

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K20/133**

关于申请编号 A/K20/133 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 23.11.2020

因应於 2020 年 11 月 23 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/K20/133		
Location/address 位置/地址	The Site of the Guangzhou-Shenzhen-Hong Kong Express Rail Link West Kowloon Terminus at the Junction of Lin Cheung Road and Austin Road West, Kowloon 九龍连翔道及柯士甸道西交界的广深港高速铁路西九龙总站用地		
Site area 地盘面积	About 约 58,800 sq. m 平方米		
Plan 图则	Approved South West Kowloon Outline Zoning Plan No. S/K20/30 西南九龙分区计划大纲核准图编号 S/K20/30		
Zoning 地带	"Comprehensive Development Area (1)" and area shown as 'Road' 「综合发展区(1)」及显示为「道路」的地方		
Applied use/ development 申请用途/发展	Proposed Comprehensive Office, Commercial and Retail Development with Relaxation of Building Height Restriction 拟议办公室、商业及零售发展并放宽建筑物高度限制		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 294,000 (Office 办公室: About 约 238,000; Commercial/Retail 商业/零售: About 约 56,000)	Not more than 不多於 5 (Office 办公室: About 约 4.05; Commercial/Retail 商业/零售: About 约 0.95)
No. of block 幢数	Domestic 住用	-	-
	Non-domestic 非住用	2	-
	Composite 综合用途	-	-
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	T1: Not more than 不多於 150.5 m 米 T2: Not more than 不多於 105.5 – 122.5 m 米	
		T1: Not more than 不多於 159 mPD 米(主水平基准上) T2: Not more than 不多於 114 – 131 mPD 米(主水平基准上)	

		T1: Not more than 不多於 30 Storey(s)层 T2: Not more than 不多於 20-24 Storey(s)层 (Both exclude M&E/ BOH/ Lift Shafts and 2 Basement Levels 皆不包括机房/後勤用地/升降机槽及 2 层地库)	
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	商业 / 零售 Commercial/ Retail		Not more than 不多於 48 %
	办公大楼 Office Towers		Not more than 不多於 23 %
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	Not less than 不少於 10,000 sq. m 平方米 Including 包括 8,500 sq. m 平方米 (Open to Public 开放予公众使用) and 及 1,500 sq.m 平方米 (for Communal Use 共享用途)	
	Public 公众	-	
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		550
	Private Car Parking Spaces 私家车车位		550
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		118
	Light Goods Vehicle Spaces 轻型货车车位		36
	Heavy Goods Vehicle Spaces 重型货车车位		68
Pick-up/Drop off Bay(for taxis and private cars)上落客车位 (供的士和私家车使用)		14	

