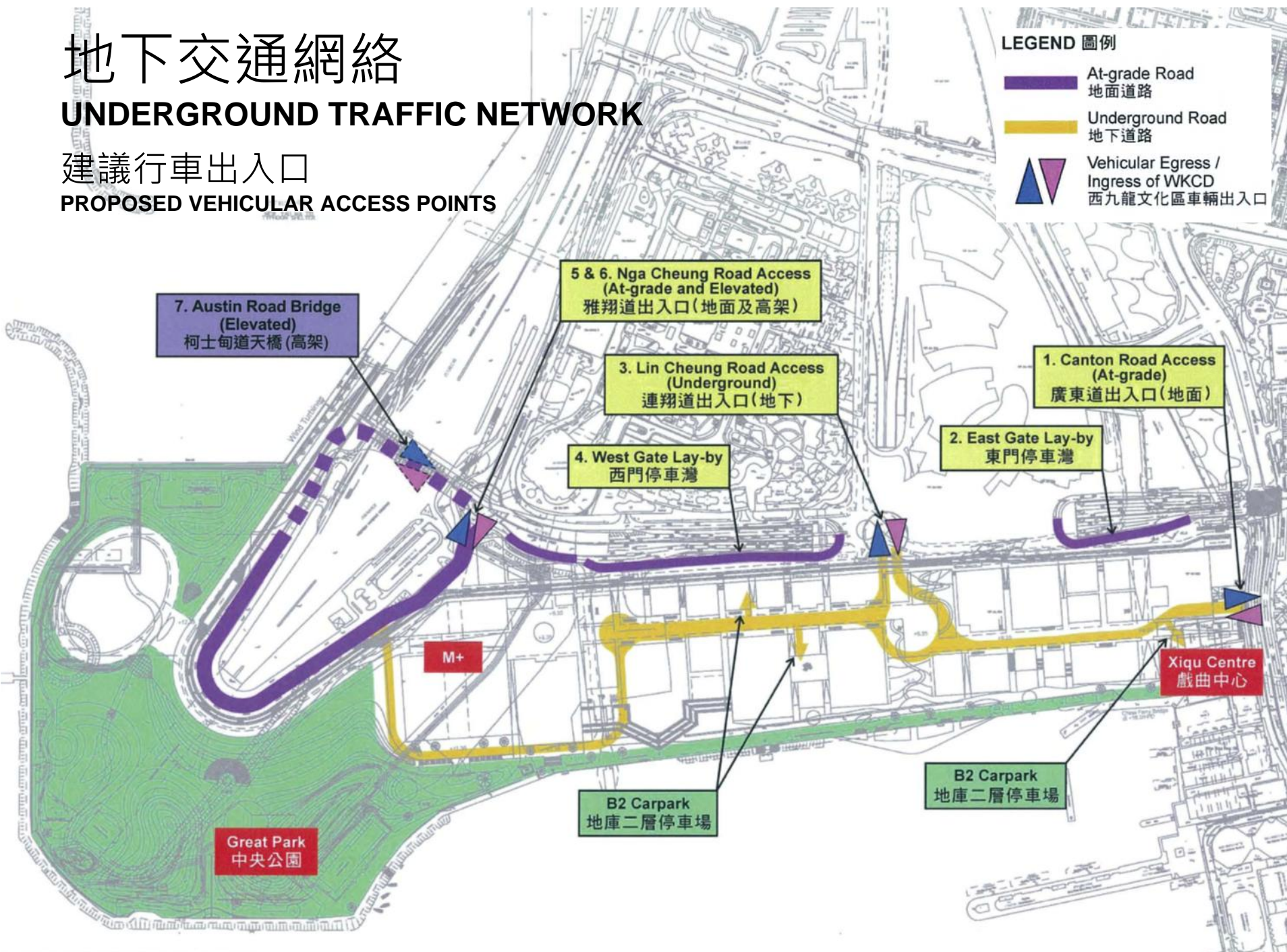
- 連接市區
Connected to the city
- 連接其他地區以至境外
Connected to other districts and beyond
- 連繫海港
Connected to the Harbour

