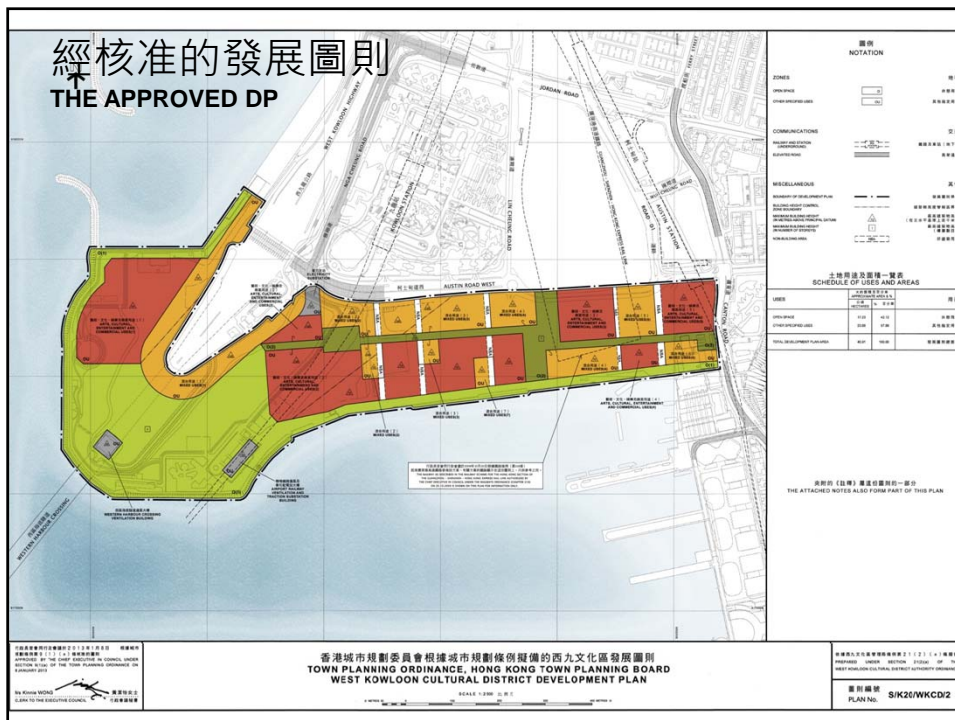




# 核准西九文化區發展圖則

## APPROVAL OF THE WKCD DEVELOPMENT PLAN (DP)

- 城規會認為發展圖則適宜公布，遂根據《城市規劃條例》於2012年3月30日在憲報上刊登發展圖則草圖。  
Deemed as suitable for publication by the TPB, the draft DP was gazetted under the provision of the Town Planning Ordinance (TPO) on 30 March 2012.
- 城規會在2012年9月28日完成考慮有關申述和意見後，決定不接納任何就發展圖則提出的申述。  
Upon completion of consideration of the representations and comments on 28 September 2012, the TPB decided not to uphold any of the representations to the DP.
- 2013年1月8日，行政長官會同行政會議根據《城市規劃條例》第9(1)(a)條核准西九文化區發展圖則草圖。  
On 8 January 2013, the Chief Executive in Council, under section 9(1)(a) of the TPO approved the draft WKCD DP.



## 經核准的發展圖則

### THE APPROVED DP

沿用西南九龍分區計劃大綱圖的發展參數包括

Following the South West Kowloon Outline Zoning Plan, 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公頃的廣場範圍和闊度不少於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
- 最高建築物高度為主水平基上50米、70米和100米  
Maximum building height of 50, 70 and 100mPD



## 經核准的發展圖則

### THE APPROVED DP

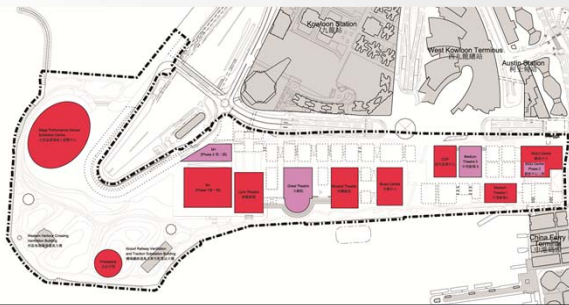
- 經核准的發展圖則涵蓋面積為40.91公頃。  
The approved DP covers an area of 40.91 hectares.
  - 其中劃作「休憩用地」的土地面積為17.23公頃
    - 在指定為「休憩用地(1)」的土地範圍內所提供的休憩用地是附有文化藝術設施的海濱公園及連綿的海濱長廊。
    - 在指定為「休憩用地(2)」的土地範圍內，休憩用地包括露天廣場及一條無車林蔭大道，沿路附有藝術、文化、零售、餐飲及娛樂用途，以營造充滿活力的環境。
- 17.23 hectares of land is zoned "Open Space" ("O").
- On land designated "O(1)", the open space is provided in the form of a park by the waterfront with arts and cultural facilities and a continuous waterfront promenade.
  - On land designated "O(2)", the open space comprises piazzas/squares and a vehicle-free tree-lined avenue with arts, cultural, retail, dining and entertainment uses to create a vibrant atmosphere along the avenue.