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

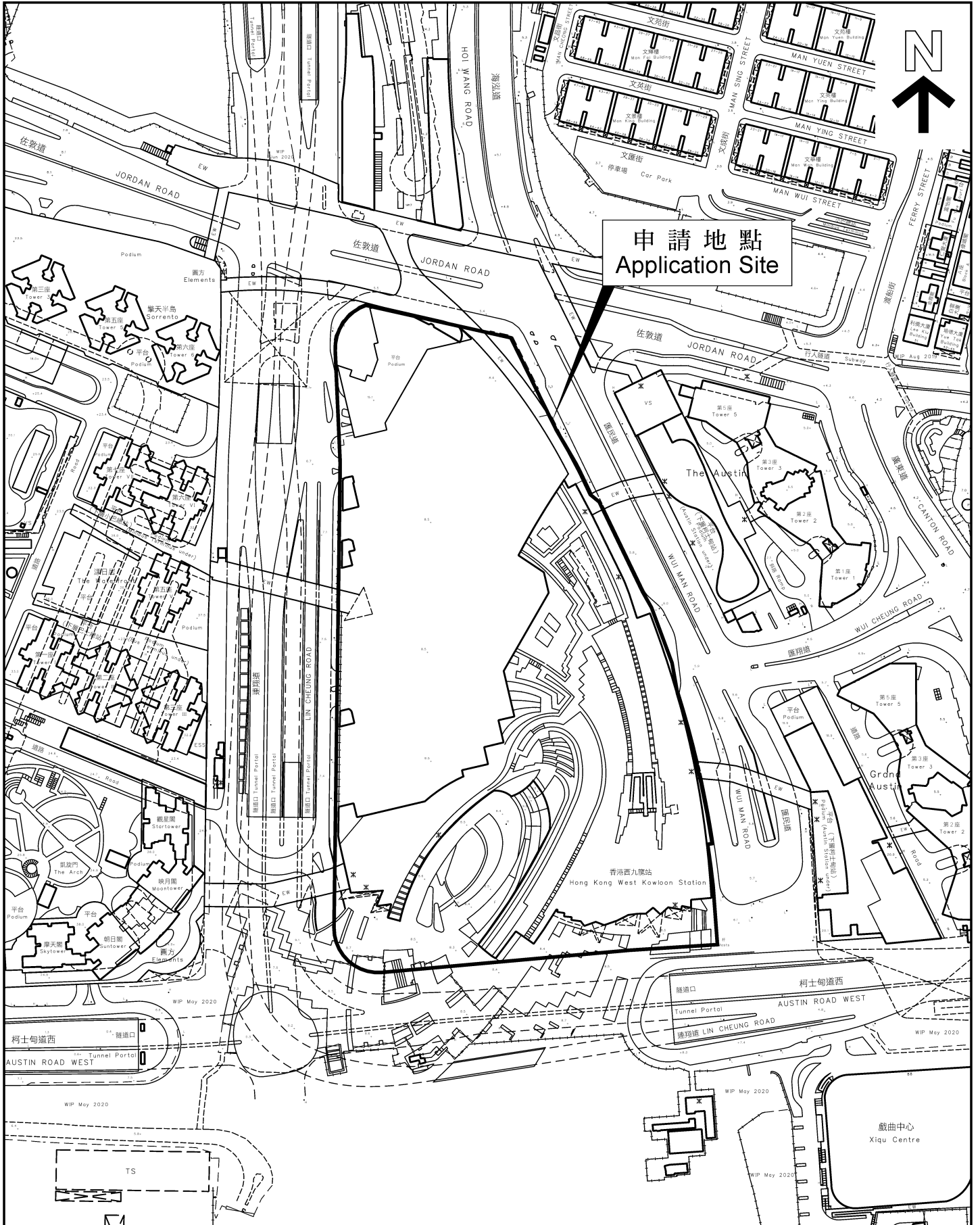
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Layout Plan of G/F public pedestrian connection 有关地面公众行人连接的布局设计图</u>		
<u>Revised Landscape Master Plan 经修订的园境设计总图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
<u>Revised Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Traffic impact assessment (on vehicles) 就车辆的交通影响评估</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Traffic impact assessment (on pedestrians) 就行人的交通影响评估</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Visual impact assessment 视觉影响评估</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Revised Sewerage impact assessment 排污影响评估</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Daylight Analysis 日照折射分析</u>		
<u>Revised Air Ventilation Assessment 经修订的空通流通评估</u>		
<u>Responses to departmental and public comments 回应部门及公众的意见</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

