

Section 16 Planning Application for Amendments to Approved Scheme  
(No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District

**Appendix 10**

**Visual Impact Assessment**

April 2025



## 1. Introduction

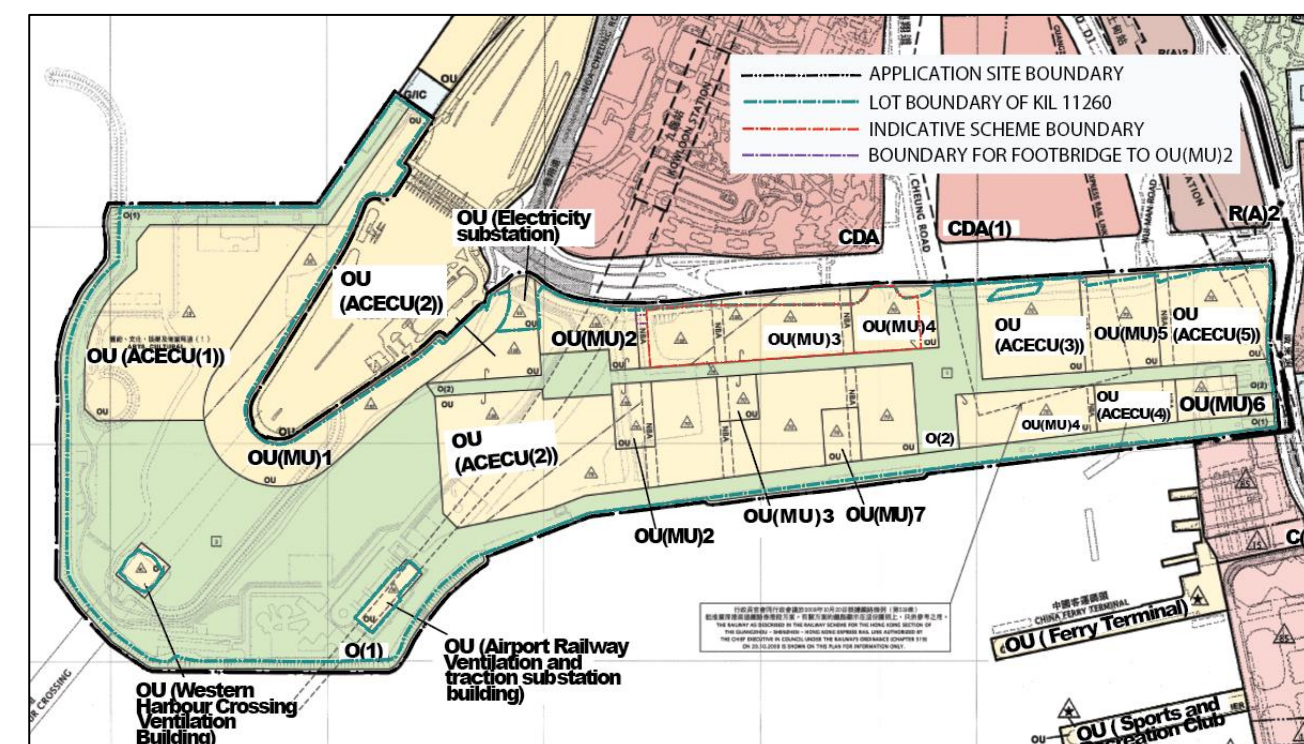
- 1.1 This Visual Impact Assessment (VIA) considers the potential visual impact as a result of the Indicative Scheme at West Kowloon Cultural District (WKCD or the District).
- 1.2 The preparation of the VIA is with reference to “Town Planning Board Guidelines No. 41 – Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board”.
- 1.3 The purpose of this Section 16 Planning Application (Application) on the Approved West Kowloon Cultural District Development Plan No. S/K20/WKCD/2 (DP), is to implement a portion of the previously approved residential GFA from application No. A/K20/121 in 2014. The Indicative Scheme comprises seven mixed-use residential towers with recreational facilities ancillary to the domestic part of the buildings. Some Retail / Dining / Entertainment (RDE) facilities are provided on the ground floor and podium levels of all buildings to enhance the vibrancy of the development. The Indicative Scheme is consistent with its overall planning intention of the WKCD in building a diverse and vibrant district.
- 1.4 The Applicant, West Kowloon Cultural District Authority, proposes to reshuffle part of the residential Gross Floor Area (GFA) from OU(MU)4 zone to OU(MU)3 zone and to apply for ‘Flat’ Use. The Building Height Restrictions (BHR) and maximum total Gross Floor Area (GFA) proposed in this Application, whilst adopting the previously approved parameters from the 2014 Section 16 Planning Application No. A/K20/121, will also form part of this application.
- 1.5 The Indicative Scheme is located in the central area of WKCD, along a strip to the north of “The Avenue”. The Indicative Scheme comprises of seven residential towers’, which massing range from 84mPD to 100mPD and complies with the BHR. There is also RDE and the residential ancillary clubhouse facilities in the podiums. The level of assessment of the VIA commensurate with the scale of the Indicative Scheme.

## 2. The Application Site and Its Surroundings

- 2.1 The Application Site is the WKCD DP boundary which is undergoing its continued development transforming south-west Yau Tsim Mong District into a diverse world-class arts and cultural district. The Indicative Scheme Boundary includes the OU(MU)3 North and OU(MU)4 North sub-zones (please refer to **Figure 1** and **Figure 2**). The north of the Application Site is bordered by Austin Road West. Canton Road serves the immediate border at the east of the District, and Victoria Harbour forms the southern to the western borders.



**Figure 1:** Aerial Photo showing Location of the Application Site



**Figure 2:** Location Plan of the Application Site, showing the Indicative Scheme Boundary, the Lot Boundary of KIL 11260, the Application Site Boundary and the Boundary for Footbridge to OU(MU)2



### Development Context within the Existing WKCD

- 2.2 From the eastern boundary of WKCD adjacent to Canton Road, “Xiqu Centre” is one of the earliest buildings opened to the public. From the remaining eastern to central portion of WKCD, it is currently an active construction site.
- 2.3 At center-west of the District along Museum Drive are the “CLP Substation” building, the “Conservation and Storage Facility” (CSF) building, “West Kowloon Cultural District Authority Tower” (WKCD Tower), and the contemporary art museum “M+” with a pedestrian “Artist Square Bridge” connecting the District to Elements shopping mall to the north.
- 2.4 Towards the south-western portion of WKCD is “Art Park”, a hugely popular green public open space, encompasses “Freespace”, “Arts Pavilion” and a food and beverage (F&B) strip. Lastly, located at the north-western end of the District is the “Hong Kong Palace Museum” (HKPM), which was opened to the public in 2022.

### Surrounding Development Context

- 2.5 The immediate surrounding developments of the Application Site are predominantly mixed-use, comprising commercial, residential, open space, roads and public transport infrastructures. To the immediate north of the Application Site, is the Mass Transit Railway (MTR) Kowloon Station Development with Elements shopping mall. To the immediate north-east of the Application Site is the XRL Hong Kong West Kowloon Station Development (WKS) of the Hong Kong section of the Guangzhou–Shenzhen–Hong Kong High Speed Rail Link. Further east of WKS is the MTR Austin Station Development which includes the MTR Austin Station and residential developments “The Austin” and “Grand Austin”. To the immediate east across Canton Road is the residential development “The Victoria Towers”, and the Kowloon Park, a vast area of open space with facilities for leisure and recreational purposes.

## 3. The Previously Approved Scheme

### Approval Condition (b): Submission of a refined building height profile including roof-top structures

- 3.1 The “previously Approved Scheme” contains the refined building height profile for compliance of approval condition (b) and indicative layout from the accepted Air Ventilation Assessment (AVA) for compliance of approval condition (c) under the Section 16 Planning Application no. A/K20/121 dated June 2014. The refined building height profile including rooftop structures was approved, and the condition was considered complied with on 3 June 2016. Please refer to **Figure 3** for the refined building heights.

### Approval Condition (c): Submission of a revised Air Ventilation Assessment

- 3.2 Subsequently, an AVA was submitted to discharge approval condition (c) and has been accepted by the Planning Department on 7 June 2017. It was submitted based on the refined building heights under approval condition (b). Please refer to **Annex 1** for the accepted building heights extracted from the accepted AVA.
- 3.3 This VIA compares the visual impact of the Indicative Scheme against the previously Approved Scheme.

