



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

3D Massing of WKCD Incorporating the Indicative Scheme

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| SCALE      | AS SHOWN   | DATE  | FEB 2025 |
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| FIGURE NO. | Figure 5.7 |       | REV      |
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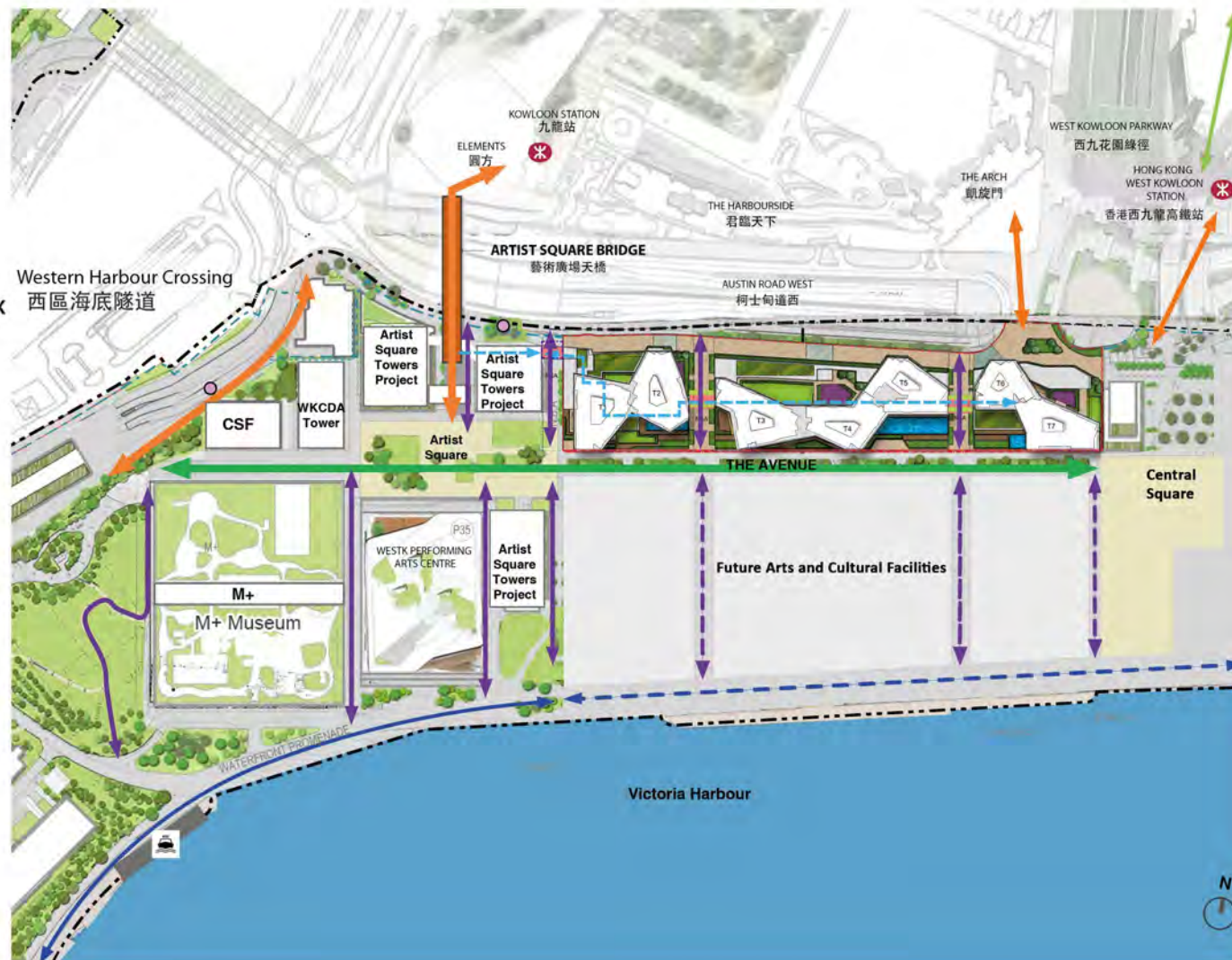
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(Source : submitted by the Applicant)

參考編號  
REFERENCE No.  
A/K20/138

繪圖  
DRAWING  
A - 1

# LEGEND

- . . . Application Site Boundary
- . . . Lot Boundary of KIL 11260
- . . . Indicative Scheme Boundary
- . . . Boundary for Footbridge to OU(MU)2
  
- ↔ Public Pedestrian Access to WestK
- ↔ Public East-West Circulation within WestK
- ↔ Public North-South Circulation within WestK
- ↔ Future Public North-South Circulation within WestK
- ↔ Public Waterfront Promenade
- ↔ Future Public Waterfront Promenade
- ↔ All-weather Pedestrian Circulation
- Western Footbridge
- Public Footbridge at 1/F with Landscape Deck on top
- Artist Square Bridge to WestK
- Bus Stop
- ⊗ MTR Station
- ↔ West Kowloon Parkway
- Southern Landing Facility



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

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

Indicative Urban Connectivity Diagram

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| FIGURE NO. | Figure 3.4 |       | REV      |

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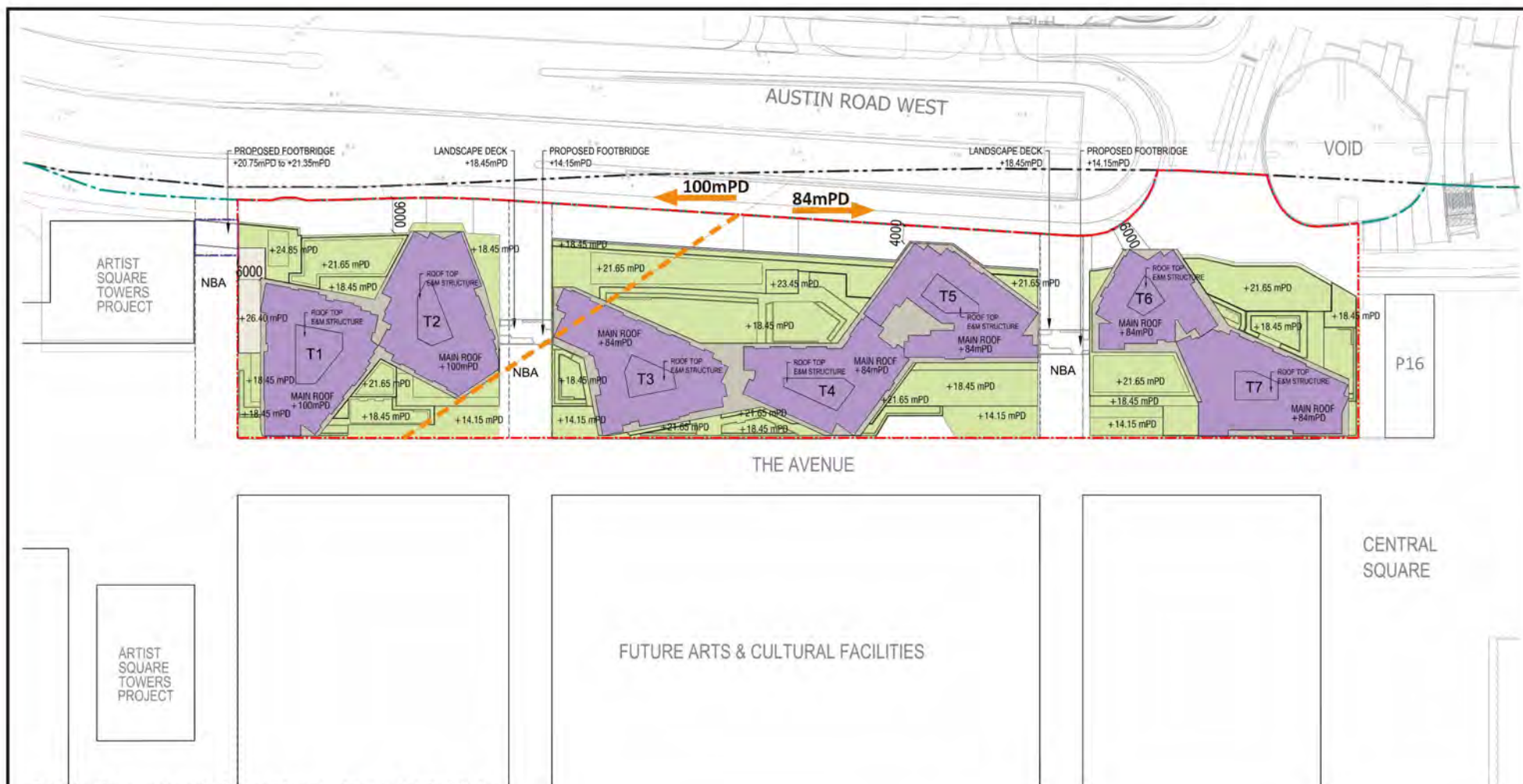
繪圖  
DRAWING  
A - 2