A/K20/133



申請編號 Application No. : A/K20/133

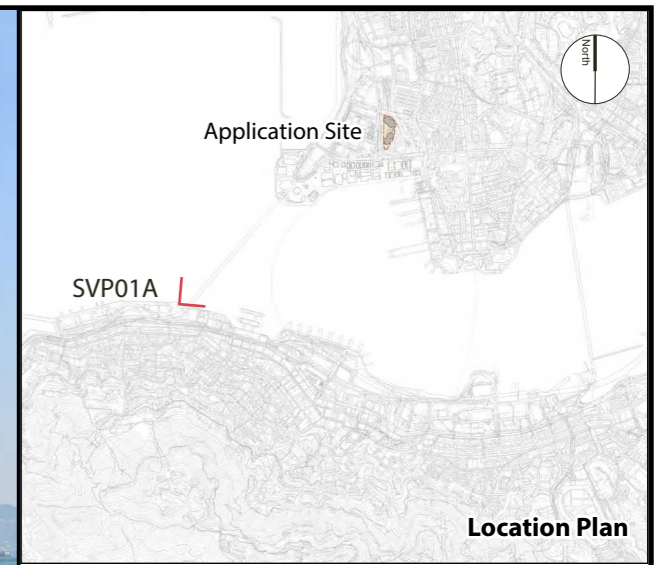
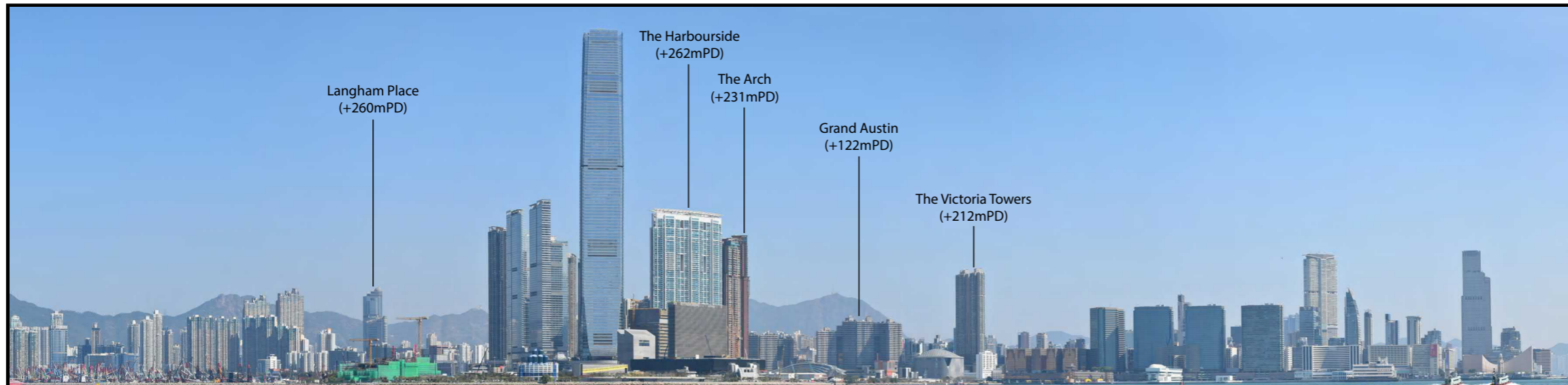
**備註
Remarks**

申請人於 2020 年 11 月 23 日回應部門及公眾的意見，並提交經修訂的影響評估，包括交通影響評估、空氣流通評估、視覺影響評估、環境影響評估及排污影響評估，以及日照折射分析和經修訂的園境設計總圖。

On 23.11.2020, the applicant responded to departmental and public comments and submitted revised technical assessments including Traffic Impact Assessment, Air Ventilation Assessment, Visual Impact Assessment, Environmental Assessment and Sewerage Impact Assessment, as well as Daylight Analysis and revised Landscape Master Plan.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

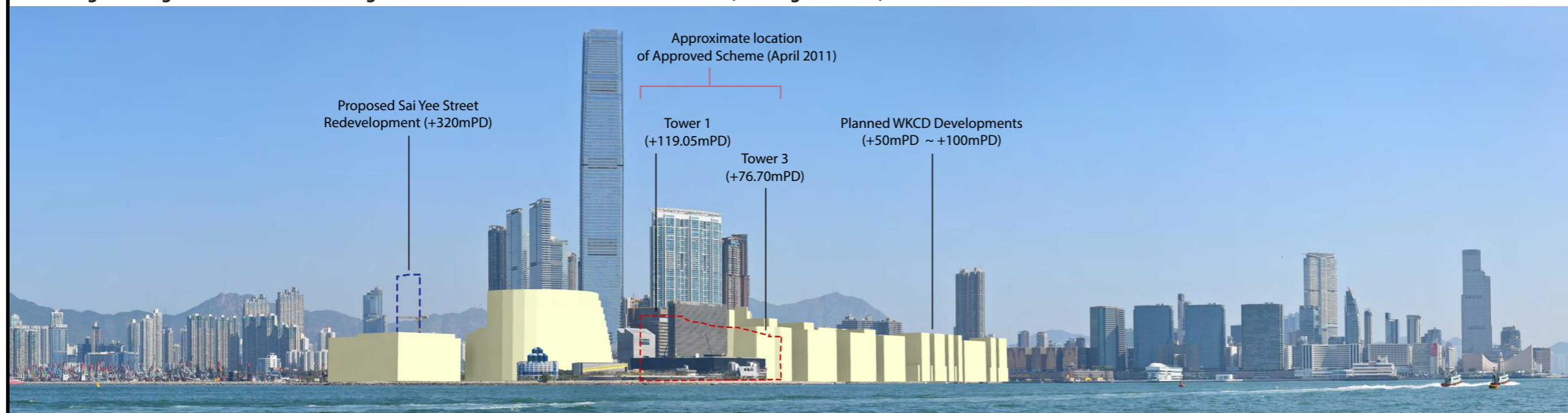
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Strategic Vantage Point 01A: View looking north-east from Sun Yat Sen Memorial Park (Existing Situation)