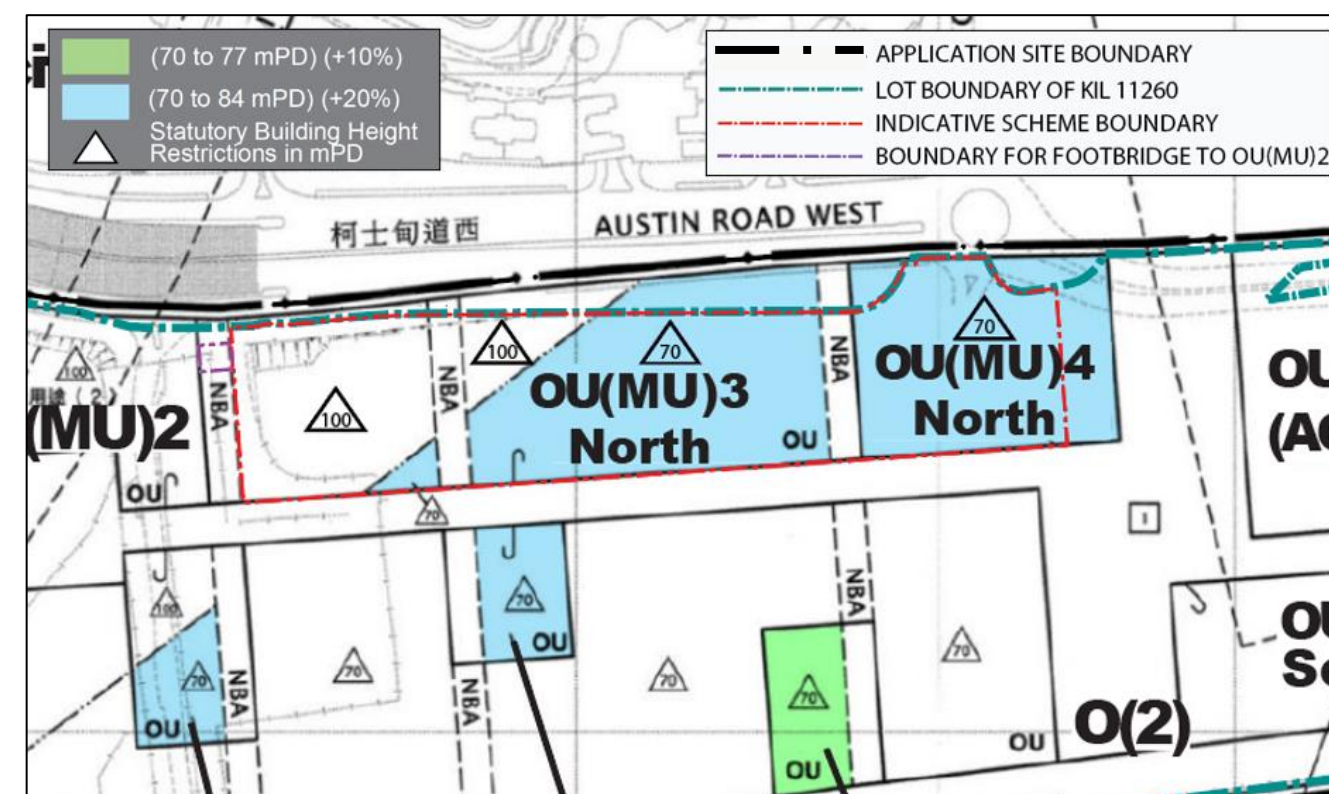


Figure 3: Refined Building Height Profile Approved in June 2016

## 4. The Indicative Scheme

- 4.1 The Indicative Scheme consists of seven residential towers with 22 to 27 residential storeys including three podium floors (G/F, 1/F and 2/F) with RDE and ancillary residential Clubhouse. The building height ranges from 84mPD to 100mPD. Compared to the previously Approved Scheme, the building heights of the Indicative Scheme remains unchanged while the building masses have been revised.
- 4.2 Please refer to the Planning Control Parameters provided in **Table 1** for details.

**Table 1.** Planning Control Parameters

Planning Control Parameters for the Indicative Scheme	
<b>Site Area</b> • Indicative Scheme Boundary@	19,999 m <sup>2</sup> (not more than)
<b>Gross Floor Area (GFA)</b>  • Residential GFA OU(MU)3 North Sub-zone OU(MU)4 North Sub-zone  • Retail / Dining / Entertainment* GFA OU(MU)3 North Sub-zone OU(MU)4 North Sub-zone	129,000 m <sup>2</sup> total (not more than)**  108,500 m <sup>2</sup> (not more than)**  20,500 m <sup>2</sup> (about)**
<b>Maximum Building Height Restrictions (Main Roof)</b>	100 mPD 84 mPD  Maximum Building Height Restrictions shall comply with the 2013 Approved WKCD Development Plan and 2014 Approved Planning Application.
<b>Non-Building Areas (NBAs)</b>	All NBAs within the Indicative Scheme Boundary shall be maintained in accordance with the 2013 Approved WKCD Development Plan.
<b>Footbridges and Landscape Decks***</b>	The Western Footbridge shall be about 7m wide overall, with 4.5m clear internal width, about 5m high and 8.5m clearance below the footbridge, subject to detailed design.  The Central and Eastern Footbridges with Landscape Decks shall be about 7m wide overall, with 6m clear internal width, about 5m high, a minimum of 4.5m clearance below footbridges, subject to detailed design.

@ The boundary that reflects the location of the Indicative Scheme in reference to the DP for the purpose of S16 Planning Application. Subject to site survey.

\* Retail / Dining / Entertainment (RDE) and other relevant uses permitted under Column 1 of OU(MU) zones.

\*\* To allow flexibility and optimum use of development potential, this Application is subject to a maximum of residential and total GFA. The allocation of actual Residential and RDE GFA between OU(MU)3 North and OU(MU)4 North will be determined at Detailed Design Stage by the Applicant or its Public Private Partnership (PPP) Developer.

\*\*\* The overall dimensions of the proposed Footbridges and Landscape Decks will be included in the Land Grant Conditions.

4.3 Key design elements to mitigate the potential visual impacts are summarized below:

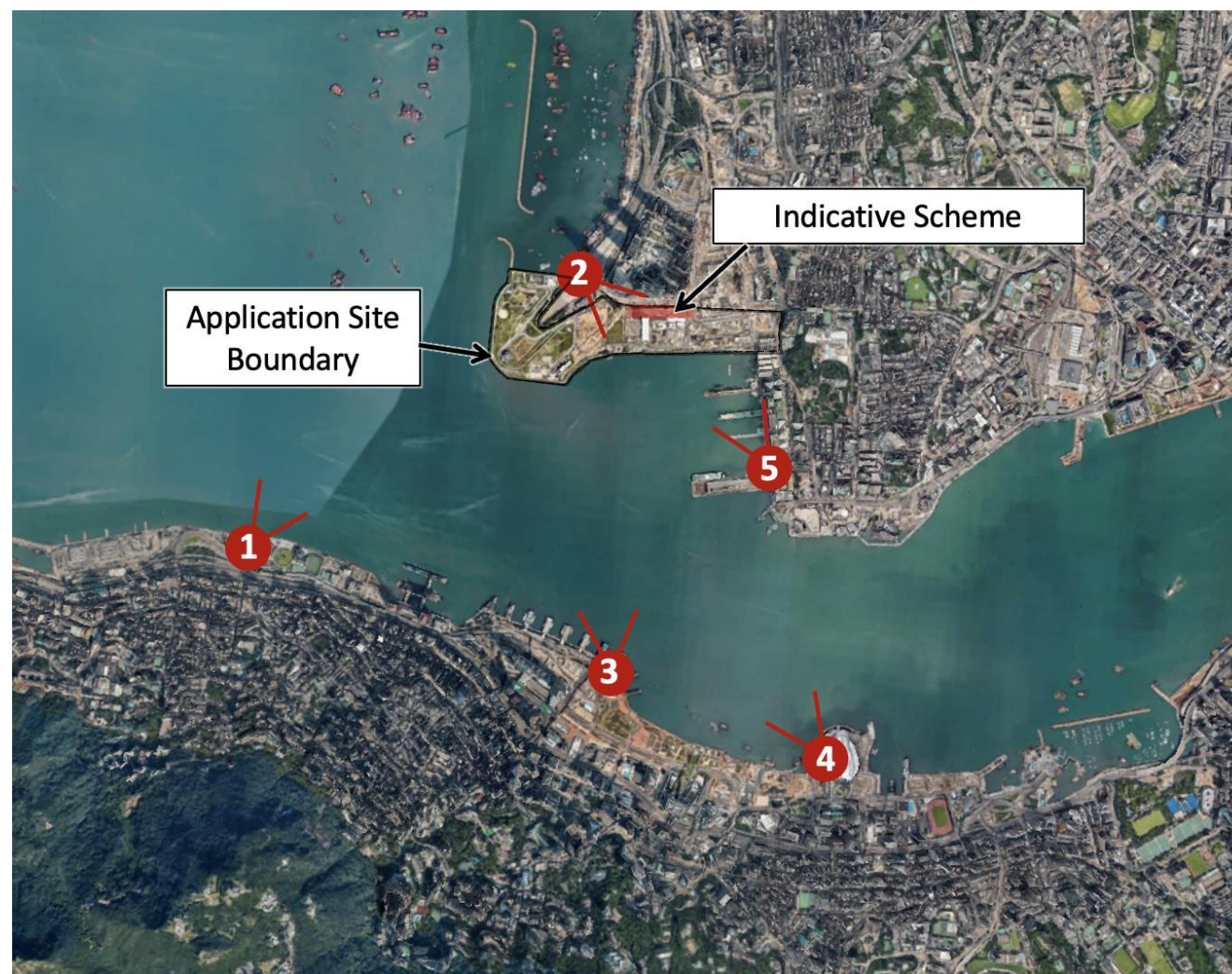
- The Sustainable Building Design (SBD) Guidelines to enhance the environmental sustainability of the built environment and minimize the adverse visual impacts.
- Building separation of 12 metres is provided at each Non-Building Area (NBA);
- The podium setbacks and outdoor terraces along Austin Road West and The Avenue reduce massing for pedestrians. Open space and greenery are also provided at various levels to soften the visual composition;
- The building height variations of the Indicative Scheme with building heights of 84mPD and 100mPD for the residential towers will add some visual interest to the vicinity. The proposed building heights also respect the ridgelines and enrich the overall skyline profile of the surroundings;
- The Indicative Scheme embraces the stepped-building height concept, which cascades from high to low and respects the ridgelines. This is reflected by the building heights of Towers 1 and 2 at 100mPD and Towers 3 to 7 at 84mPD, decreasing across The Avenue to the future Arts and Cultural Facilities (ACF) buildings which have a maximum BHR of 70 mPD, and on to the at-grade waterfront promenade;
- The unique building form that introduces a sense of motion as it moves inwards and outwards to create visual interest along the West Kowloon skyline and to avoid a monotonous wall effect along the site and
- The key design elements are indicative only and will be worked out in the Detailed Design Stage by the Applicant and/or its PPP Developer.

## 5. Viewing Points

5.1 The Assessment Area of this VIA covers the area of visual influence. The viewing points selected for assessment relate to key strategic and popular local viewing points. The viewing points are publicly accessible and popular locations, such as open spaces, public viewing decks and key pedestrian routes.