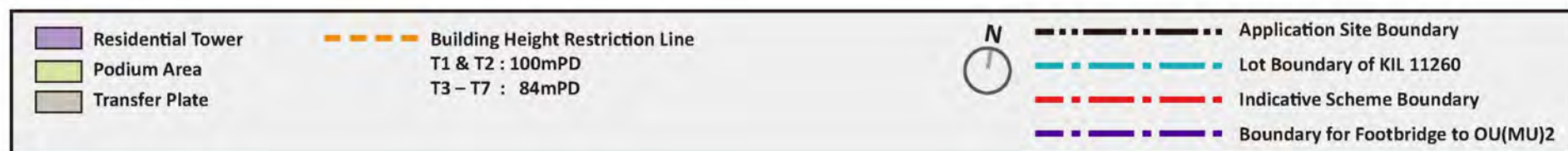
(資料來源: 由申請人提供)  
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繪圖  
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A - 3



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

Indicative Block Plan

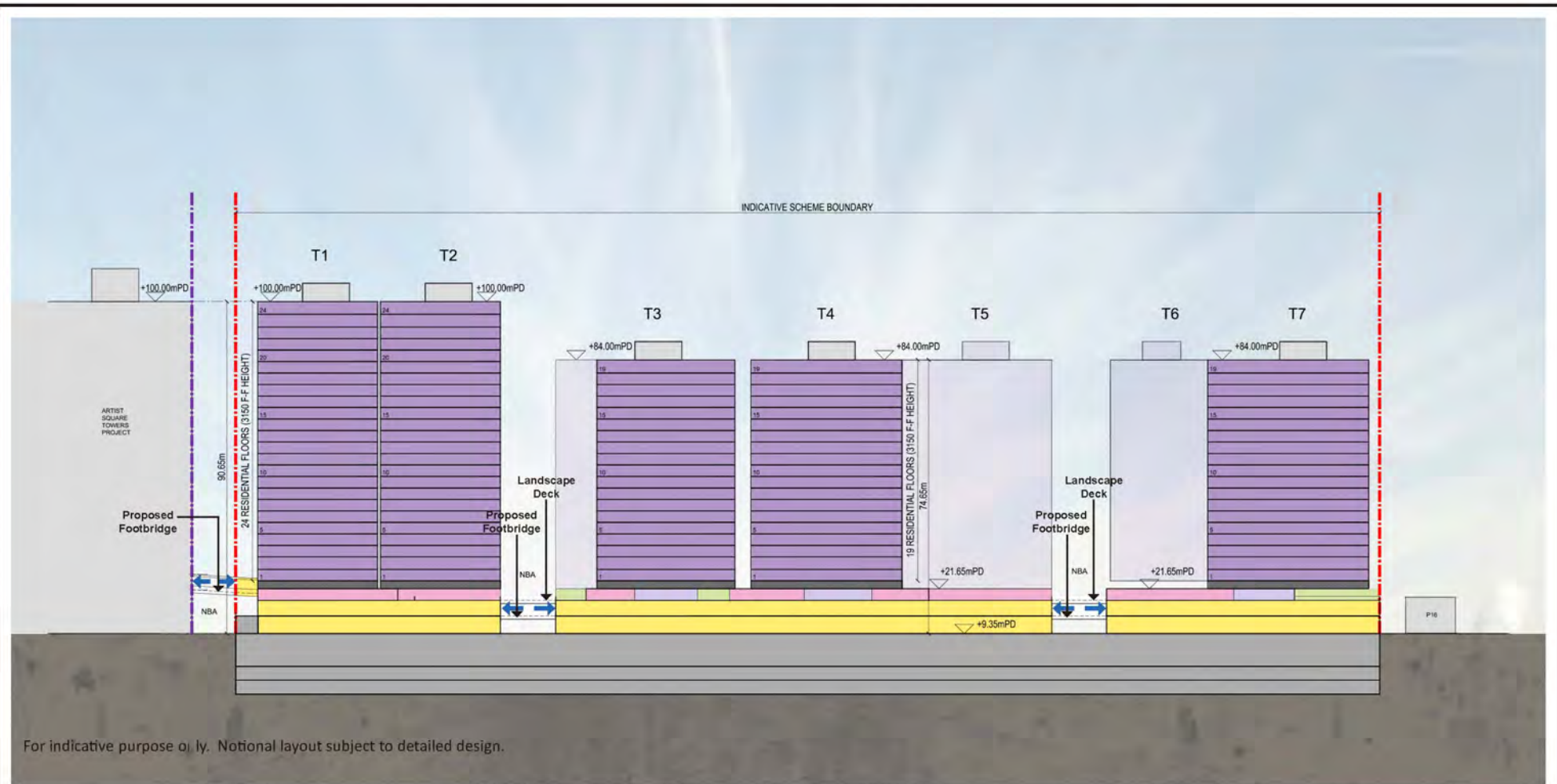
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繪圖  
DRAWING  
A - 4



- Residential
- Residential Lobby
- E&M / Carpark
- RDE
- Residential Amenity Area
- Private Open Space

- Public All-Weather and Universal Accessible Pedestrian Footbridge
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)  
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Indicative Longitudinal Section (West to East) Section A - A

