

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

(Review under Section 17)

**关乎申请编号 A/K20/133 的拟议用途/发展的概括发展规范
(根据第 17 条的覆核)**

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	<u>Section 16 application</u> 第 16 条申请 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
	<u>Section 17 Review</u> 第 17 条覆核 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	<u>Section 16 application</u> 第 16 条申请 "Comprehensive Development Area (1)" and area shown as 'Road' 「综合发展区(1)」及显示为「道路」的地方
	<u>Section 17 Review</u> 第 17 条覆核 "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
Nature of Review 覆核性质	To review the refusal decision of the application 覆核拒绝申请的决定

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。

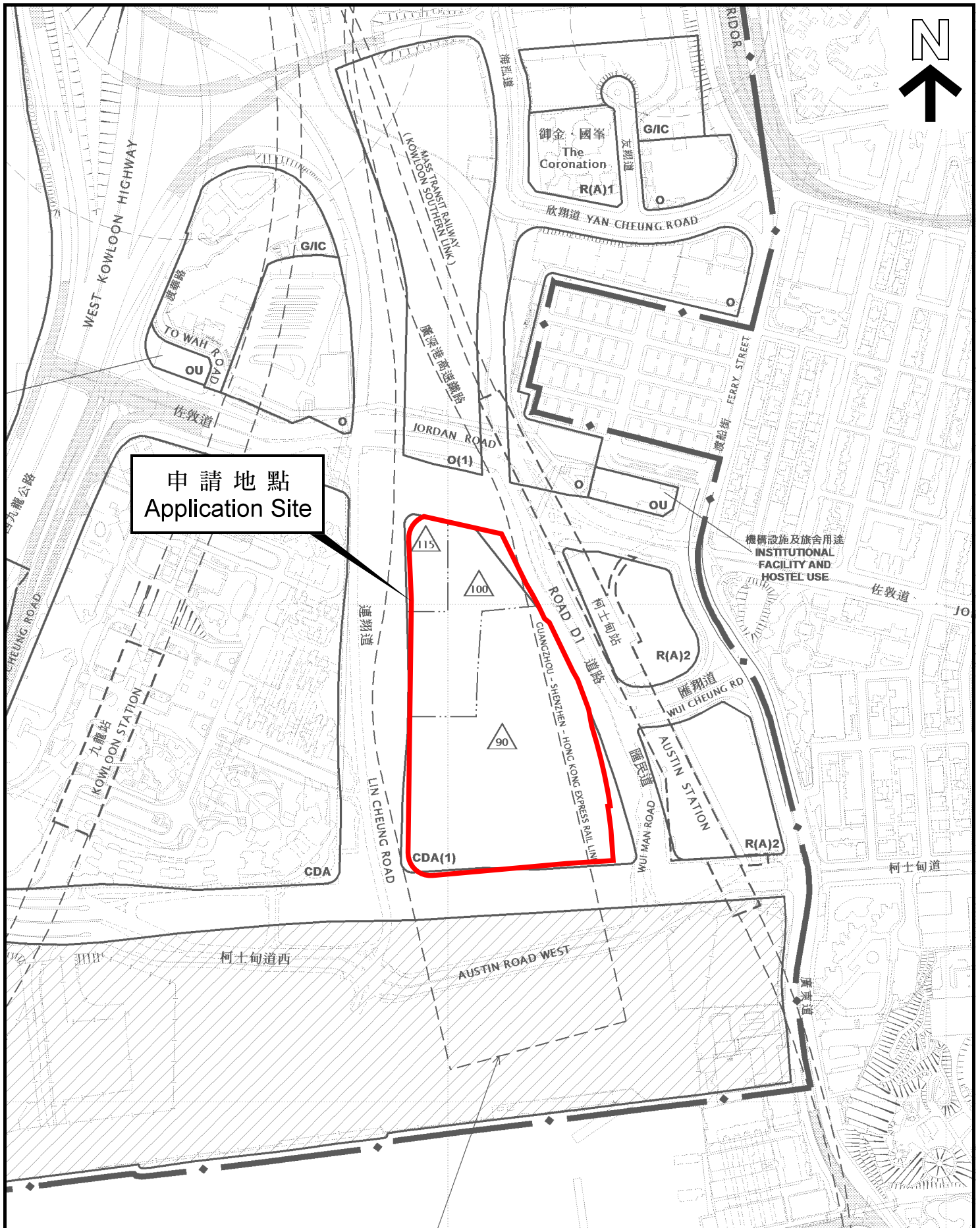
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估 (噪音、空气及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input 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"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Letter from the applicant's representative received by the Town Planning Board on 25.2.2021</u>		
城市规划委员会於 2021 年 2 月 25 日收到的申请人的代理人信件		
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。