5.2 The strategic viewing points (based on HKPSG Chapter 11 Urban Design Guidelines) and local viewing points are previously identified in the Approved Planning Application in 2014, and those relate to the Application Site have been used again for this VIA to provide a basis for comparison between the previously Approved Scheme and the Indicative Scheme. The strategic viewing points (Viewpoints (VP) 1, 3 and 4) and local viewing points (VP 2 and 5) are indicated in **Figure 4** and are described below:





**Figure 4:** The viewing points selected for assessment

**Viewpoint 1 (VP1):** View looking north-east from Sun Yat Sen Memorial Park.

**Viewpoint 2 (VP2):** View looking south-east from podium of Elements shopping mall.

**Viewpoint 3 (VP3):** View looking north from Central Star Ferry Pier No. 7.

**Viewpoint 4 (VP4):** View looking north-west from Hong Kong Convention and Exhibition Centre.

**Viewpoint 5 (VP5):** View looking north-west from Harbour City shopping mall.

## 6. Visual Elements

6.1 All key visual elements, including any major physical structures, visual resources or attractors and/or visual eyesores or detractors that currently exist or are to be planned within the assessment area have been included in this Assessment. Visual resources of the WKCD site include Victoria Harbour, the natural ridgelines of the Lion Rock/Beacon Hill and sky view, which enhance the overall visual impact of the development.

## 7. Assessment of Visual Changes

7.1 The assessment of visual changes is based on a combination of factors, including visual composition, visual compatibility of the Indicative Scheme with the surroundings, effect on public viewers and visual resources. Its visual obstruction and interference with key viewpoints are also part of the considerations for this VIA.

7.2 The VIA conducted for the previous Section 16 Application No. A/K20/121 in 2014 was approved and the proposed BHR were considered to have insignificant visual impacts. The Indicative Scheme only changes the building mass within the Indicative Scheme Boundary, the building heights remains the same as the building heights submitted under both approval condition (b) and condition (c) in 2016 and 2017 respectively. Some building masses are combined in this current application to implement a portion of the residential GFA. The Master Layout Plan of the Indicative Scheme is shown in **Figure 5**.

7.3 This VIA compares the visual impact of the Indicative Scheme against the previously Approved Scheme. The comparison of the maximum BHR of both schemes is provided in **Annex 2**. The respective visual impact as a result of the Indicative Scheme is shown in **Figures 8 to 17**.

7.4 The effects of visual changes on the assessment area and the key public viewing points as a result of the Indicative Scheme are appraised. **Table 2** summarizes the existing and future visual amenity of the viewpoints, and evaluates the overall visual impact, taking into account the sensitivity of the key public viewpoints, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area.





Figure 5: Master Layout Plan of the Indicative Scheme

**Table 2.** Assessment of Visual Changes

View Point	Sensitivity of Viewpoints	Visual Composition	Visual Obstruction	Effect on Public Viewers	Future Effect on Visual Resources	Overall Assessment
<b>VP1</b>  View looking north-east from Sun Yat Sen Memorial Park.	<b>High</b>  Opposite the WKCD site across the harbour, this viewpoint is available to visitors at the Sun Yat Sen Memorial Park and the Central and Western District Promenade.	<b>Not Readily Apparent / Compatible</b>  This viewpoint is characterized by the panoramic sky and harbour view and the developments of the Kowloon Peninsula and West Kowloon with the Kowloon Hills forming the backdrop. The Indicative Scheme will be compatible with its surroundings since the adjacent MTR Kowloon Station developments have already obscured most of the view of the ridgelines in the background from this location.	<b>Negligible</b>  Compared to the previously Approved Scheme, while the building mass has been revised, the maximum building heights of the residential towers remain the same. However, the existing developments outside the District have already obscured the view of the ridgeline from this location. Same as the previously Approved Scheme, the Indicative Scheme reduces the depth of view from the viewpoint.	<b>Negligible</b>  Given most of the view of the ridgelines being obscured by existing developments beyond the District, the relatively long viewing distance, and the relatively small scale of the Indicative Scheme relative to the extent of the view, no observable visual impact is envisaged as compared with the previously Approved Scheme.	<b>Negligible</b>  As compared with the previously Approved Scheme, the Indicative Scheme continues to preserve the ridgelines, and its building height is much lower than the residential developments north of the District. The Indicative Scheme forms a small component in the overall harbour view and the visual impact is negligible as compared with the previously Approved Scheme.	<b>Negligible</b>  Given the viewing distance, the panoramic nature of the existing view, the relatively large scale of existing developments and the small-scale visible portion of the Indicative Scheme, the predicted visual impacts will be negligible.
<b>VP2</b>  View looking south-east from podium of Elements shopping mall.	<b>Medium</b>  The view is available to a limited number of pedestrians and visitors to the podium roof of Elements shopping mall. It is a representative viewpoint when viewed from the north-west of the site and illustrates a larger context of the site.	<b>Apparent / Compatible</b>  The proposed residential towers will be visible from this location and will block the majority of the panoramic sky and harbour view including the Gateway Towers and the China Ferry Terminal.	<b>Negligible</b>  Both the previously Approved Scheme and the Indicative Scheme will block the majority of the sky and harbour view from the podium of Elements shopping mall and the Indicative Scheme will cause similar-visual obstruction when compared to the previously Approved Scheme. The proposed residential towers with revised building mass and possible footbridges will cause similar extent of obstruction to the harbour view in the rightmost of the background.	<b>Negligible</b>  Given the proximity of the viewing point to the Application Site and the relative open nature of the existing view, the proposed residential towers with the same maximum building heights, but a revised building mass, will cause similar extent of obstruction to both the sky and harbour view in the rightmost of the background. The effect on public viewers is negligible.	<b>Negligible</b>  As compared with the previously Approved Scheme, the revised building mass will cause similar extent of obstruction to views of Victoria Harbour and Hong Kong Island in the rightmost of the background.	<b>Negligible</b>  As compared to the previously Approved Scheme, the proposed residential towers with the same maximum building heights, but a revised building mass, will cause similar extent of obstruction to views of Victoria Harbour and Hong Kong Island. The overall visual impact is negligible when compared to the previously Approved Scheme.

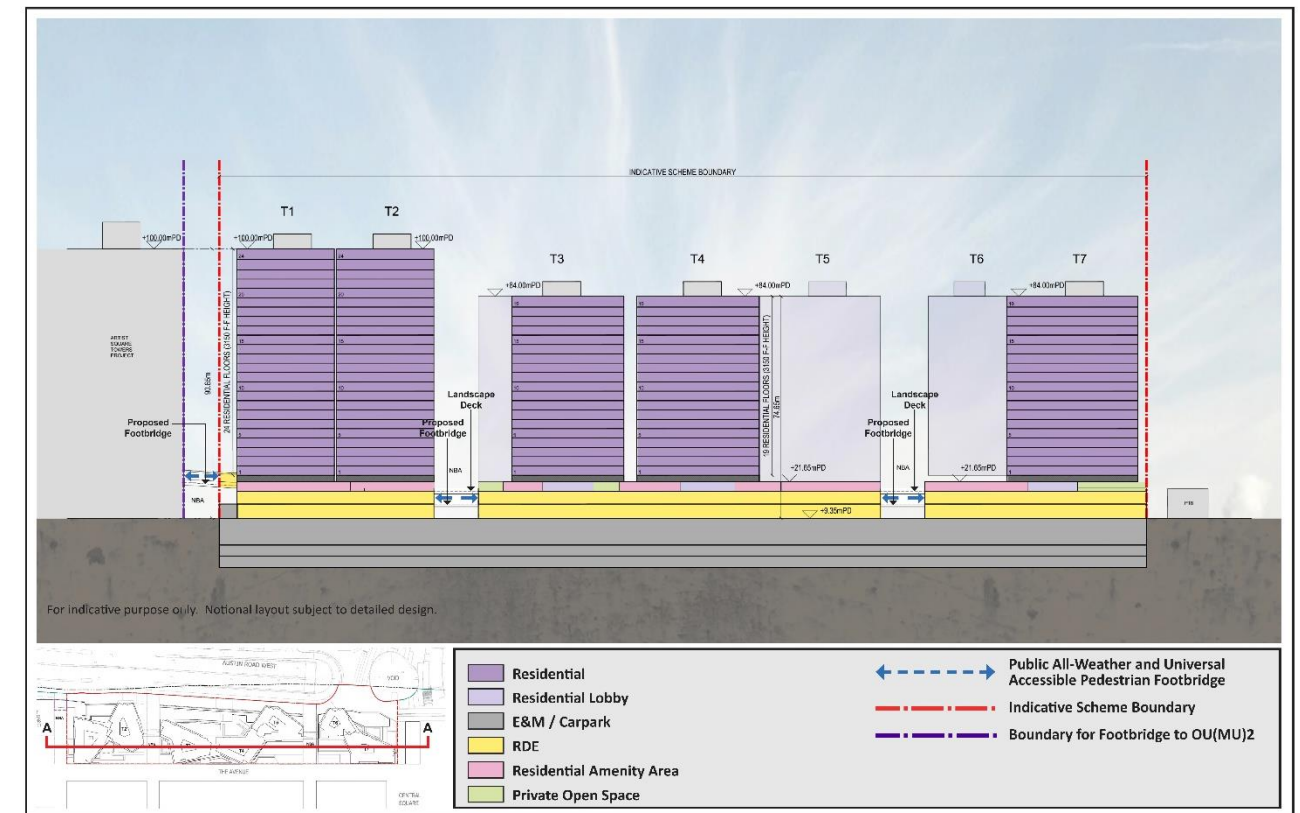
View Point	Sensitivity of Viewpoints	Visual Composition	Visual Obstruction	Effect on Public Viewers	Future Effect on Visual Resources	Overall Assessment
<b>VP3</b>  View looking north from Central Star Ferry Pier No. 7.	<b>High</b>  The viewpoint looking north from Central Pier No. 7 is available to visitors to Pier 7 and passengers waiting to board the Star Ferry. These public viewers are transient in nature and the viewing deck is visited by relatively few people. Although this viewpoint is iconic, its backdrop is already compromised by the existing and proposed high-rise developments beyond the District.	<b>Not Readily Apparent / Compatible</b>  The panoramic sky and harbour view including the whole WKCD Application Site, the high-rise Kowloon Station residential developments, the International Commerce Centre (ICC) and the Lion Rock/Beacon Hill ridgelines in the backdrop are available from this VP. In terms of the visual composition, the height, disposition, and orientation of the Indicative Scheme will not be readily apparent. Compared to the previously Approved Scheme, the maximum BHR of the proposed residential towers remains the same, despite changes to the building mass. The visual impact is negligible.	<b>Negligible</b>  Compared to the previously Approved Scheme, the maximum building heights of the Indicative Scheme remains the same, while the building mass has been changed. The adjacent MTR Kowloon Station developments and the approved XRL Hong Kong West Kowloon Station development outside the District have already obscured most of the view of the ridgeline from this location, especially the lower portions of the residential developments in the background. Same as the previously Approved Scheme, the Indicative Scheme will reduce the depth of views from the VP.	<b>Negligible</b>  This view is available to the transitory ferry passengers and visitors to Pier No. 7. As compared with the previously Approved Scheme, considering that the maximum building heights remains the same, it will not change the skyline nor the overall panoramic view from this location.	<b>Negligible</b>  As compared with the previously Approved Scheme, the Indicative Scheme continues to preserve the ridgelines and protects the views currently enjoyed from Hong Kong Island. Its building heights are much lower than the residential developments north of the District and it will only form a small component in the overall harbour view. Since there is no change in maximum building heights, the Indicative Scheme will not further block the sky nor buildings in the background. The visual impact is negligible.	<b>Negligible</b>  Given the viewing distance, the panoramic nature of the existing view, the relatively large scale of existing developments beyond the District and the small scale of the visible portion of the Indicative Scheme, the Indicative Scheme with the same maximum building heights as the previously Approved Scheme, predicted visual impacts will be negligible.
<b>VP4</b>  View looking north-west from Hong Kong Convention and Exhibition Centre.	<b>High</b>  This viewpoint stretches from the WKCD waterfront Promenade in the west across Victoria Harbour to the Kowloon Peninsula. It is available to a large number of transient pedestrians.	<b>Negligible</b>  The panoramic sky and harbour view, with high-rise residential developments and ICC at the back, and the Hong Kong Cultural Centre in the foreground, are visible from this location. The building mass has been revised as compared with the previously Approved Scheme, but the maximum building heights remains the same. The visual impact is negligible.	<b>Negligible</b>  Since the maximum building heights remains the same as compared with the previously Approved Scheme, no further blockage of the sky nor buildings in the background will be observed with the Indicative Scheme and hence, negligible visual impact is envisaged.	<b>Negligible</b>  This view is available to a relatively high number of transitory pedestrians. Same as the previously Approved Scheme, the views towards the lower portions of the residential buildings will be obscured by the planned WKCD waterfront developments. Negligible visual impact is envisaged.	<b>Negligible</b>  Despite a revision to the building mass of the Indicative Scheme, the maximum building heights remains the same. No further blockage of the sky nor buildings in the background will be observed and hence, negligible visual impact is envisaged.	<b>Negligible</b>  Given the viewing distance, the panoramic view and the small scale of the visible portion of the Indicative Scheme, since there is no change in maximum building heights, the predicted visual impact will be negligible compared with the previously Approved Scheme.



