Broad Development Parameters of the Applied Use/Development in respect of Application No. A/K20/138

關乎申請編號 A/K20/138 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/K20/138			
Location/address 位置/地址	West Kowloon Cultural District (WKCD) 西九文化區			
Site area 地盤面積	Overall Development 整體發展 About 約 40.91 hectare 公頃 (Includes Government Land of about 包括政府土地約 20,893 sq. m 平方米)			
	Development Site 發展地點 ⁽¹⁾ Not more than 不多於 19,999 sq. m 平方米			
Plan 圖則	Approved West Kowloon Cultural District Development Plan No. S/K20/WKCD/2 西九文化區發展圖則核准圖編號 S/K20/WKCD/2			
Zoning 地帶	"Open Space", "Other Specified Uses" ("OU") annotated "Arts, Cultural, Entertainm and Commercial Uses", "OU" annotated "Mixed Uses" ("OU(MU)"), "OU" annotated "Electricity Substation", "OU" annotated "Airport Railway Ventilation and Tractic Substation Building" and "OU" annotated "Western Harbour Crossing Ventilation Building" 「休憩用地」、「其他指定用途」註明「藝術、文化、娛樂及商業用途」、「其他指定用途」註明「混合用途」、「其他指定用途」註明「電力支站」「其他指定用途」註明「機場鐵路通風及牽引配電站大樓」及「其他指定用途」註明「两區海底隧道通風大樓」			
Applied use/ development 申請用途/發展	Proposed Flat Use within the Development Site ⁽¹⁾ with Minor Relaxation of Gross Floor Area and Building Height Restrictions of WKCD ⁽²⁾ ; and Minor Relaxation of Non-Building Area Restriction for "OU(MU)3" zone 擬議在發展地點 ⁽¹⁾ 內作分層住宅用途,並略為放寬西九文化區的總樓面面積及建築物高度限制 ⁽²⁾ ;以及略為放寬在「其他指定用途」註明「混合用途(3)」地帶內的非建築用地限制			

- (1) Only include the northern portions of "OU(MU)3" and "OU(MU)4" under WKCD Development Plan 只涵蓋在西九文化區發展圖上劃為「其他指定用途」註明「混合用途(3)」及「其他指定用途」註明「混合用途(4)」的北面部分
- (2) The Gross Floor Area (GFA) and Building Height Restrictions previously approved by the Metro Planning Committee of the Town Planning Board on 14.11.2014 (i.e. Application No. A/K20/121) remain unchanged; and the current application mainly involves technical reshuffling part of the domestic GFA from "OU(MU)4" zone to "OU(MU)3" zone for the proposed residential development within the Development Site

城市規劃委員會轄下的都會規劃小組委員會於2014年11月14日批准放寬西九文化區的總樓面面積及建築物高度限制(即申請編號A/K20/121)維持不變;而是次申請主要涉及將於「其他指定用途」註明「混合用途(4)」地帶內的部分住用總樓面面積分配至「其他指定用途」註明「混合用途(3)」地帶,以配合在發展地點內作擬議住宅發展

Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq. m 平方米	Plot ratio 地積比率		
	Overall Development 整體發展				
	Domestic 住用	Tallied with the Approved Application No. A/K20/121 與已獲批准的申請編號 A/K20/121 一致			
	Non-domestic 非住用				
	Development Site 發展地點(1)				
	Domestic 住用	Not more than 不多於 108,500	2.08 (Based on the whole		
	Non-domestic 非住用	About 約 20,500	WKCD area and tallied with the approved application No. A/K20/121) 以整個西九文化區的面積計算,並與已獲批准的申請編號 A/K20/121 一致		
No. of block 幢數	Development Site 發展地點 ⁽¹⁾				
	Domestic 住用	y -			
	Non-domestic 非住用	-			
	Composite 綜合用途	7			
Building height/No. of storeys	Overall Development 整體發展				
建築物高度/ 層數	Domestic 住用				
	Non-domestic 非住用	Tallied with the Approved Application No. A/K20/121 與已獲批准的申請編號 A/K20/121 一致			
	Composite 綜合用途				
	Development Site 發展地點 ⁽¹⁾				
	Domestic	-	m米		
	住用	-	mPD 米(主水平基準上)		
		-	Storey(s) 層		
	Non-domestic	-	m米		
	非住用	-	mPD 米(主水平基準上)		
		-	Storey(s) 層		
	Composite 綜合用途	TA ** 04 100	m米		
		Not more than 不多於 84-100	mPD 米(主水平基準上)		
		22-27	Storey(s) 層 Include 包括		
		3	Podium 平台		
		3	Exclude 不包括 Basement/Carport 地庫/停車間		

Site coverage ⁽³⁾ 上蓋面積 ⁽³⁾	Development Site 發展地點(1) Not more than 不多於 33.33 (Domestic 住用) %					
No. of units ⁽³⁾ 單位數目 ⁽³⁾	Development Site 發展地點 ⁽¹⁾ Not more than 不多於 1,995 Flats 住宅單位					
Open space ⁽³⁾ 休憩用地 ⁽³⁾	Development Site 發展地點(1)					
	Private 私人	About 約 4,988 sq. m 平方米				
	Public 公眾	- sq. m 平方米				
No. of parking	Development Site 發展地點 ⁽¹⁾					
spaces and loading / unloading spaces ⁽³⁾	Total no. of veh	icle spaces 停車位總數 (Not less than 不少於)	346			
停車位及上落客貨車位數目(3)		arking Spaces (Including 9 accessible car parking spaces) (包括 9 個無障礙泊車位)	325			
		arking Spaces 電單車車位	21			
		icle loading/unloading bays/lay-bys (Not less than) /停車處總數 (不少於)	29			
		-off Bay for Private Cars and Taxi 上上落客車位	4			
	Light Goods	Vehicle Pick-up/Drop-off Bay 輕型貨車上落客車位	15			
	Heavy Goods	Vehicle Pick-up/Drop-off Bay 重型貨車上落客車位	10			

⁽³⁾ The indicative scheme is for illustrative purpose only and subject to detailed design 示意性發展參數僅作參考之用,詳細方案會作進一步設計

* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖 Block plan(s) 樓宇位置圖 Floor plan(s) 樓宇平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		√
Others (please specify) 其他(請註明)		✓
Pedestrian Circulation Plan 行人流通示意圖		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據		✓
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)	_	
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		✓
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		✓
Visual impact assessment 視覺影響評估		✓
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排水影響評估		✓
Sewerage impact assessment 排污影響評估		✓
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)	П	✓
Air Quality Impact Assessment 空氣質素影響評估	_	-
Air Ventilation Review 空氣流通評述		
Noise Impact Assessment 噪音影響評估		
Water Supply Impact Assessment 供水影響評估		
Note: May insert more than one「 ノ」. 註:可在多於一個方格內加上「 ノ」號		

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