地下交通網絡

UNDERGROUND TRAFFIC NETWORK

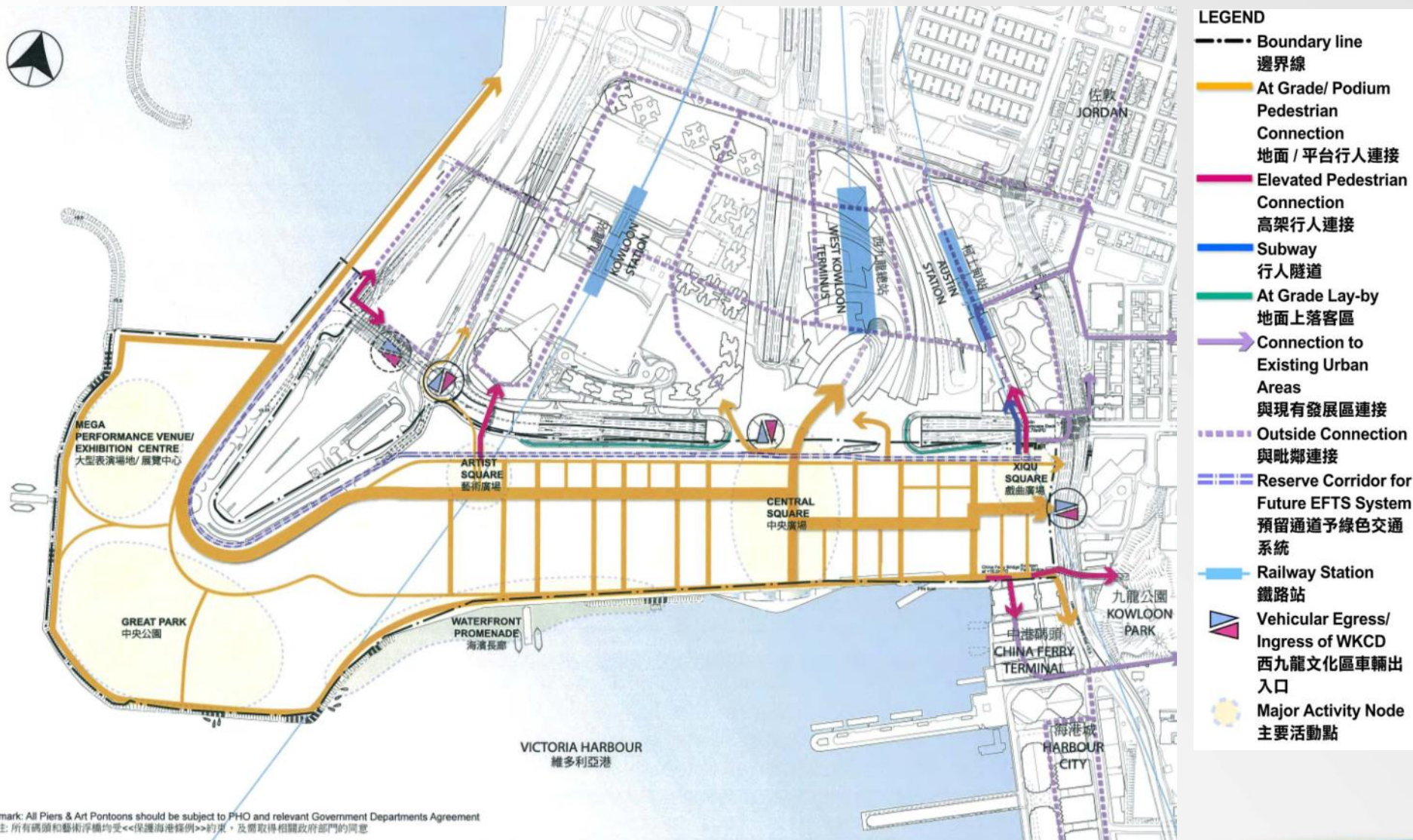
建議行車出入口

PROPOSED VEHICULAR ACCESS POINTS



建議行人及連接系統圖則

PROPOSED PEDESTRIAN AND CONNECTIVITY PLAN



可持續發展

SUSTAINABILITY

- 可持續發展是西九其中一項設計規劃原則
Sustainability is one of the planning design principles of the WKCD
- 集社會、經濟和環保於一身的活力大都會
Social, economic and environmentally dynamic model for Hong Kong
- 視乎財政和技術的可行性，建議在西九加入各項環保設施，例如區域冷卻系統等
Subject to financial and technical feasibility, district-wide green initiatives, such as a district cooling system, are proposed