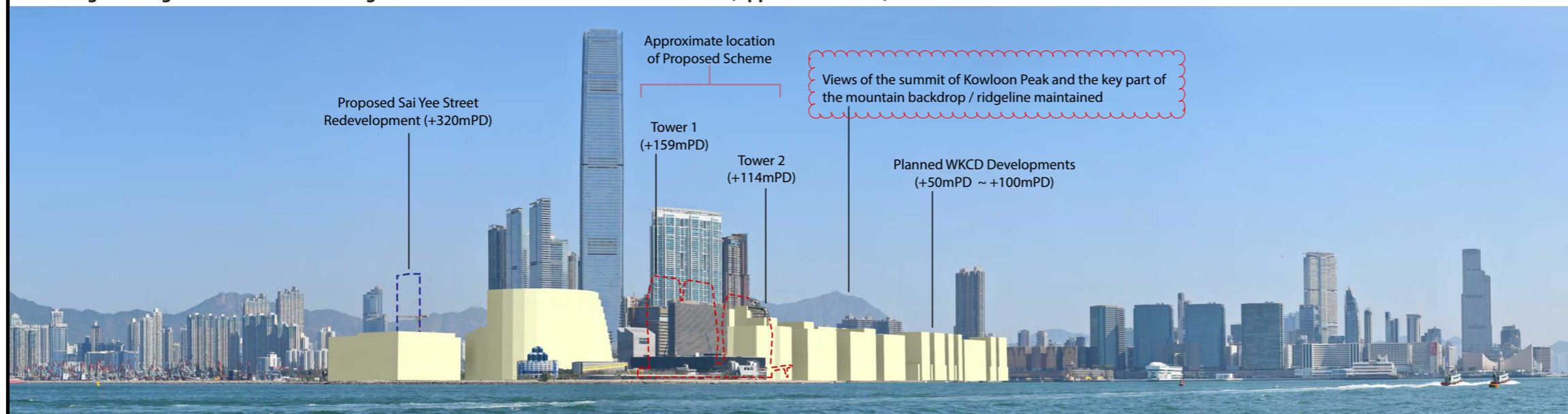
Strategic Vantage Point 01A (SVP01A)

Vantage point elevation: +5.3mPD
 Viewing distance: 2,400m
 Maximum height of Proposed Scheme: +159mPD



- Note:**
- The red dashed line represents the approximate location of the Proposed Scheme
 - The building heights and disposition for West Kowloon Cultural District is based on the proposals contained in Minor Height Relaxation 2014 - OZP No. S/K20/WKCD/2
 - The building height (include rooftop structures) and disposition for Sai Yee Street Redevelopment is based on Planning Department Feasibility Study - Agreement no. CE 58/2014(TP).

Strategic Vantage Point 01A: View looking north-east from Sun Yat Sen Memorial Park (Approved Scheme)