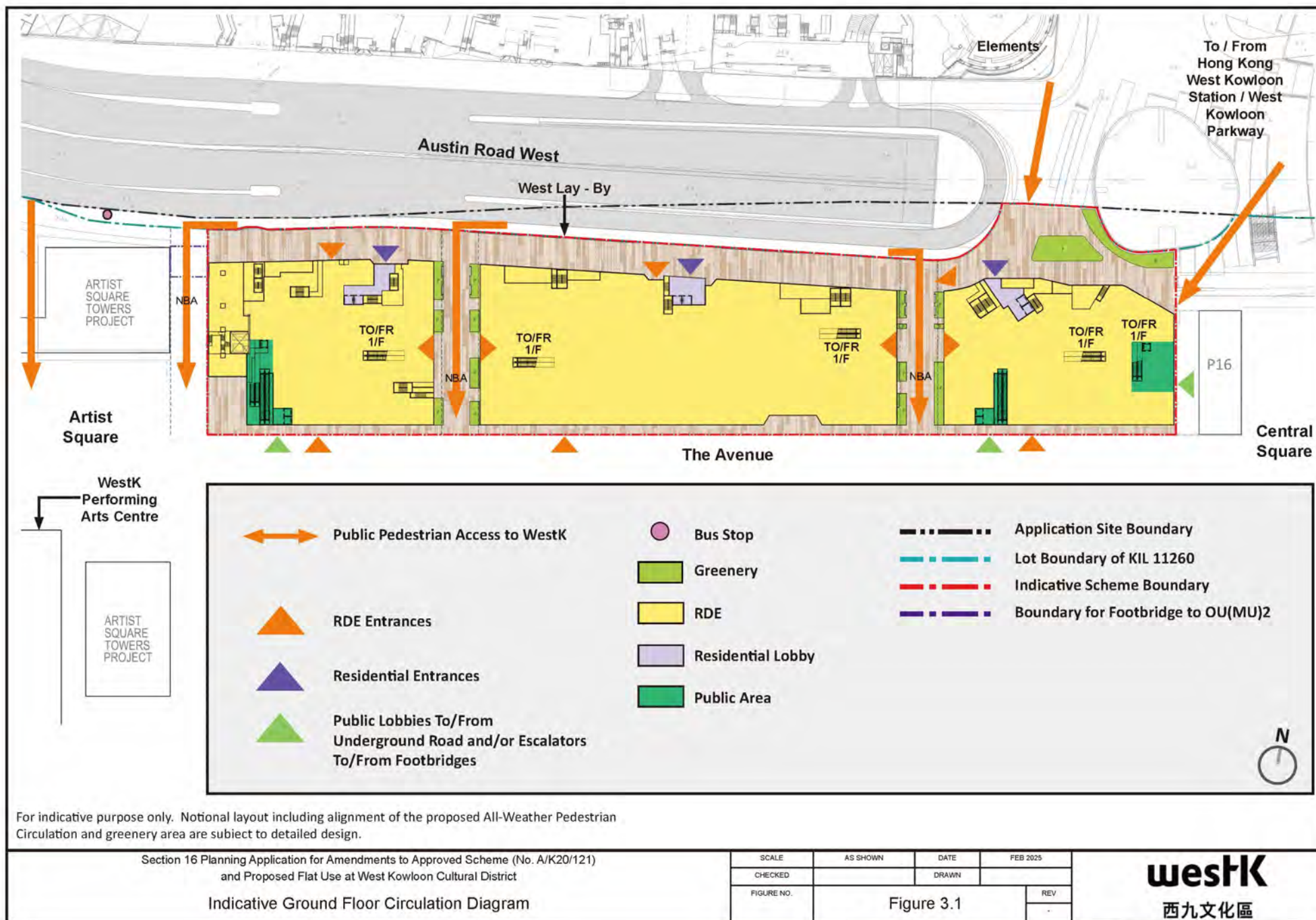
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| FIGURE NO. | Figure 2.1 |       | REV      |
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繪圖  
DRAWING  
A - 5



For indicative purpose only. Notional layout including alignment of the proposed All-Weather Pedestrian Circulation and greenery area are subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)  
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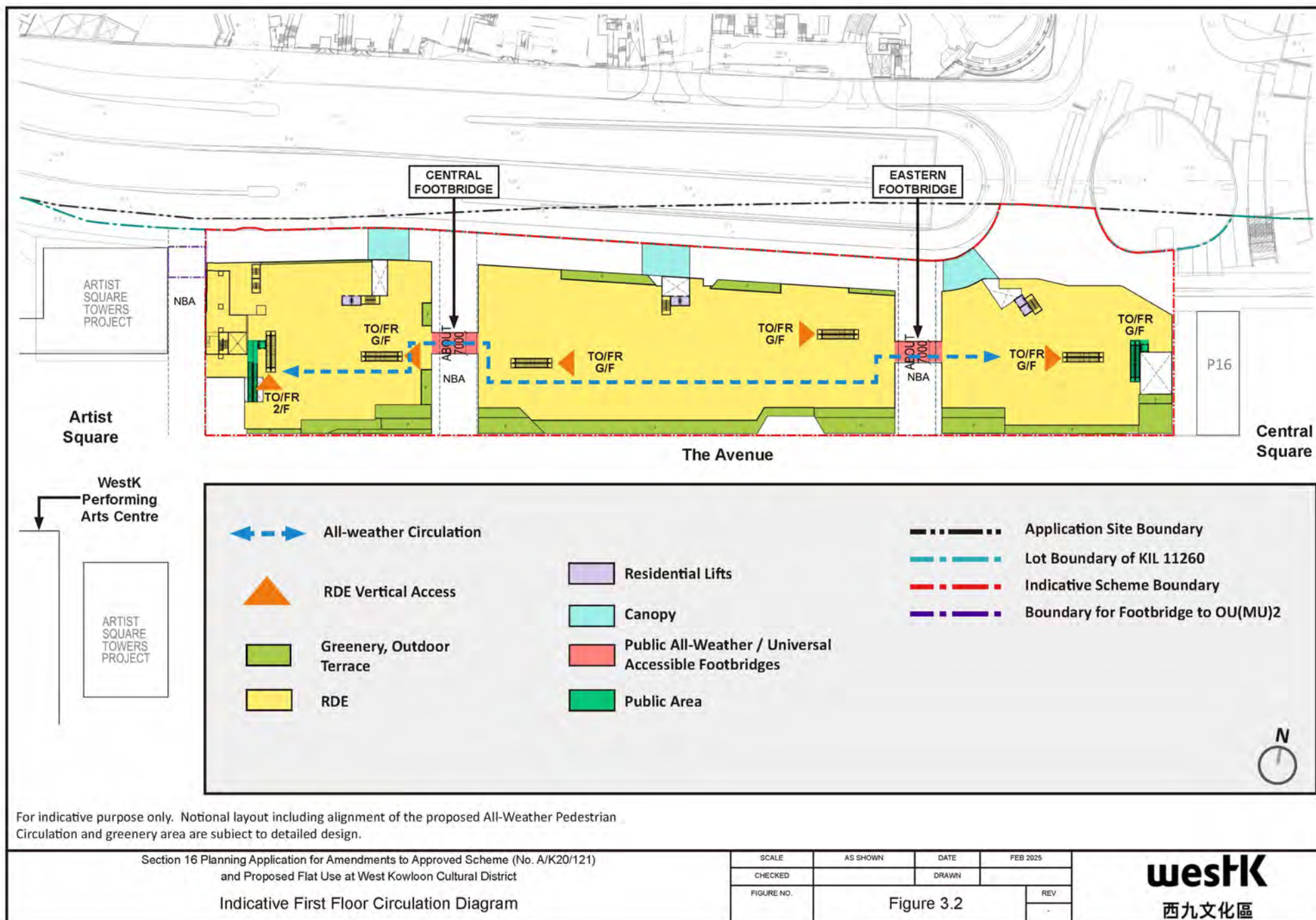
Indicative Ground Floor Circulation Diagram