View Point	Sensitivity of Viewpoints	Visual Composition	Visual Obstruction	Effect on Public Viewers	Future Effect on Visual Resources	Overall Assessment
<b>VP5</b>  View looking north-west from Harbour City shopping mall.	<b>Medium</b>  This view is available to a considerable number of visitors to Harbour City shopping mall, which is located in Tsim Sha Tsui. It is a representative view point when viewing WKCD from the south of its vicinity. Open views of the WKCD developments can be seen in a short distance with a backdrop of ridgelines.	<b>Apparent / Compatible</b>  The Indicative Scheme will be visible from this location. The major visual components are the sky and harbour view and MTR Kowloon Station high-rise residential developments and ICC at the back. The building mass has been revised since the previously Approved Scheme, but the maximum building heights remains the same. The visual impact is negligible.	<b>Negligible</b>  Same as the previously Approved Scheme, the depth of view is reduced due to the presence of the Indicative Scheme. Despite some changes in the building mass, the maximum building heights remain the same. As compared with VPs 1, 3 and 4, this VP has a relatively closer viewing distance, some observable changes in building mass in the lower middle ground are observed. Nonetheless, the overall visual impact is considered negligible.	<b>Negligible</b>  Given the proximity of the viewing point to the Application Site and the relative open nature of the existing view, the effect on public viewers is considered negligible. Despite there being a change in building mass, no change to the maximum building heights will occur and hence, the visual impact is negligible	<b>Negligible</b>  The sky and harbour view remain the same, despite the changes in building mass. The maximum building heights remains the same. No further blockage of the sky nor buildings in the background will be resulted and hence, negligible visual impact is envisaged.	<b>Negligible</b>  Given the proximity and the scale of the Indicative Scheme, only changes in building mass are observed in the lower middle ground. With the maximum building heights remaining the same, no further obstruction to visual resources will occur and hence, the overall visual impact is considered to be negligible.

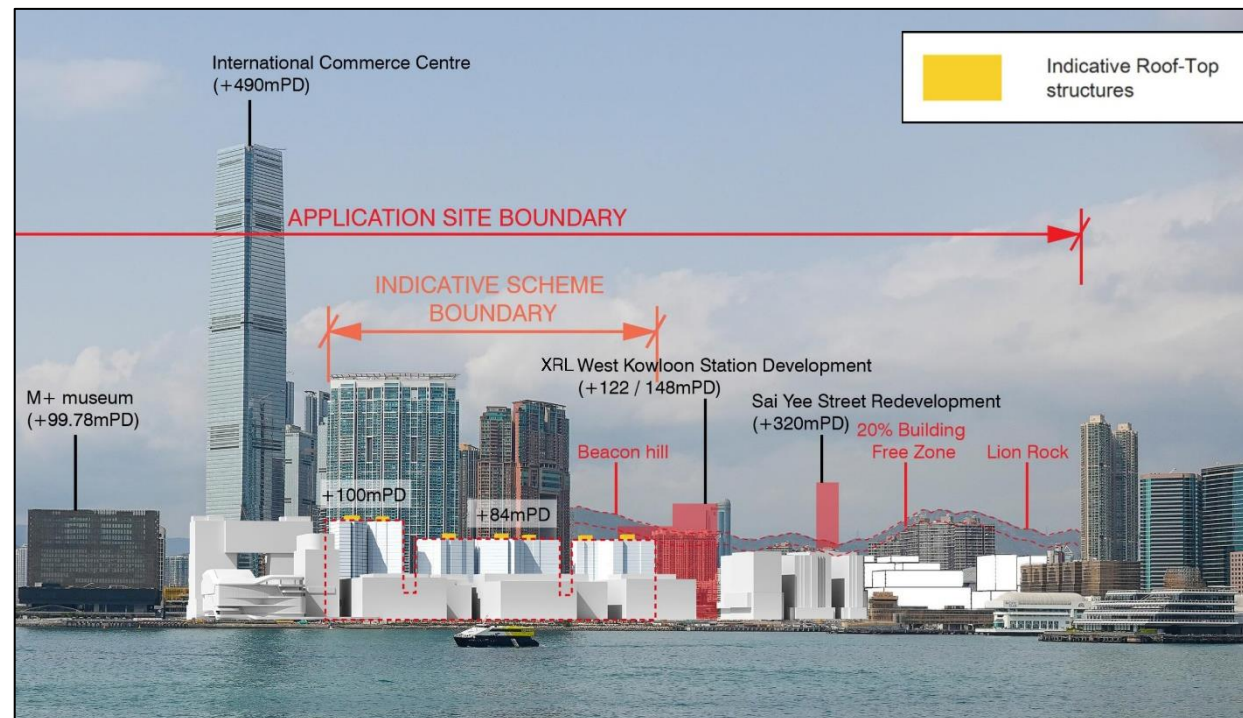
## 8. Evaluation of Overall Visual Impact

- 8.1 The Indicative Scheme adopts the previously approved refined building height profile in 2016 and 2017, and it is compatible with the planned WKCD developments. The maximum building heights of the Indicative Scheme remain the same as the previously Approved Scheme while the building mass has been revised, which is considered insignificant given the small scale of the Indicative Scheme. Overall, these towers have much lower building heights than the adjacent West Kowloon high-rise developments, which have already obscured the view of the ridgeline for most of the developments along the harbourfront. From all the key strategic viewing points, the Indicative Scheme will not cause blockage of views as compared with the previously Approved Scheme. Same as the previously Approved Scheme, the Indicative Scheme will reduce the depth of view towards the existing developments including the MTR Kowloon Station topside residential developments.
- 8.2 The Indicative Scheme will have a “negligible” visual impact at the local and strategic viewing points.
- 8.3 The Indicative Scheme is visible from the strategic viewing points (VP1, 3 and 4) which have higher sensitivity. However, due to the viewing distance from the Application Site, and the small scale of the Indicative Scheme, most of the existing ridgeline views are already obscured by existing developments in the backdrop. Above all, since there is no change in maximum building heights and main roof levels, negligible visual impact is envisaged as compared with the previously Approved Scheme.
- 8.4 Various design elements have been adopted to mitigate the potential visual impacts, including building setbacks from Austin Road West, variation in overall building heights and a unique building form design (**Figure 6**). The actual design of the rooftop structures will be considered at the detailed design stage and will conform to the interpretation included in the Joint Practice Note No. 5, paragraphs 9 and 10.



**Figure 6: Section A-A Showing the Overall Building Heights and Building Form**

- 8.5 The new building mass also gives variation to the building height profile and safeguards the integrity of the remaining ridgelines, which was one of the approval conditions in the previously Approved Scheme. The potential visual impact of the rooftop structures within the Indicative Scheme Boundary has been considered and it is confirmed that the 20% building-free zone below the ridgelines would be preserved and maintained, since there is no change in maximum building height as compared with the previously Approved Scheme (**Figure 7**).