## 核准發展圖則

### THE APPROVED DP

- 劃作「其他指定用途」的土地面積為23.68公頃。
    - 「其他指定用途」註明「藝術、文化、娛樂及商業用途」地帶主要旨在提供文化藝術設施，並糅合辦公室、酒店、零售、餐飲、康樂及娛樂用途以作配套。
- 23.68 hectares of land is zoned "Other Specified Uses" ("OU").
- The "OU" annotated "Arts, Cultural, Entertainment and Commercial Uses" ("OU(ACECU)") zone is primarily intended for the provision of arts and cultural facilities supported by a range of mixed office, hotel, retail, dining, recreational and entertainment uses.

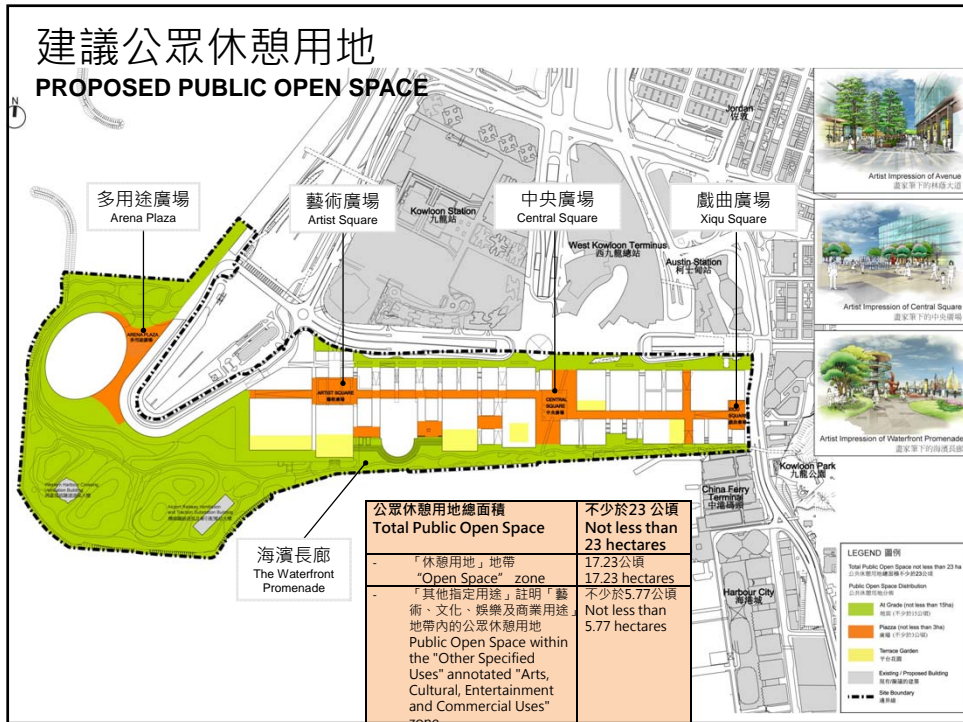
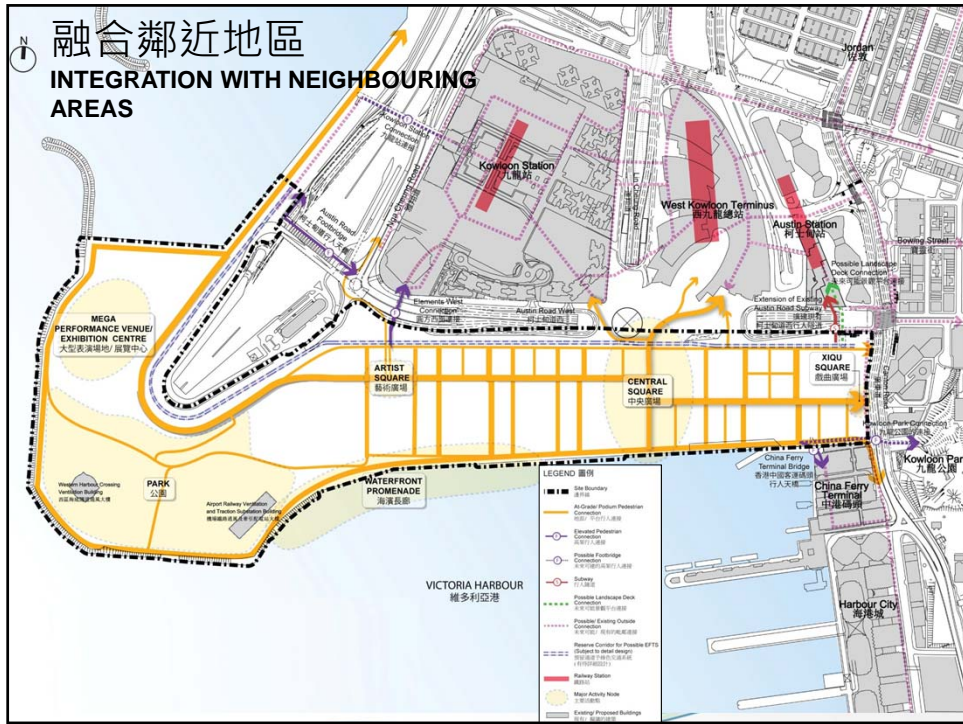