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| FIGURE NO. | Figure 3.1 |       | REV      |
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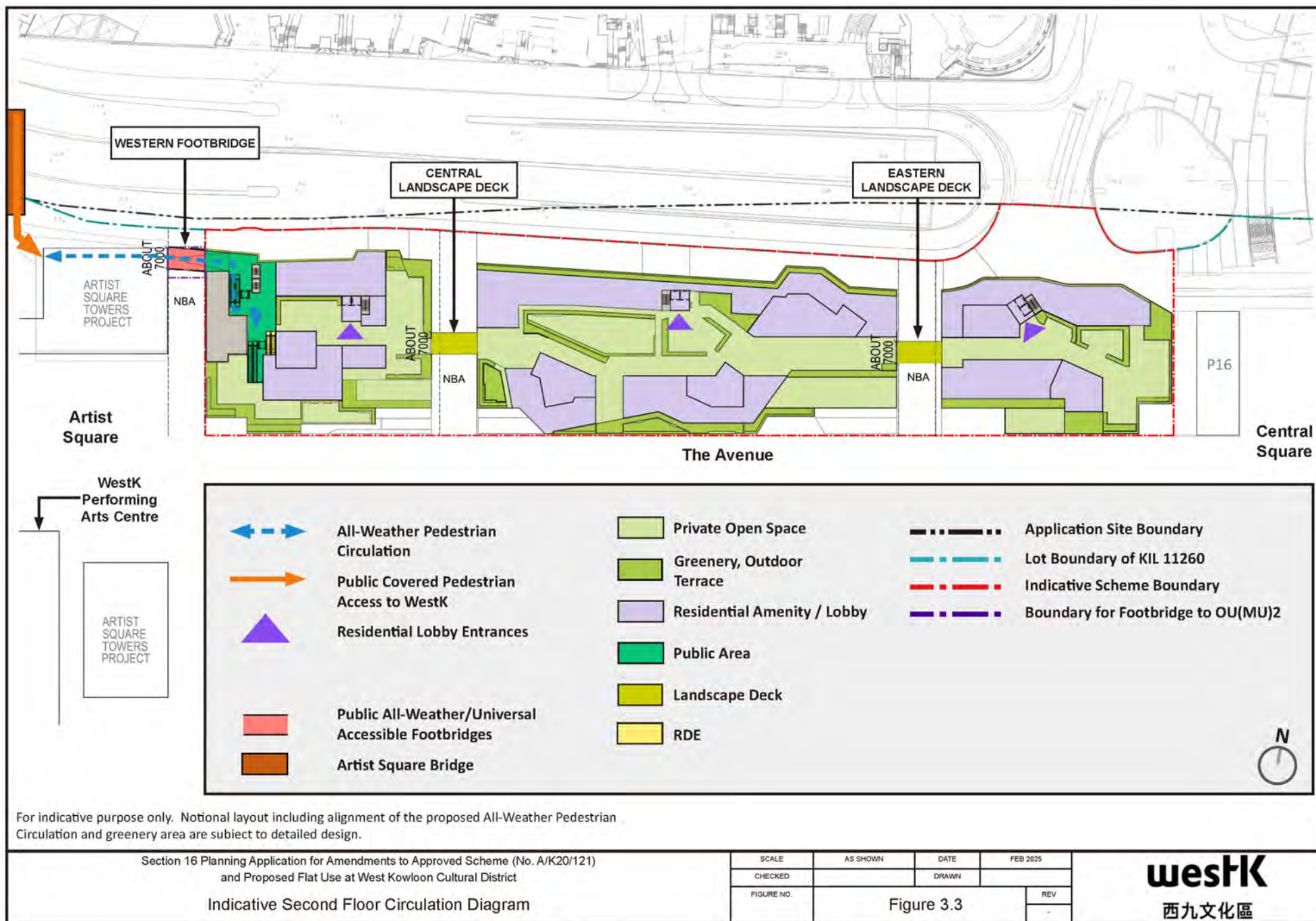
繪圖  
DRAWING  
A - 6

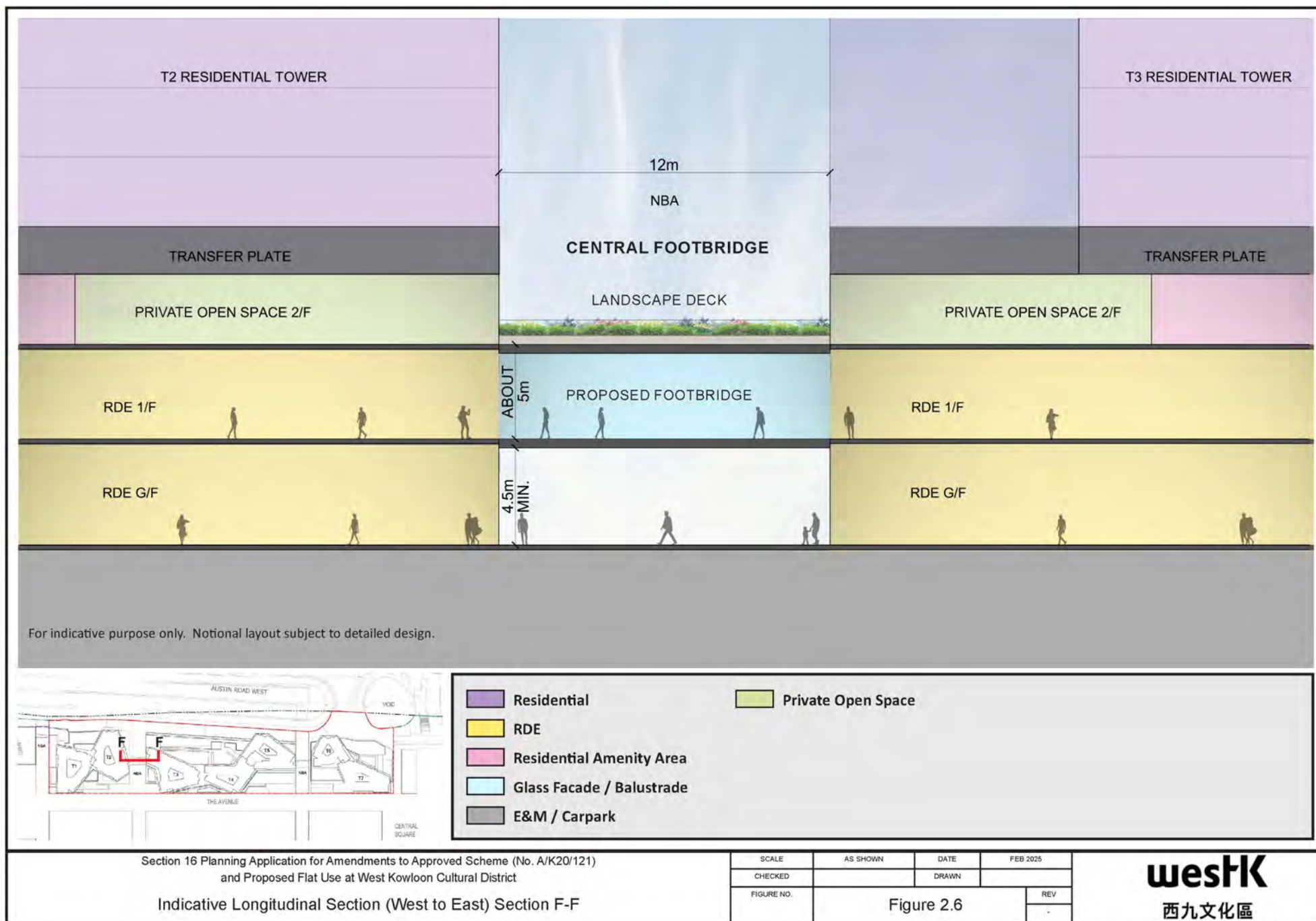


(資料來源: 由申請人提供)  
(Source : submitted by the Applicant)