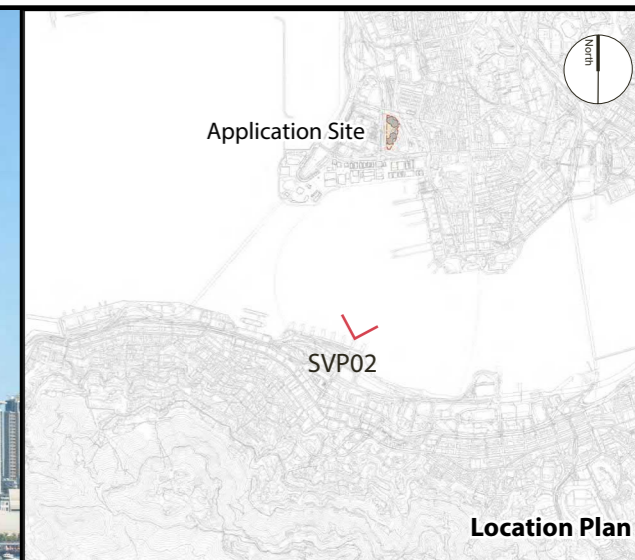
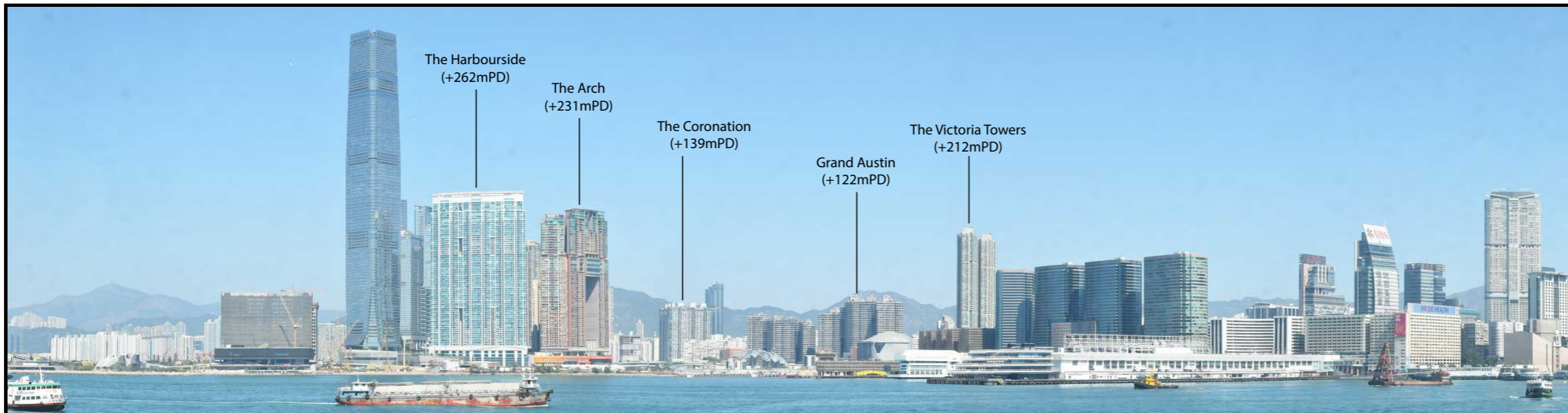
Strategic Vantage Point 01A: View looking north-east from Sun Yat Sen Memorial Park (Year 10)

申請編號 Application No. : A / K20 / 133
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

FIGURE TITLE	Section 16 Planning Application for Amendments to Approved Topside Development with Relaxation of Building Height Restriction at West Kowloon Station			
	Visual Impact Assessment: Photomontages			

SCALE	N.T.S.	DATE	OCT 2020
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 4.2		
	REV	A	

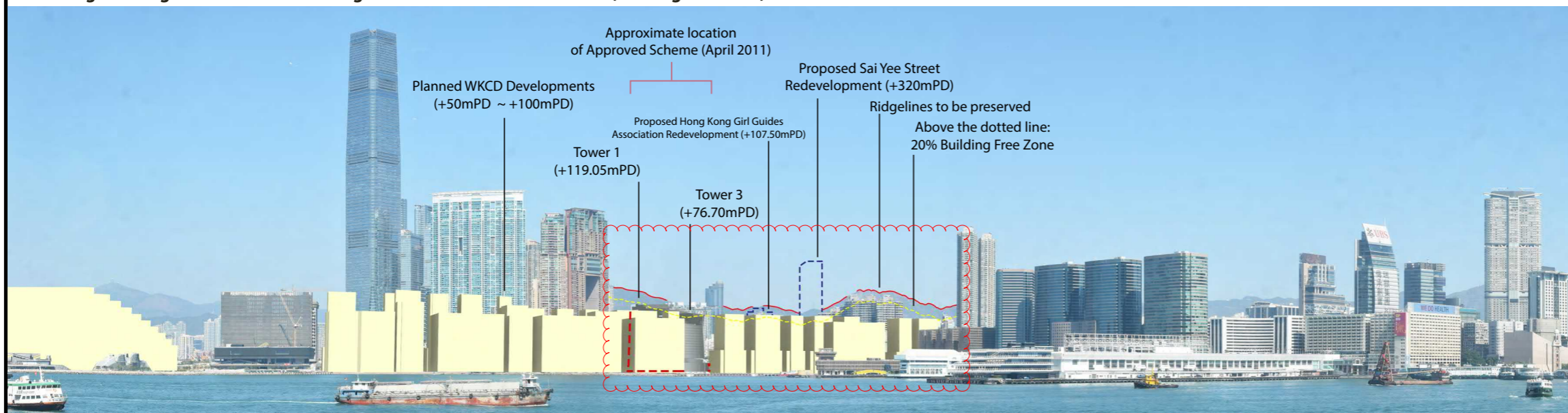
SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 3016 2422
 Website: scenicstudio.com.hk