申請地點
Application Site

機構設施及旅舍用途
INSTITUTIONAL
FACILITY AND
HOSTEL USE

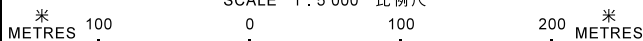
位置圖 LOCATION PLAN

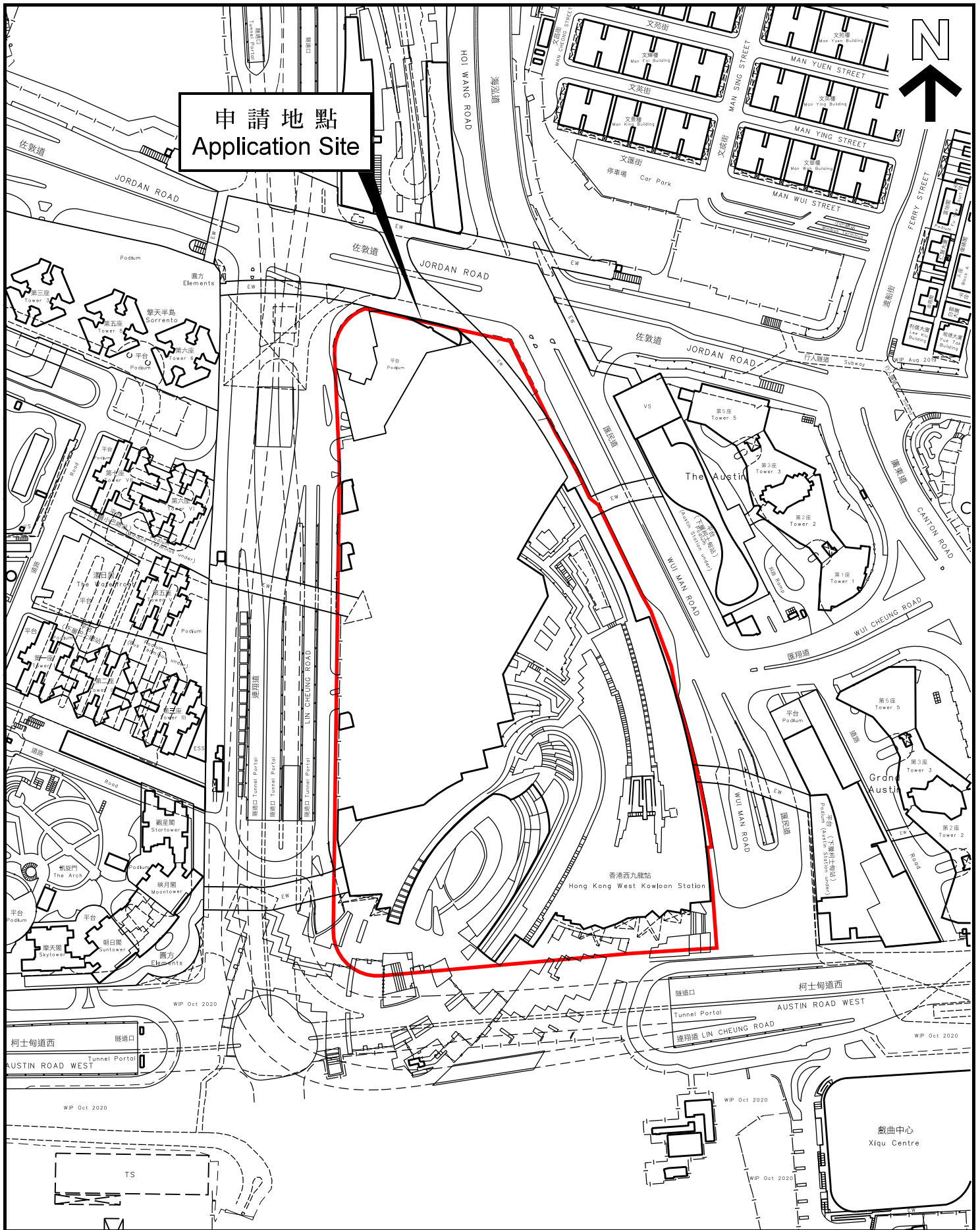
擬議辦公室、商業及零售發展並放寬建築物高度限制
九龍連翔道及柯士甸道西交界的廣深港高速鐵路西九龍總站用地
PROPOSED COMPREHENSIVE OFFICE, COMMERCIAL AND
RETAIL DEVELOPMENT WITH RELAXATION OF BUILDING HEIGHT RESTRICTION
THE SITE OF THE GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK
WEST KOWLOON TERMINUS AT THE JUNCTION OF
LIN CHEUNG ROAD AND AUSTIN ROAD WEST, KOWLOON
SCALE 1 : 5 000 比例尺

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/K20/133

本摘要圖於2021年3月3日擬備，所根據的資料為於2014年9月23日核准的分區計劃大綱圖編號 S/K20/30
EXTRACT PLAN PREPARED ON 3.3.2021
BASED ON OUTLINE ZONING PLAN No. S/K20/30 APPROVED ON 23.9.2014





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年3月3日擬備，
所根據的資料為測量圖編號
11-NW-24A、24B、24C及24D

EXTRACT PLAN PREPARED ON 3.3.2021
BASED ON SURVEY SHEETS No.
11-NW-24A, 24B, 24C & 24D

擬議辦公室、商業及零售發展並放寬建築物高度限制
九龍連翔道及柯士甸道西交界的廣深港高速鐵路西九龍總站用地
PROPOSED COMPREHENSIVE OFFICE, COMMERCIAL AND
RETAIL DEVELOPMENT WITH RELAXATION OF BUILDING HEIGHT RESTRICTION
THE SITE OF THE GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK
WEST KOWLOON TERMINUS AT THE JUNCTION OF
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申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/K20/133

申請編號 Application No. : A/K20/133
(覆核申請 Review Application)

備註
Remarks

申請人先前曾申請在申請地點作擬議辦公室、商業及零售發展並放寬建築物高度限制。城市規劃委員會（下稱「城規會」）轄下的都會規劃小組委員會（下稱「小組委員會」）於 2021 年 1 月 22 日拒絕有關申請。城規會於 2021 年 2 月 25 日收到申請人的代理人來信要求覆核小組委員會的決定。

The applicant sought planning permission for Proposed Comprehensive Office, Commercial and Retail Development with Relaxation of Building Height Restriction at the subject site. The application was rejected by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) on 22.1.2021. The Board received a letter from the applicant's representative on 25.2.2021 requesting for a review on the decision of the Committee.

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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申請編號 Application No. : A/K20/133
(覆核申請 Review Application)

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)

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