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繪圖  
DRAWING  
A - 7

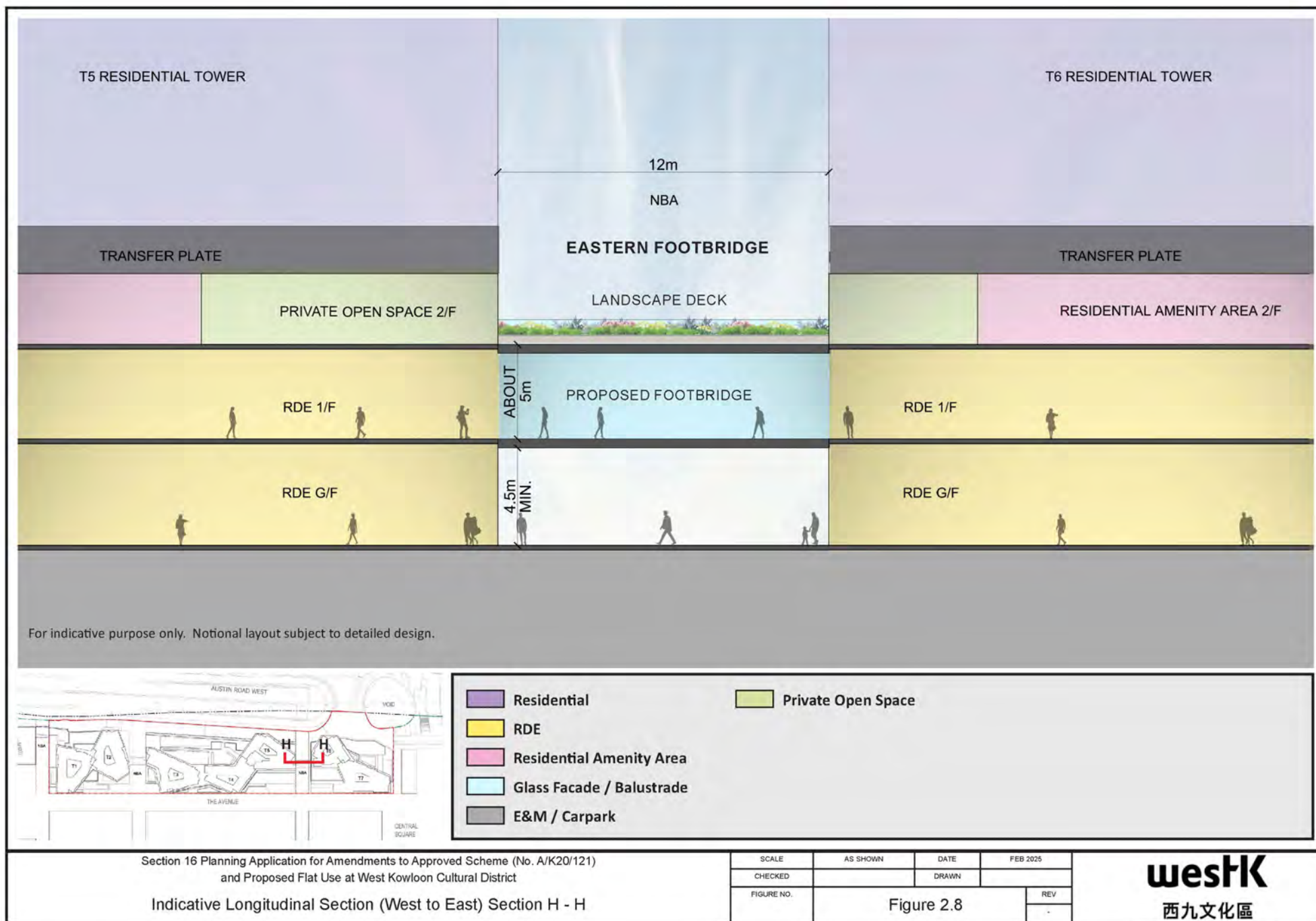




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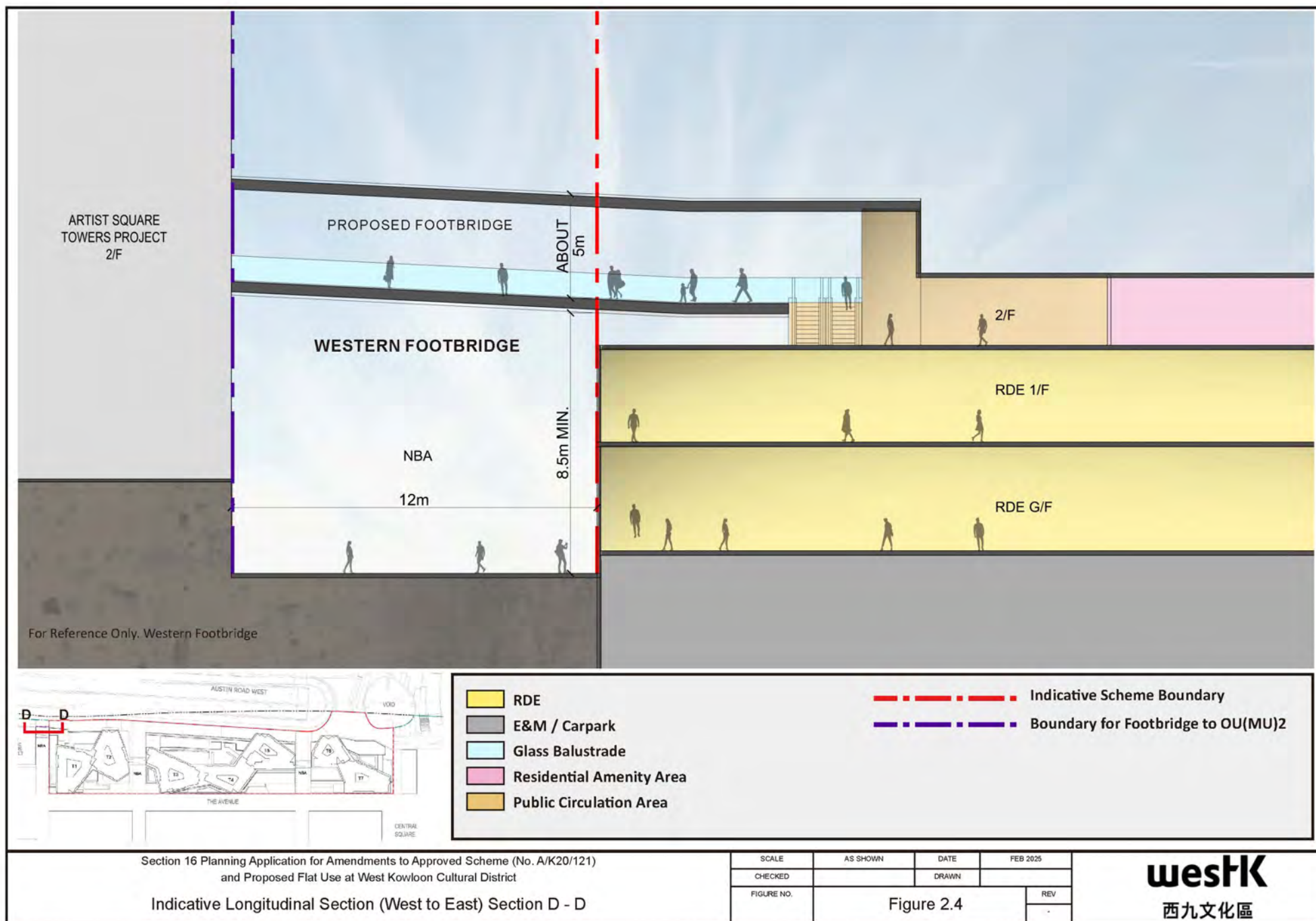
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DRAWING  
A - 9