Strategic Vantage Point 02: View looking north-east from Central Pier 7 (Existing Situation)

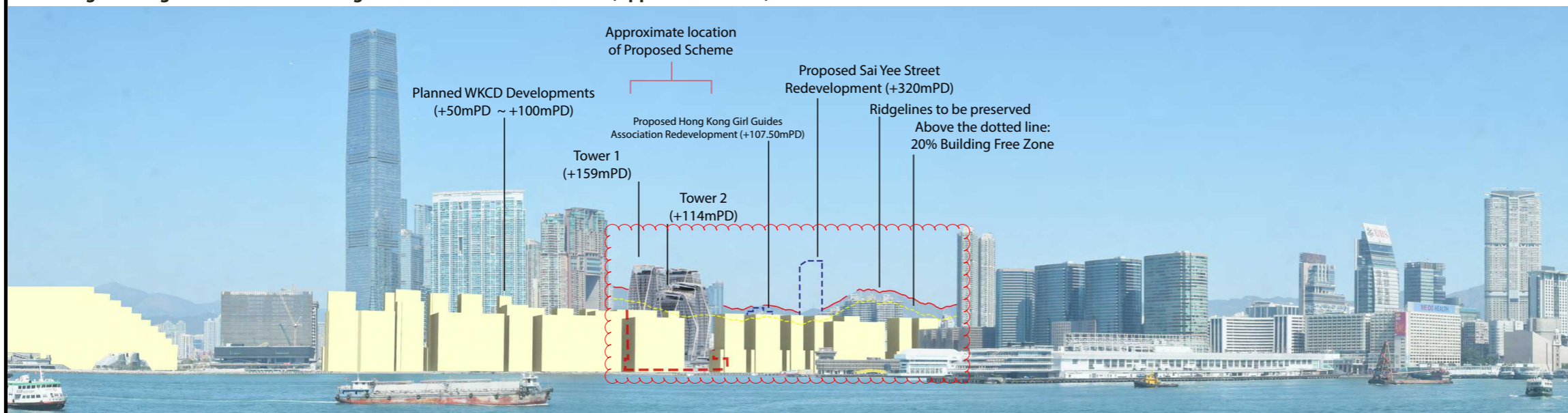
Strategic Vantage Point 02 (SVP02)

Vantage point elevation: +12.35mPD
 Viewing distance: 1,810m
 Maximum height of Proposed Scheme: +159mPD



Strategic Vantage Point 02: View looking north-east from Central Pier 7 (Approved Scheme)

- Note:**
- The red dashed line represents the approximate location of the Proposed Scheme
 - The building heights and disposition for West Kowloon Cultural District is based on the proposals contained in Minor Height Relaxation 2014 - OZP No. S/K20/WKCD/2
 - The building height (include rooftop structures) and disposition for Sai Yee Street Redevelopment is based on Planning Department Feasibility Study - Agreement no. CE 58/2014(TP)
 - The building height and disposition for Hong Kong Girl Guides Association Redevelopment building height is based on LegCo paper no. CB(2)724/19-20(03)