**Figure 7:** Proposed rooftop structures within the Indicative Scheme Boundary and 20% building free zone under the ridgelines

- 8.6 The proposed building heights within the WKCD site will form an interesting contrast with the high-rise developments located to the north of the site and improve the existing visual composition of the WKCD site. This also helps create a distinctive outlook for Victoria Harbour, by providing visual interest and diversity for the harbourfront.

## 9. Conclusion

- 9.1 The Indicative Scheme adopts the refined maximum permitted BHR as approved in 2016 and 2017, with a revision in building mass. Visually, the residential towers in the Indicative Scheme look different from some viewing points due to a more pronounced building mass in the foreground without an actual increase in building heights. Therefore, the Indicative Scheme is compatible with its urban context and will not have any significant adverse visual impact on the identified public viewing points.





Viewpoint 1 (Existing Situation)

For indicative purpose only. Notional layout subject to detailed design.

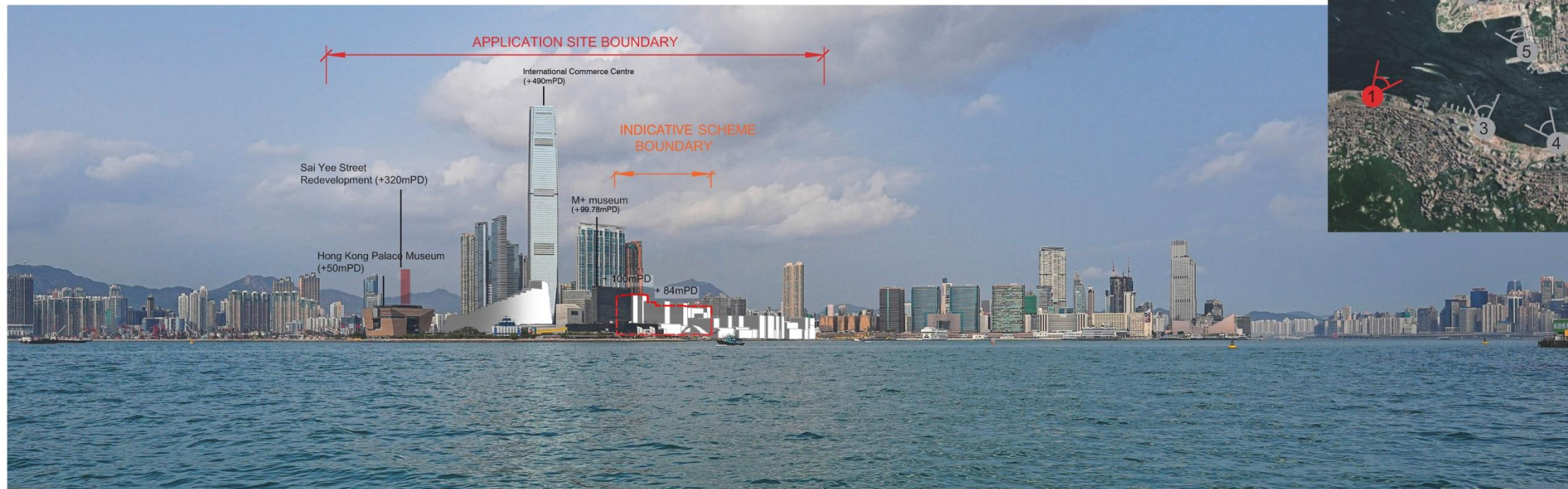
Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Viewpoint 1 - Sun Yat Sen Memorial Park (without WKCD Development)

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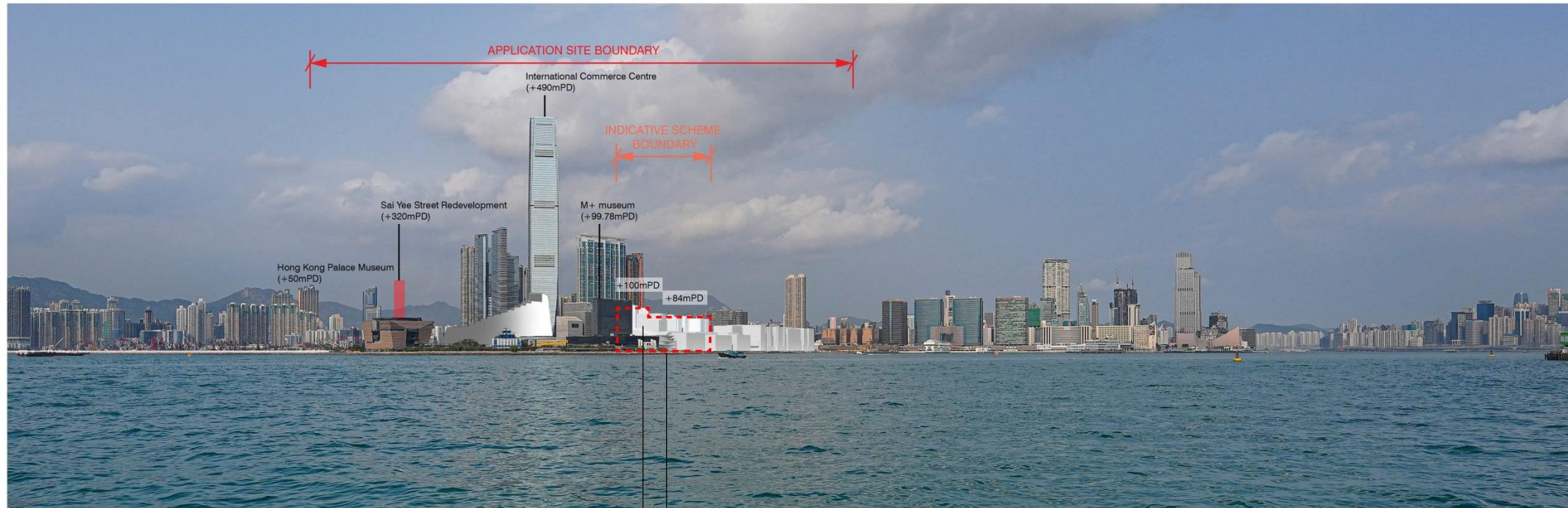
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Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



Subject S16 Planning Application  
For indicative purpose only. Notional layout subject to detailed design.

The building mass of the following developments at WKCD have been updated based on the approved building plans:

- (1) Artist Square Towers Project(P31,P32&P34)
- (2) WestK Performing Arts Centre (P35)

Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Photomontage – Sun Yat Sen Memorial Park (Viewpoint 1)

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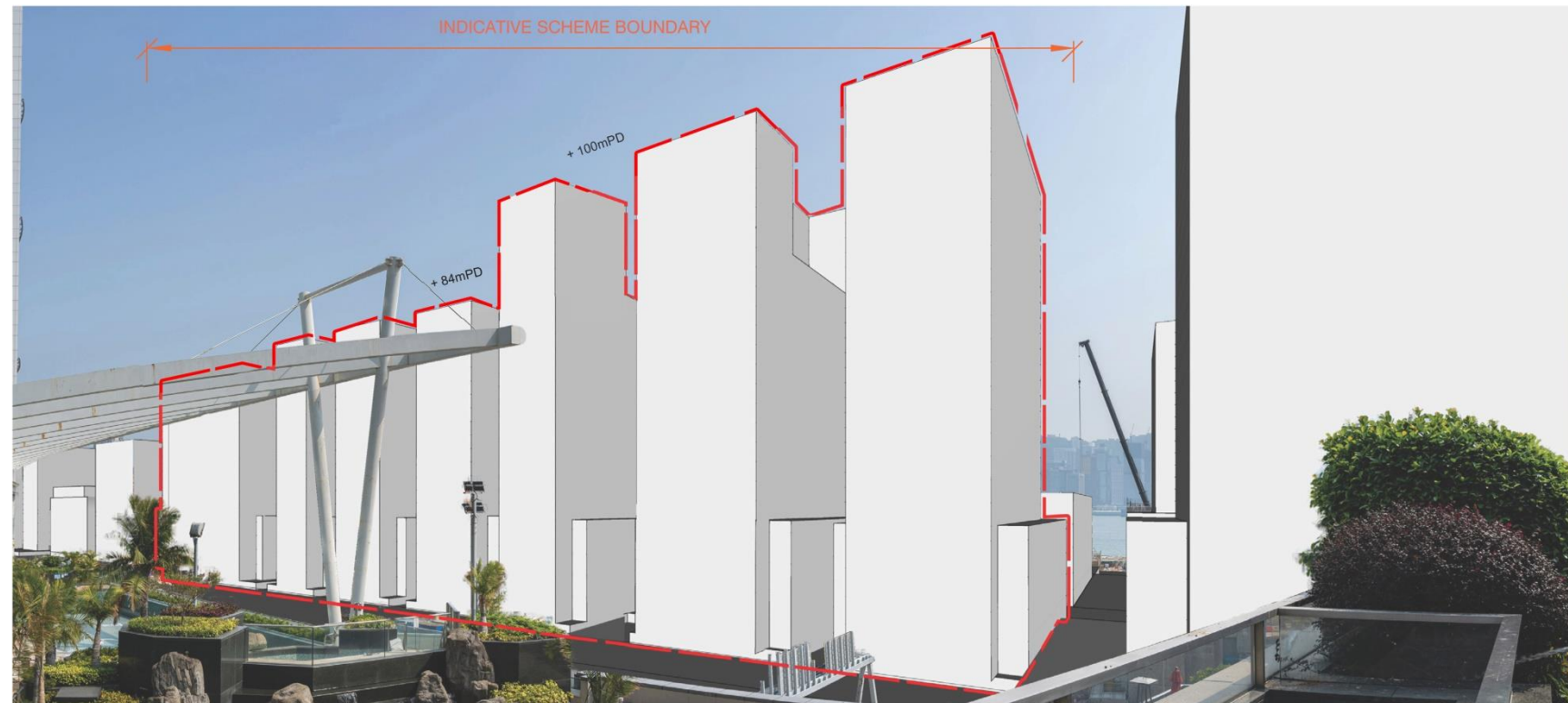
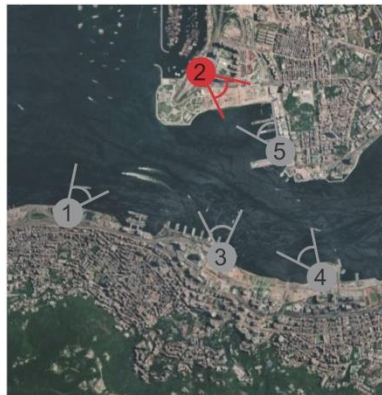