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(Source : submitted by the Applicant)

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繪圖  
DRAWING  
A - 10



(資料來源: 由申請人提供)  
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繪圖  
DRAWING  
A - 11



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

Indicative Perspective 1

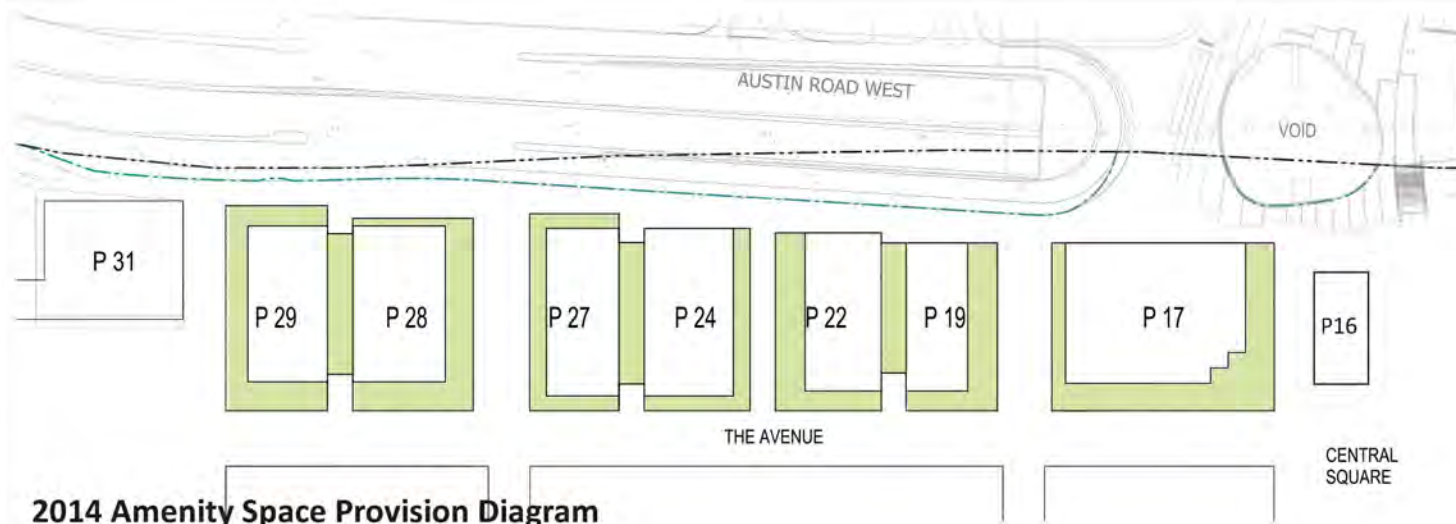
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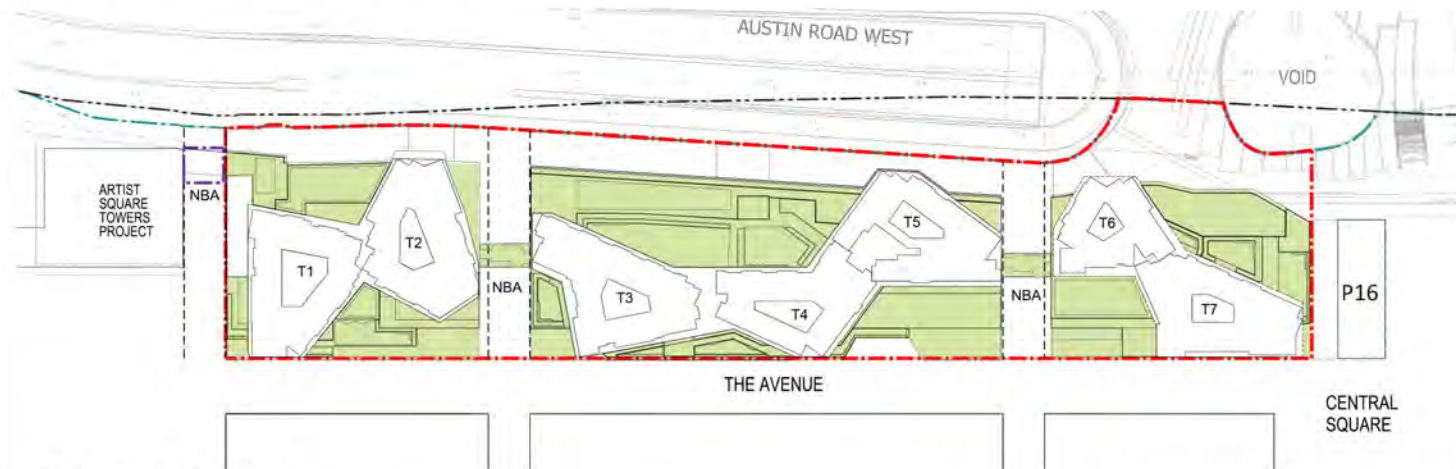
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(Source : submitted by the Applicant)

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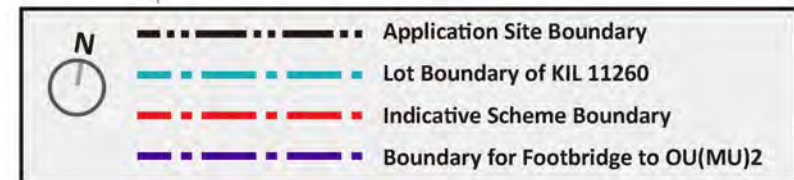
繪圖  
DRAWING  
A - 12



**2014 Approved Scheme**  
Several linear, thin and disconnected strips of amenity space, limited in function and usage.



**Indicative Scheme**  
More consolidated larger areas of amenity space, providing opportunities for more amenities, social interaction, wellness. More environmentally cohesive.