擬建的其他文化藝術設施

PROPOSED OTHER ARTS AND CULTURAL FACILITIES

- 以支援區內的文化藝術場地
To support the arts and cultural venues
- 為回應公眾意見,建議在文化藝術設施內增加教育設施
Responding the community's views, proposed additional education facilities in arts and cultural facilities
- 有駐區藝團中心,為藝團提供辦公室和排練場所
Resident Company Centres to provide administration and rehearsal spaces for the art groups
- 排練場所和其他附屬設施
Facilities for rehearsals by artists and other support purposes

融入獲公眾支持的亮點

DESIRABLE FEATURES PREFERRED BY THE PUBLIC

以Foster方案為主體，融入OMA及Rocco的概念圖則方案亮點

Based on Foster's Conceptual Plan, incorporate the desirable features from OMA and Rocco's Conceptual Plans

1. 把戲曲中心移往文化區近廣東道的位置
Relocation of Xiqu Centre to Canton Road end of the District
2. 把M+移至西九中央公園的入口
Relocation of M+ to the entrance of the Great Park
3. 重新規劃林蔭大道，提供空間予街頭表演
Realignment of the Avenue to provide room for street performances
4. 引入小型展覽館
Inclusion of Arts Pavilions
5. 引入首映戲院
Inclusion of a Premier Theatre
6. 為戶外劇場的設計引入「榕樹園地」的概念
Incorporation of 'Banyan Farm' concept in outdoor theatre design

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7. 提供空間作文學活動及節目
Provision of space for literary activities and programmes
8. 建議提供自動行人輸送帶
Proposed provision of travellators
9. 建議將建築物屋頂綠化
Proposed provision of green roofs on buildings
10. 加入藝術浮橋，但須視乎技術及法例的可行性；及
Inclusion of arts pontoon subject to technical and statutory feasibility
11. 設置碼頭，但須視乎技術及法例的可行性
Inclusion of piers subject to technical and statutory feasibility

建議分階段發展安排

PROPOSED PHASING

西九各設施落成的建議時間表 PROPOSED TIMETABLE FOR WKCD FACILITIES COMPLETION

時期 Phase	目標落成年份 Target Completion Year	主要設施及場地 Key Facilities and Venues	
第一期 Phase 1	2014 – 2015	小型展覽館	Arts Pavilion
		西九中央公園 (早期部分)	Great Park (Early portion of the Park)
	2015 – 2017	戲曲中心 (戲曲劇場、茶館及藝術教育設施)	Xiqu Centre (Main Theatre, Tea House and Arts Education Facility)
		自由空間 (附設音樂盒) 及戶外劇場	Freespace (with Music Box) and Outdoor Theatre
	當代表演中心 (三個黑盒劇場及藝術教育設施)	Centre for Contemporary Performance (3 Blackboxes and Arts Education Facility)	

建議分階段發展安排

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第一期 Phase 1	2017 – 2020	M+ (第一期)	M+ (Phase I)
		演藝劇場	Lyric Theatre
		中型劇場 I	Medium Theatre I
		音樂中心 (音樂廳、演奏廳及 藝術教育設施)	Music Centre (Concert Hall, Recital Hall and Arts Education Facility)
		大型表演場地 **	Mega Performance Venue **
		展覽中心 **	Exhibition Centre **
		音樂劇院 **	Musical Theatre **

建議分階段發展安排

PROPOSED PHASING

西九各設施落成的建議時間表 PROPOSED TIMETABLE FOR WKCD FACILITIES COMPLETION

時期 Phase	目標落成年份 Target Completion Year	主要設施及場地 Key Facilities and Venues	
第二期 Phase 2	2020年後 Beyond 2020	M+ (第二期)	M+ (Phase II)
		大劇院	Great Theatre
		中型劇場 II	Medium Theatre II
		戲曲小型劇場	Xiqu Small Theatre

多謝
THANK YOU