Viewpoint 2 (Existing Situation)

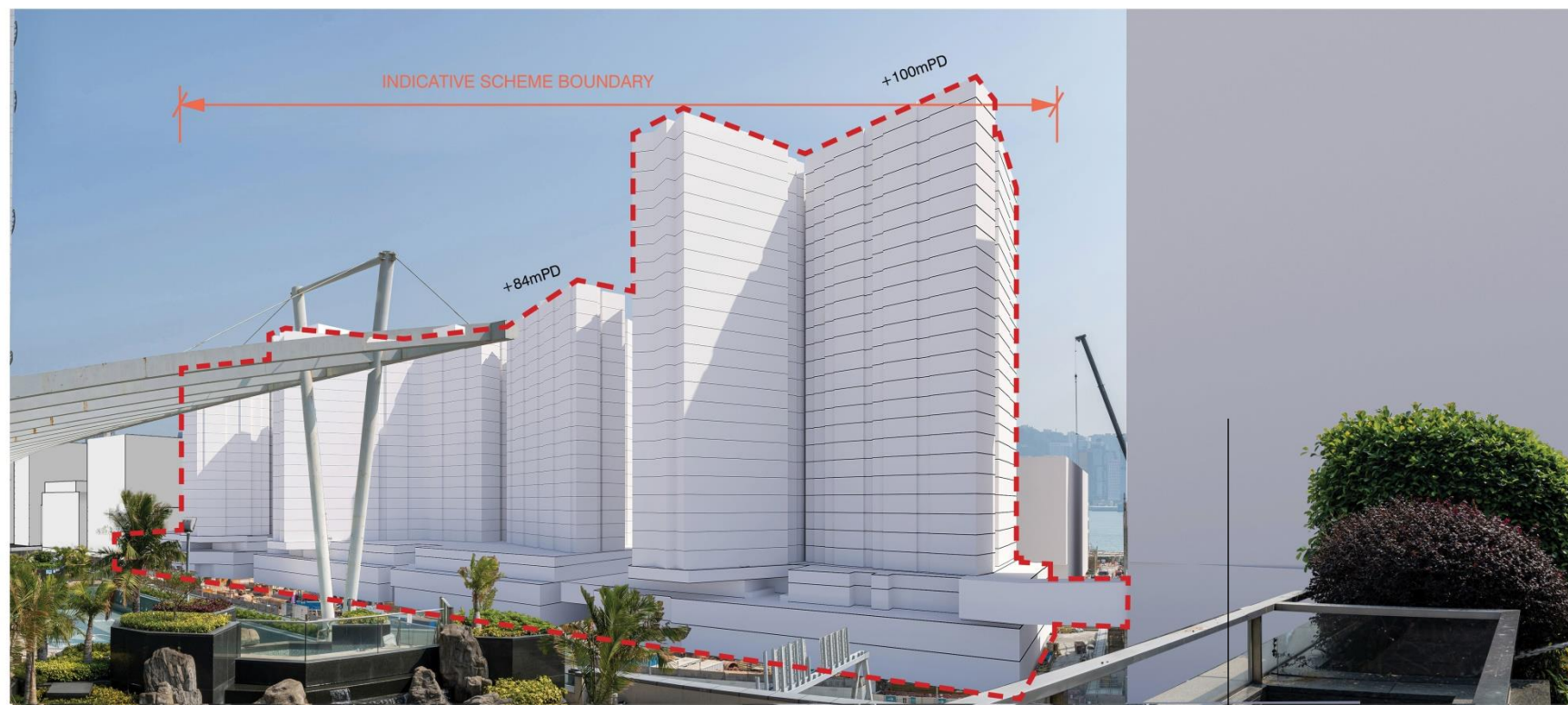
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Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



Subject S16 Planning Application

(1)

The building mass of the following developments at WKCD have been updated based on the approved building plans:

(1) Artist Square Towers Project(P31, P32&P34)

For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Photomontage – Podium of the Elements Shopping Mall (Viewpoint 2)

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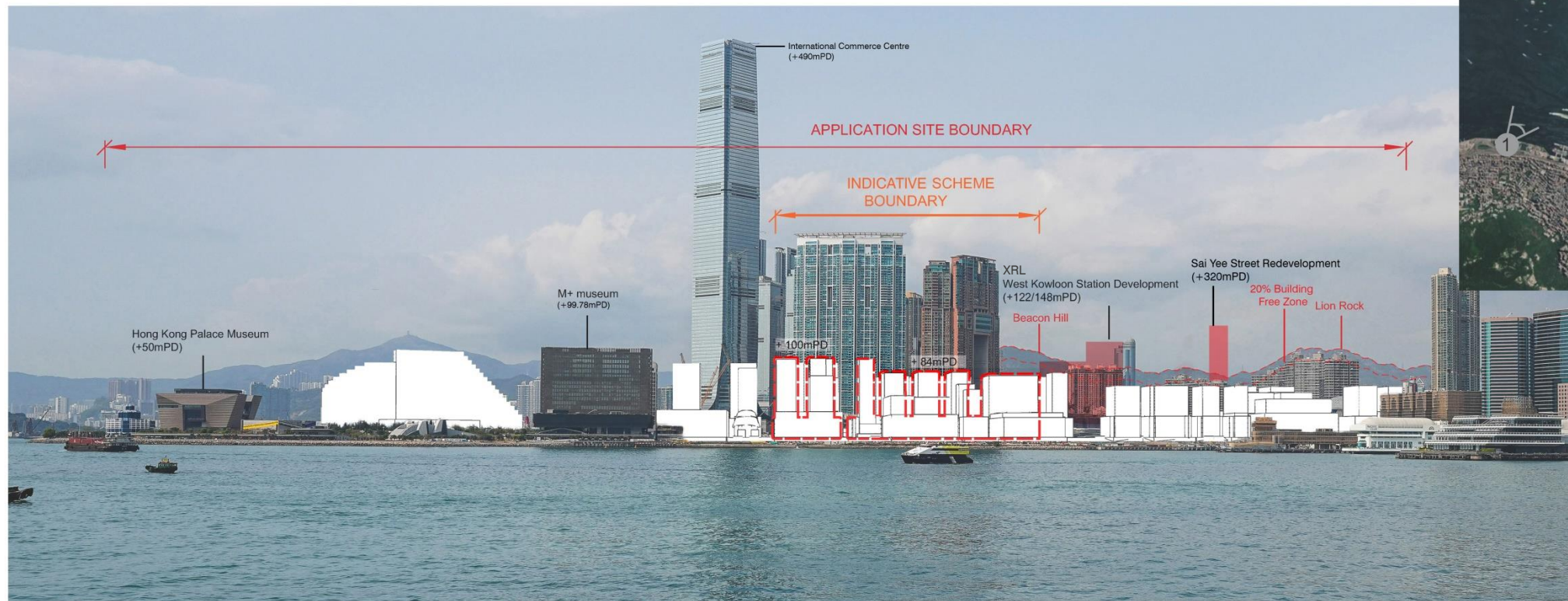
Viewpoint 3 (Existing Situation)

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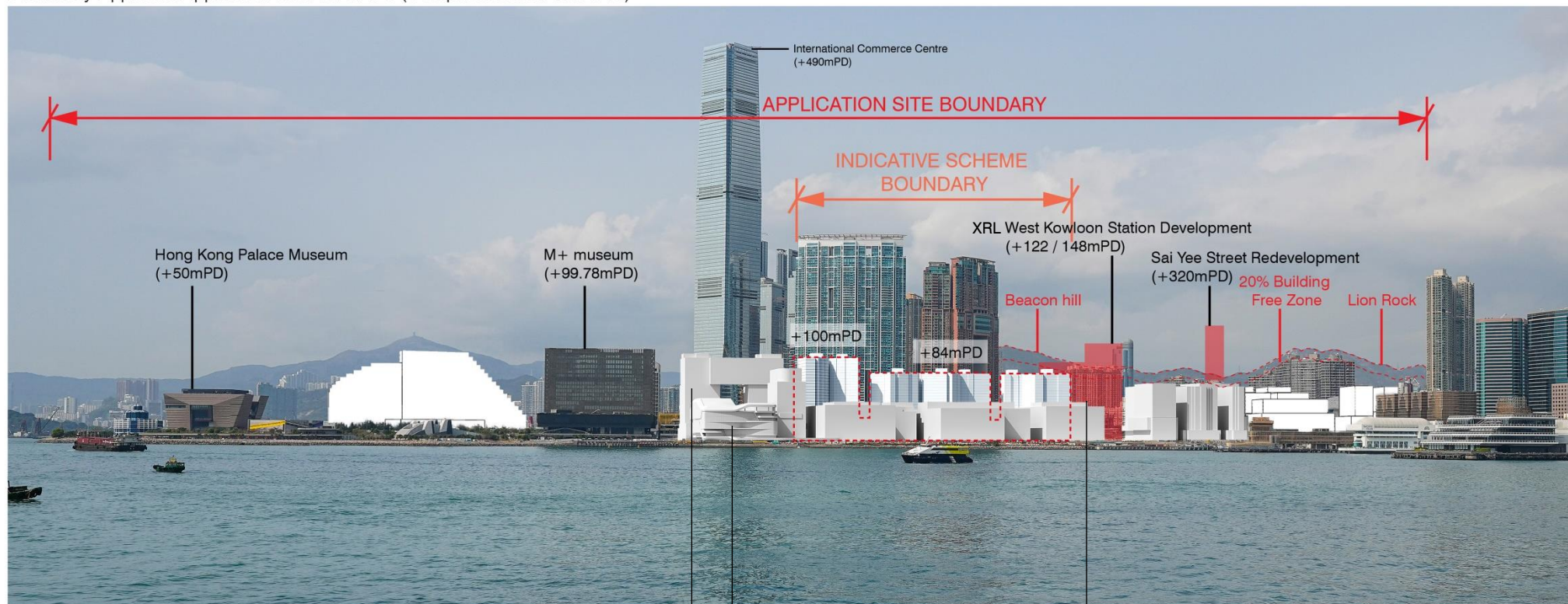
Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Viewpoint 3 - Central Star Ferry Pier No 7 (without WKCD Development)

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Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



Subject S16 Planning Application

For indicative purpose only. Notional layout subject to detailed design.