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Indicative Amenity Space Provision Diagram

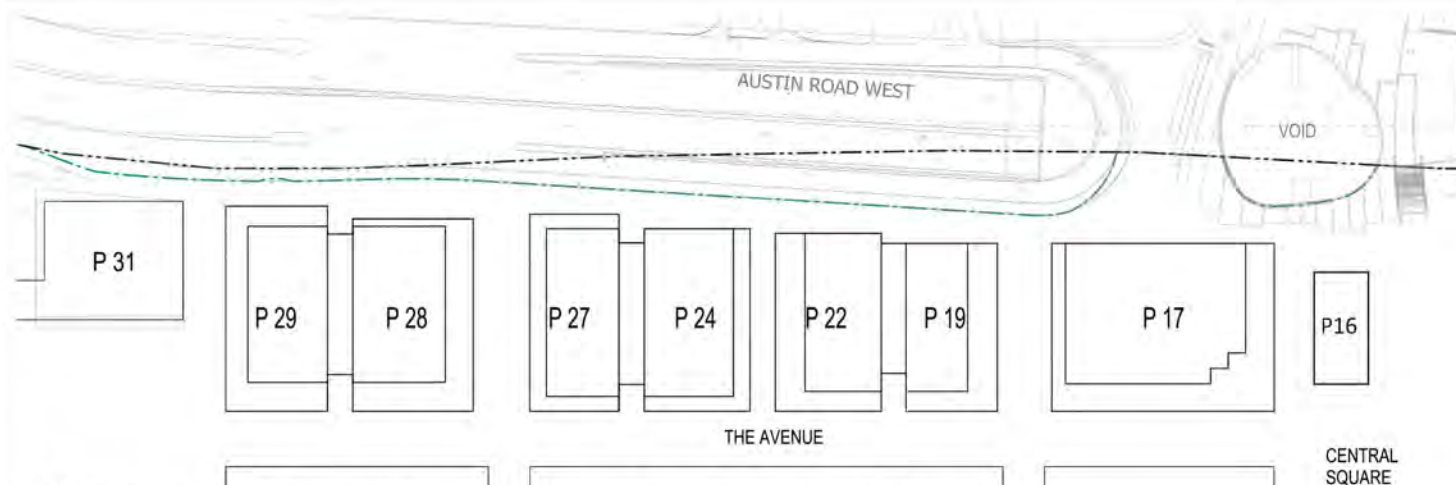
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| FIGURE NO. | Figure 5.1 | REV   |          |

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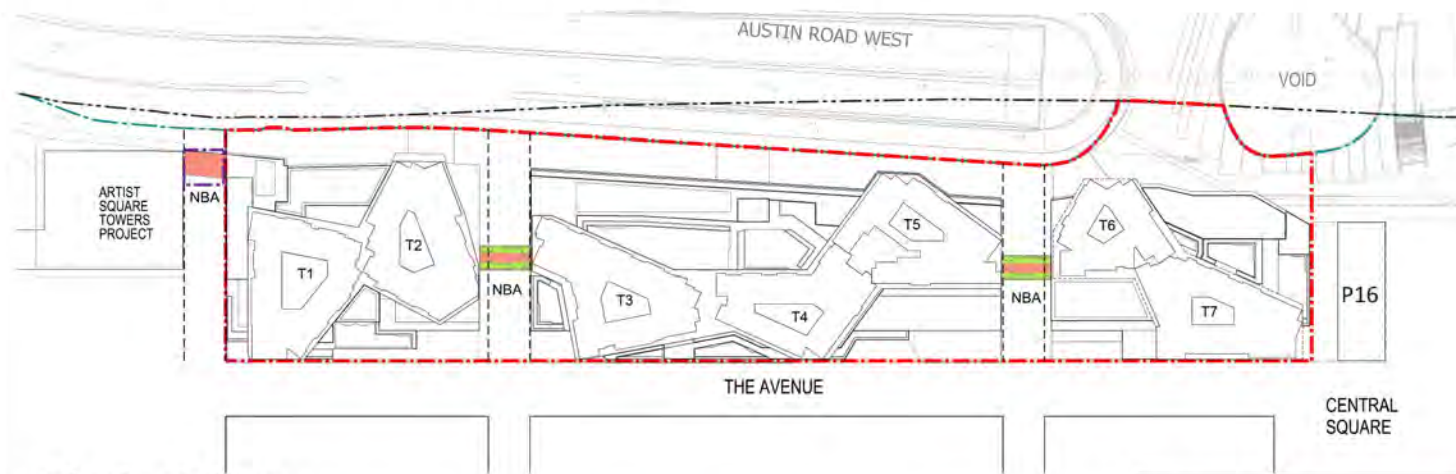
繪圖  
DRAWING  
A - 13



### 2014 Approved Scheme

No footbridge or landscape deck connections between land parcels. Segregation and isolation of each parcel. Multiple provisions of the same facilities and less environmental.

### 2014 Proposed Connectivity/Footbridges/ Landscape Deck Diagram



### Indicative Scheme

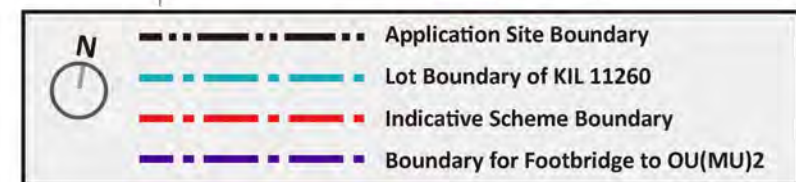
Footbridges between Artist Square Towers Project & T1, and footbridges with landscape deck between the podiums of T2 & T3, and T5 & T6. More extensive connectivity for public, providing alternative routes and weather protection to enhance the east-west circulation of the District.

- Footbridge with landscape deck
- Footbridge

### Indicative Scheme

### Proposed Connectivity/Footbridges/Landscape Deck Diagram

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Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)  
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Indicative Proposed Connectivity/Footbridges/Landscape Deck Diagram

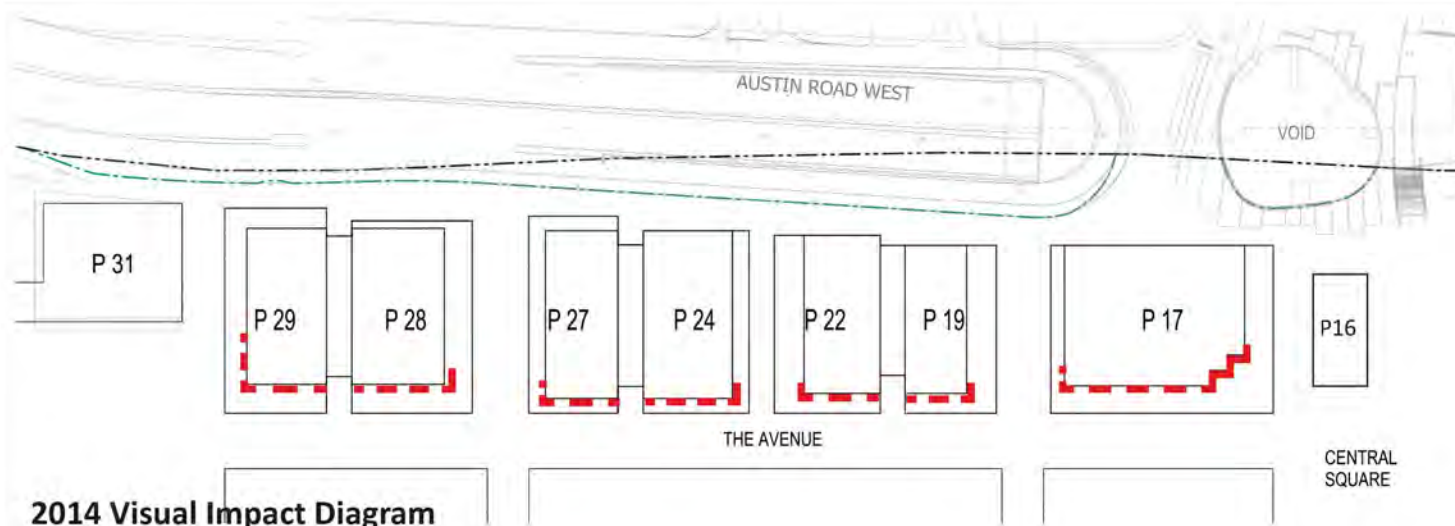
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| FIGURE NO. | Figure 5.2 | REV   |          |