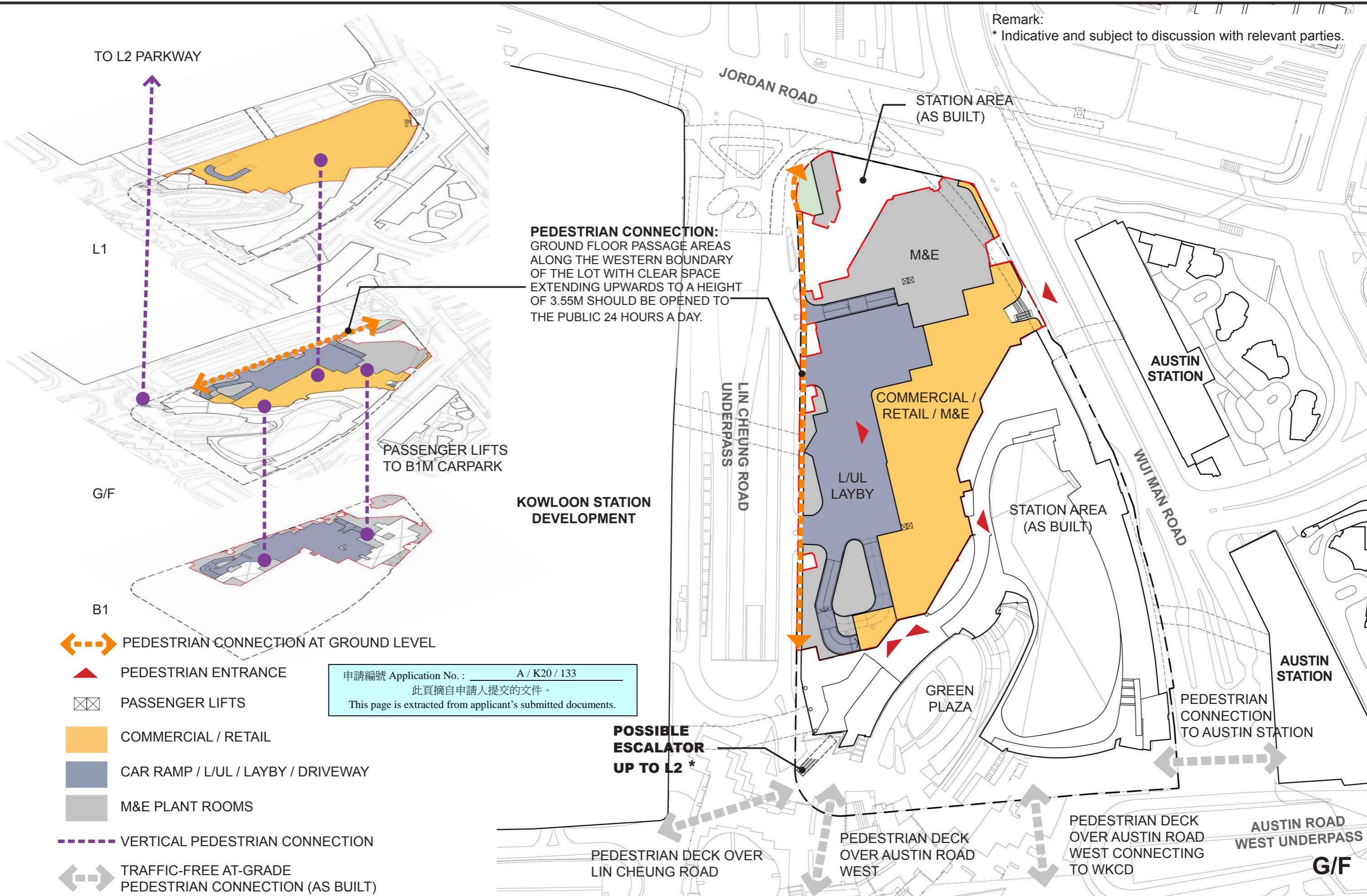


Strategic Vantage Point 02: View looking north-east from Central Pier 7 (Year 10)

申請編號 Application No. : A / K20 / 133
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SCALE	N.T.S.	DATE	OCT 2020
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 4.3		REV
			A

Remark:
* Indicative and subject to discussion with relevant parties.



申請編號 Application No. : A/K20/133

與申請地點有關的先前申請
Previous Application Covering the Application Site

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/K20/113	擬議辦公室、商業、零售發展 Proposed Comprehensive Office/Commercial/Retail Development	在有條件下批給許可 Approved with Condition(s) (7.5.2010)

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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