The building mass of the following developments at WKCD have been updated based on the approved building plans:

- (1) Artist Square Towers Project(P31, P32&P34)
- (2) WestK Performing Arts Centre (P35)
- (3) The height of P16 is revised, please refer to building section and layout plan

Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Photomontage – Central Star Ferry Pier No 7 (Viewpoint 3)

SCALE	AS SHOWN	DATE	OCT 2024
CHECKED		DRAWN	
FIGURE NO.	Figure 13		REV
			-

**westK**  
西九文化區





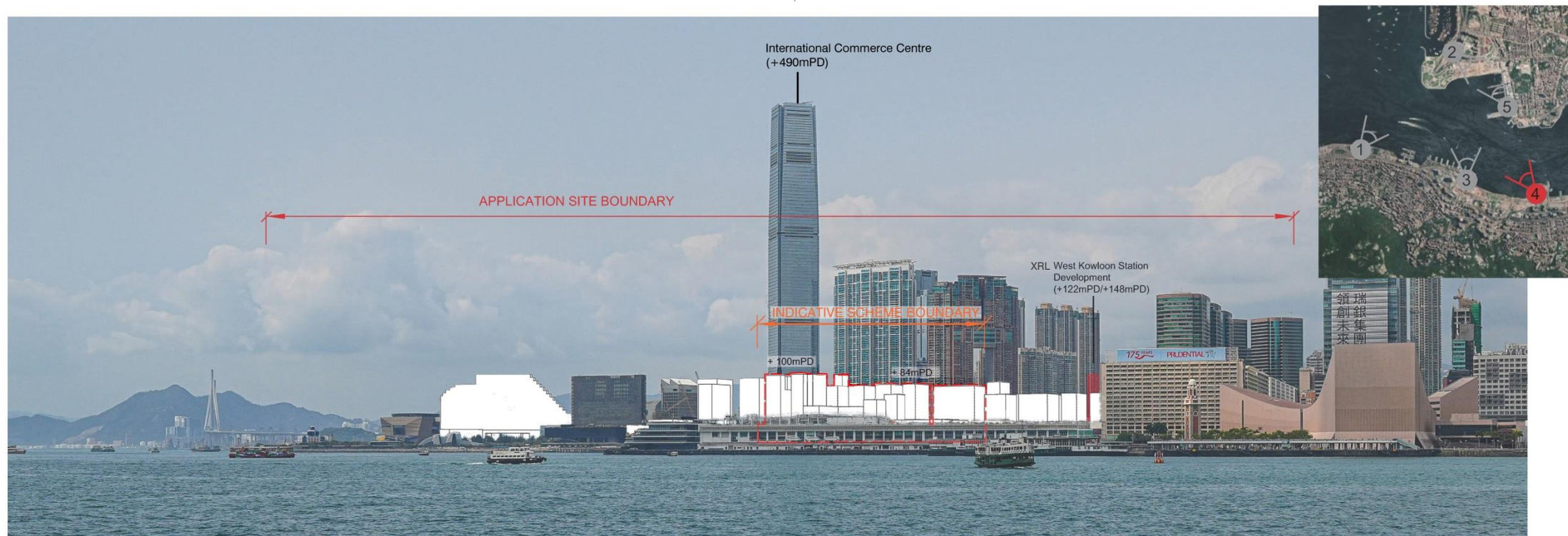
Viewpoint 4 (Existing Situation)

For indicative purpose only. Notional layout subject to detailed design.

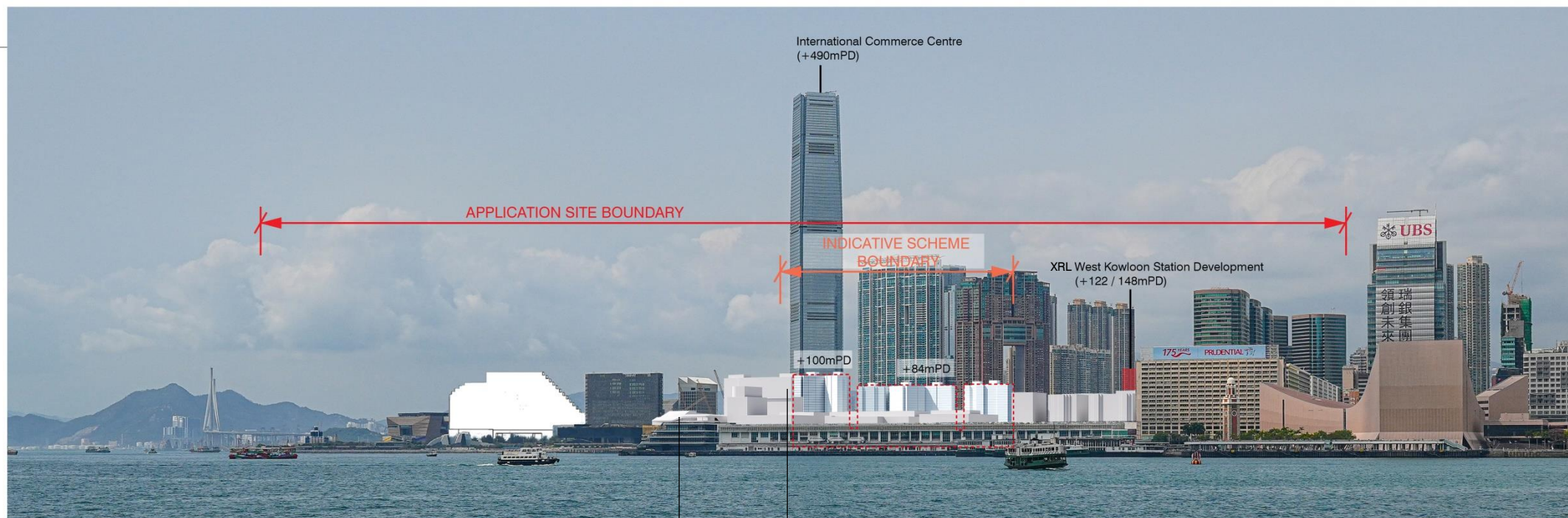
Section 16 Planning Application for the Proposed Residential Development at West  
Kowloon Cultural District  
Viewpoint 4 - Hong Kong Convention and Exhibition Centre (without WKCD Development)

SCALE	AS SHOWN	DATE	OCT 2024
CHECKED		DRAWN	
FIGURE NO.	Figure 14		REV
			-





Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



Subject S16 Planning Application

The building mass of the following developments at WKCD have been updated based on the approved building plans:

- (1) Artist Square Towers Project(P31, P32&P34)
- (2) WestK Performing Arts Centre (P35)

(2) (1)

For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Photomontage – Hong Kong Convention and Exhibition Centre (Viewpoint 4)

SCALE	AS SHOWN	DATE	OCT 2024
CHECKED		DRAWN	
FIGURE NO.	Figure 15		REV
			-

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Viewpoint 5 (Existing Situation)

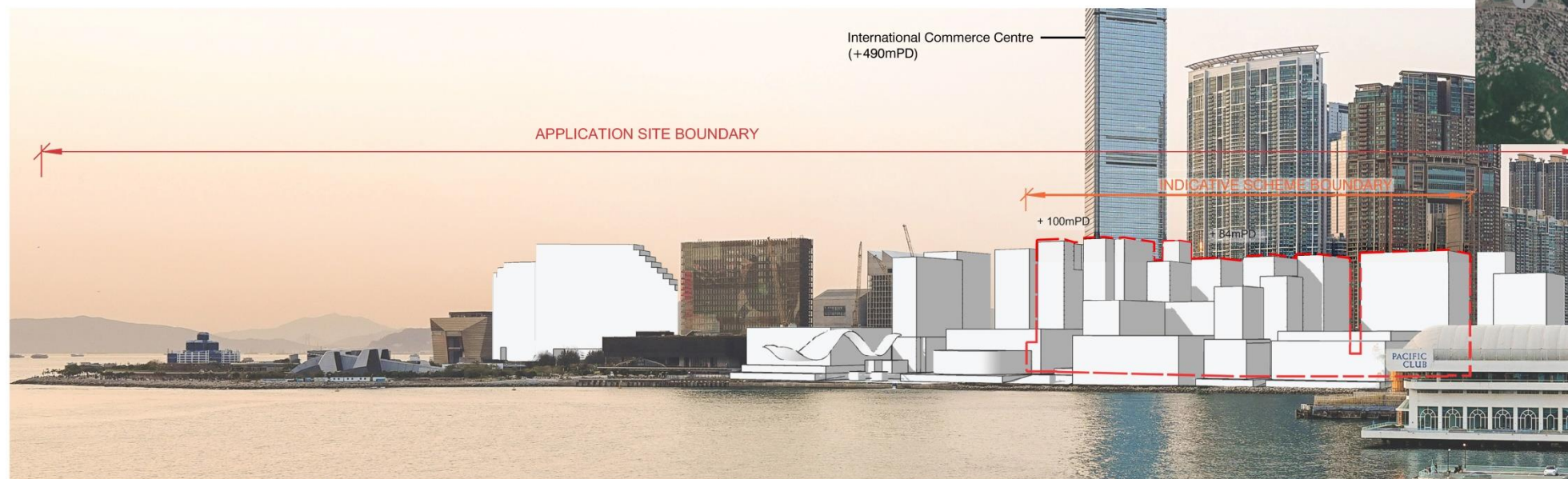
For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for the Proposed Residential Development at West  
Kowloon Cultural District  
Viewpoint 5 - Harbour City (without WKCD Development)