## 核准發展圖則

### THE APPROVED DP

- 「其他指定用途」註明「混合用途」地帶旨在融合藝術、文化、商業(包括酒店和辦公室)、住宅、康樂及娛樂用途的發展，為西九文化區增添活力。
- The "OU" annotated "Mixed Uses" ("OU(MU)") zone is intended for mixed arts, cultural, commercial (including hotel and office), residential, recreational and entertainment developments to create vibrancy for the WKCD.





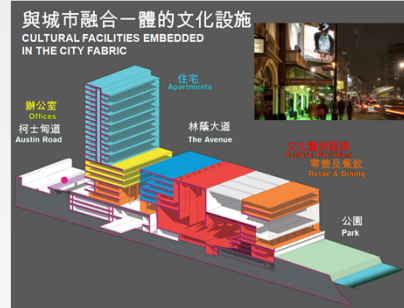
## 未來路向 – 推行西九文化區發展圖則

### WAY FORWARD – IMPLEMENTATION OF THE WKCD DP

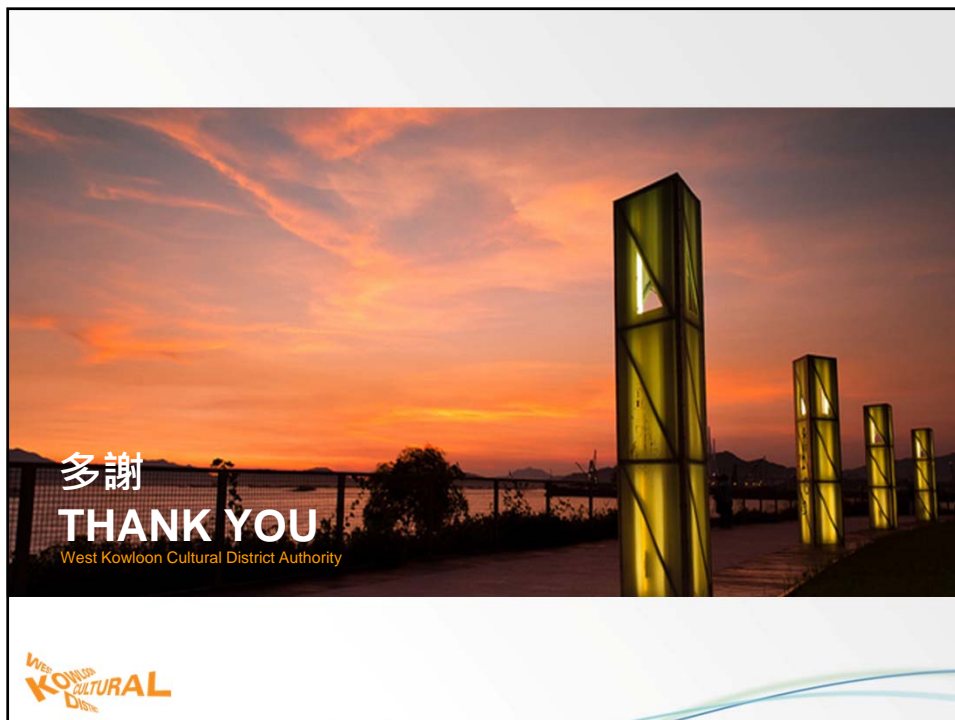
- 管理局將會進行一項顧問研究，制訂合適的發展方案，落實 Foster + Partners 概念圖則的縱向融合模式。WKDA will commission a consultancy study to formulate an appropriate development approach to implement the integrated design as envisaged in Foster + Partners Conceptual Plan.

- 公園、戲曲中心和M+博物館的設計正在進行，會盡快展開建造工程。Design process of the park, Xiqu Centre and M+ is underway. Construction works will commence as soon as possible.

- 為支援日後在公園種植花卉樹木的工作，興建苗圃的工程即將展開。部分前期工作如地盤勘測、地下公用設施改道及地盤預備工程現正進行。To support the future soft landscaping works of the park, the construction of a tree nursery is about to commence. Some advance works, such as site investigation, underground utility diversion and site preparation works, are underway.



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CULTURAL  
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