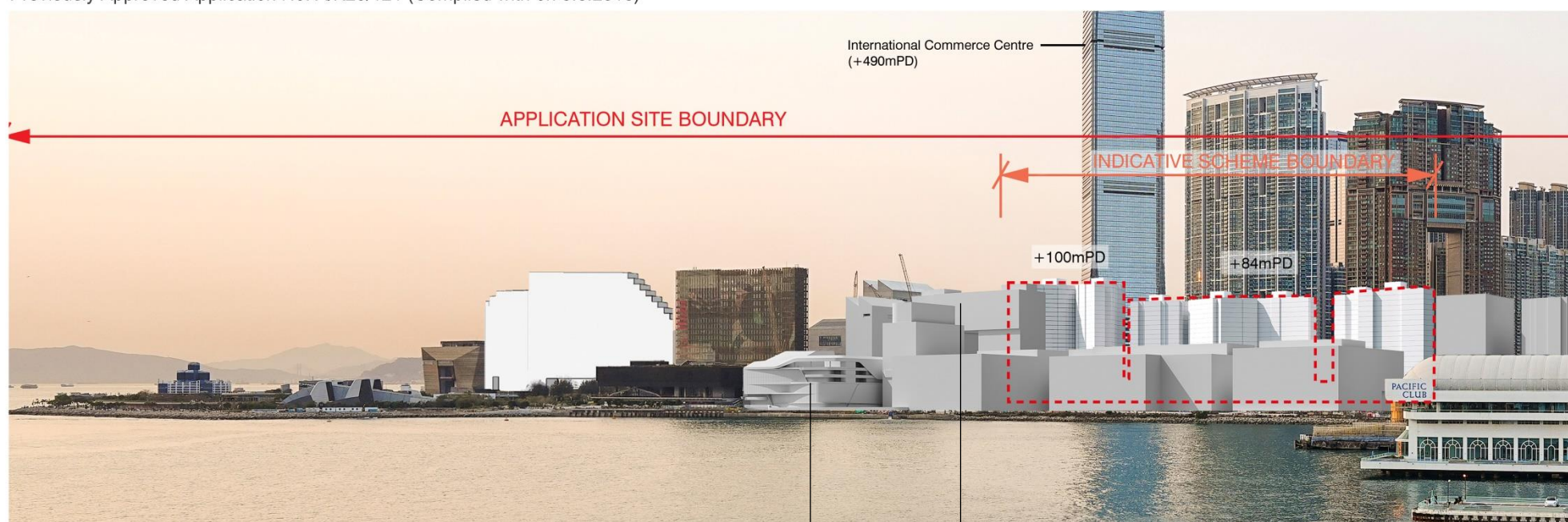
SCALE	AS SHOWN	DATE	OCT 2024
CHECKED		DRAWN	
FIGURE NO.	Figure 16		REV
			-

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Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



Subject S16 Planning Application

The building mass of the following developments at WKCD have been updated based on the approved building plans:

- (1) Artist Square Towers Project (P31, P32&P34)
- (2) WestK Performing Arts Centre (P35)

For indicative purpose only. Notional layout subject to detailed design.

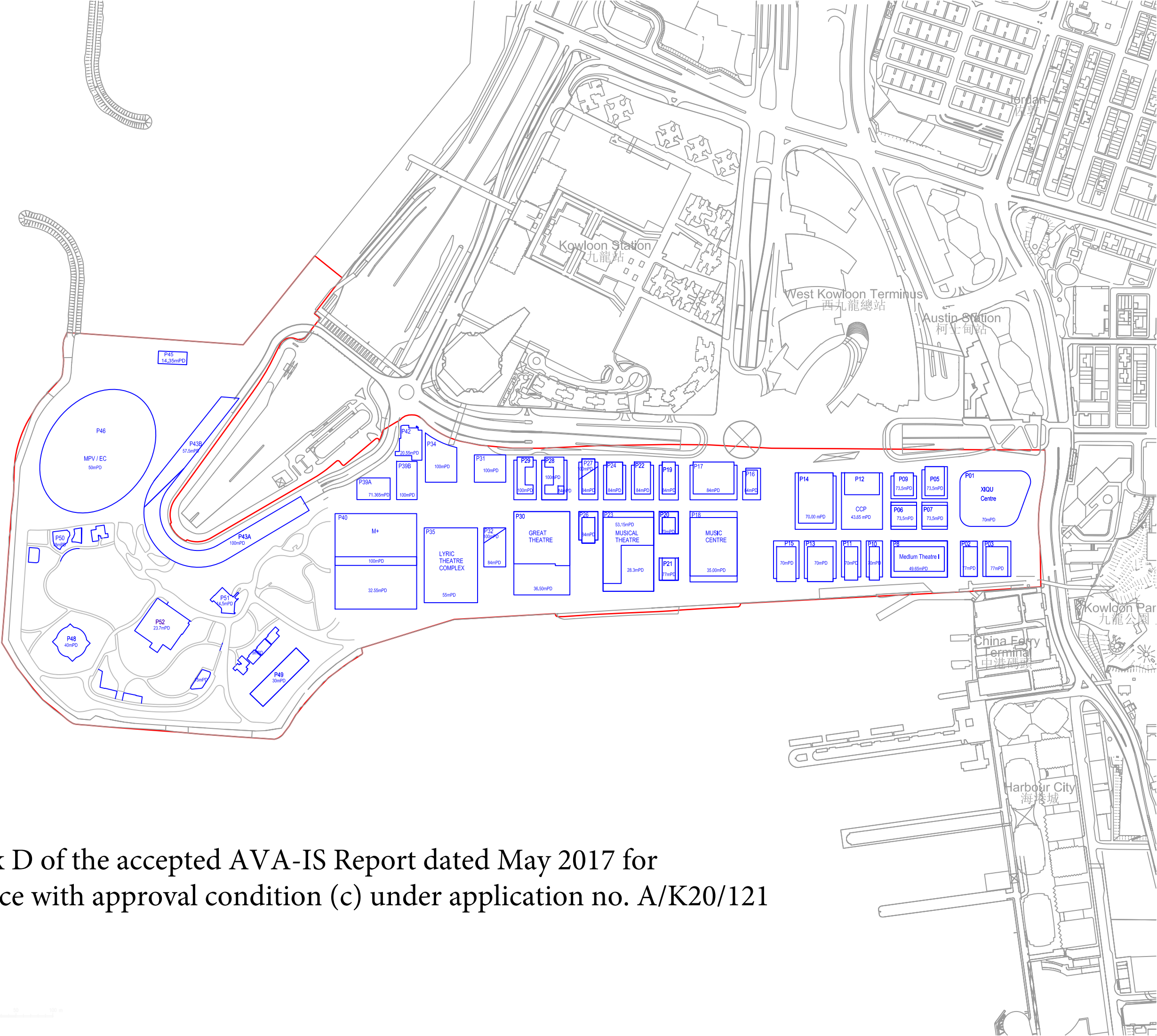
Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District  
Photomontage – Harbour City (Viewpoint 5)

SCALE	AS SHOWN	DATE	OCT 2024
CHECKED		DRAWN	
FIGURE NO.	Figure 17		REV
			-

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Annex 1



Appendix D of the accepted AVA-IS Report dated May 2017 for compliance with approval condition (c) under application no. A/K20/121

Annex 2

Proposed Maximum Building Height Restrictions of Different Zones

	DP Provision	2014 Application	2016 Compliance with conditions	Indicative Scheme
Plan / Application Number	S/K20/WKCD/2	A/K20/121	--	--
"O(1)" "O(2)"	3 storeys 1 storey	3 storeys 1 storey	3 storeys 1 storey	--
"OU(Airport Railway Ventilation and Traction Substation Building)"	30mPD	30mPD	30mPD	--
"OU(Western Harbour Crossing Ventilation Building)"	40mPD	40mPD	40mPD	--
"OU(ESS)"	33mPD	33mPD	33mPD	--
"OU(ACECU)1" "OU(ACECU)2" "OU(ACECU)4" "OU(ACECU)5"	50mPD 70/100mPD 70mPD 70mPD	50mPD 70/100mPD 70mPD 70mPD	50mPD 70/100mPD 70mPD 70mPD	--
"OU(MU)2" – to the north of "O(2)"	100mPD	100mPD	100mPD	--
"OU(ACECU)3" "OU(MU)4" – to the south of "OU(ACECU)3" "OU(MU)6" "OU(MU)7"	70mPD	77mPD	70mPD	--
			70mPD	
			77mPD	
"OU(MU)1" – western sub-zone	50mPD	57.5mPD	57.5mPD	--
"OU(MU)5"	70mPD	80.5mPD	73.5mPD	--
"OU(MU)2" – southern sub-zone to the south of "O(2)" "OU(MU)3" – to the south of "O(2)"	70mPD	84mPD	84mPD	--
"OU(MU)3" – western sub-zone to the north of "O(2)" "OU(MU)3" – eastern sub-zone to the north of "O(2)" "OU(MU)4" – to the west of "OU(ACECU)3"	70mPD – 100mPD	84mPD – 100mPD	84mPD – 100mPD	84mPD – 100mPD
	70mPD – 100mPD	84mPD – 100mPD	84mPD – 100mPD	84mPD – 100mPD
	70mPD	84mPD	84mPD	84mPD