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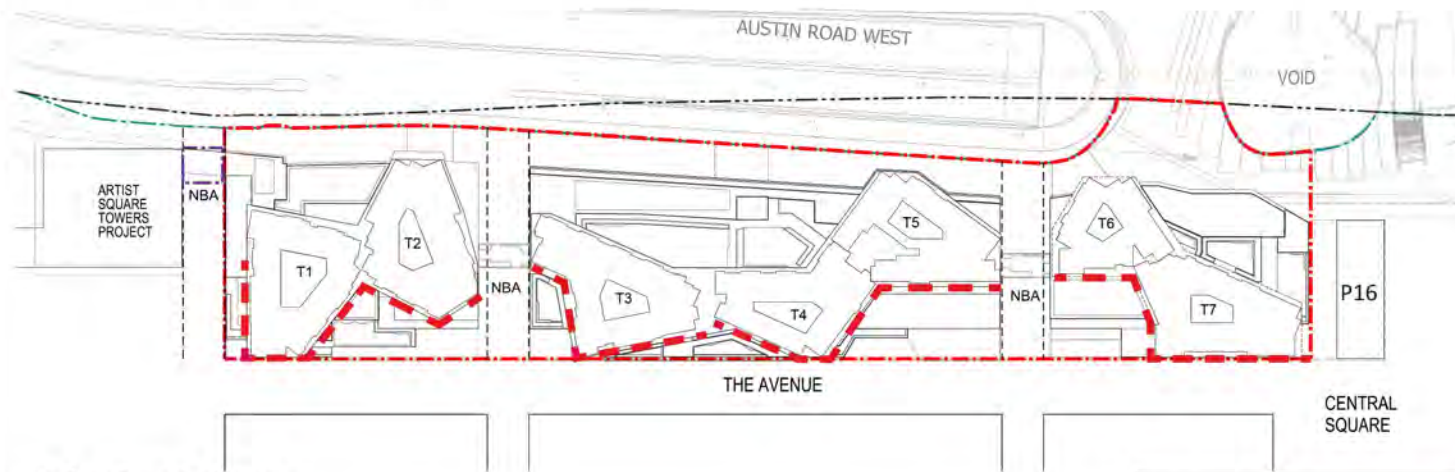
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繪圖  
DRAWING  
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**2014 Approved Scheme**  
Harbourview frontage =  
240m (approx.)

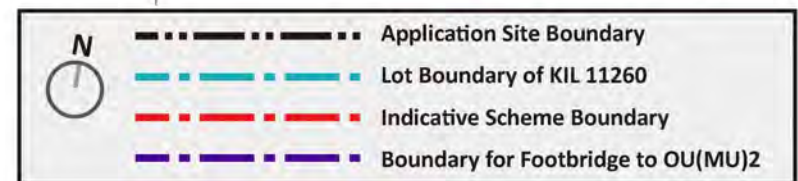
**2014 Visual Impact Diagram**



**Indicative Scheme**  
Harbourview frontage =  
360m (approx.)

**Indicative Scheme  
Visual Impact Diagram**

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

Indicative Visual Impact Diagram

|            |            |       |          |
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| FIGURE NO. | Figure 5.3 |       | REV      |

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繪圖  
DRAWING  
A - 15

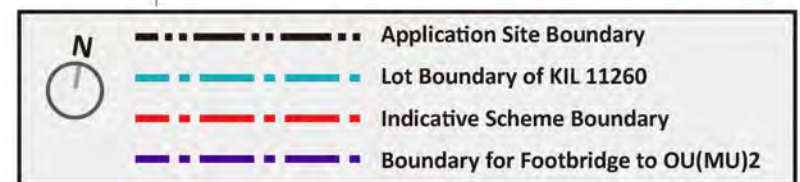


**2014 Approved Scheme**  
 Façade Length: 480.8m  
 Direct Overlooking  
 Frontage = >162m



**Indicative Scheme**  
 Façade Length: 673.6m  
 Direct Overlooking  
 Frontage = 0m

— Frontage  
 — Direct overlooking frontage



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Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)  
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Indicative Façade Length Diagram

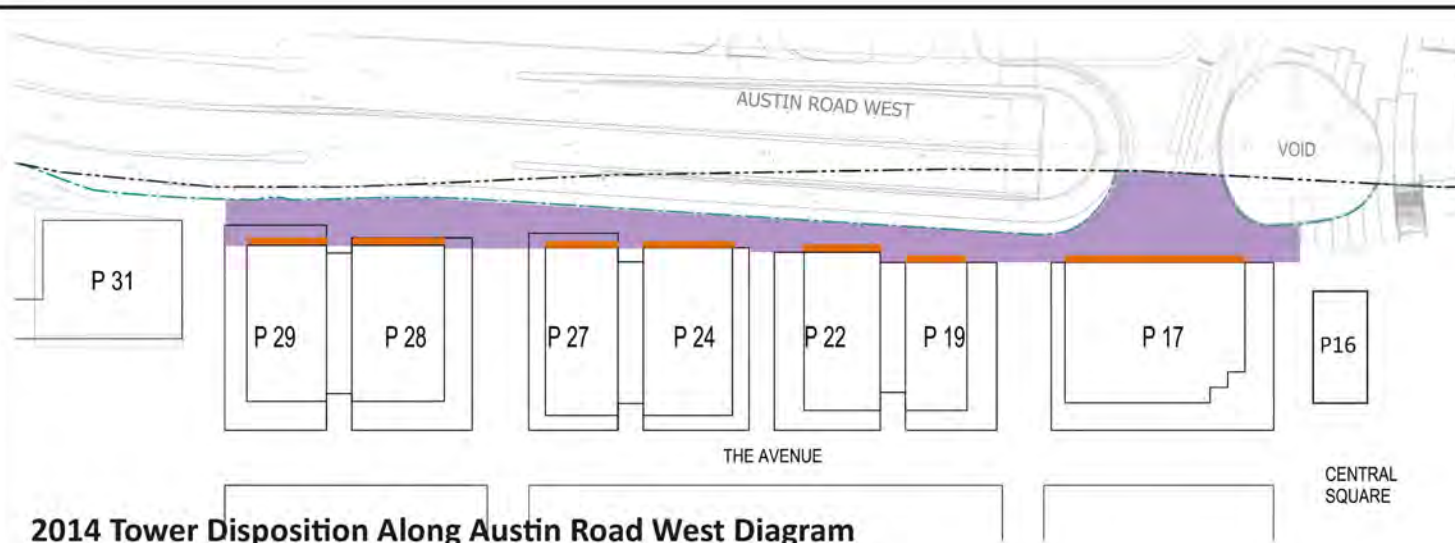
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| FIGURE NO. | Figure 5.4 |       | REV      |

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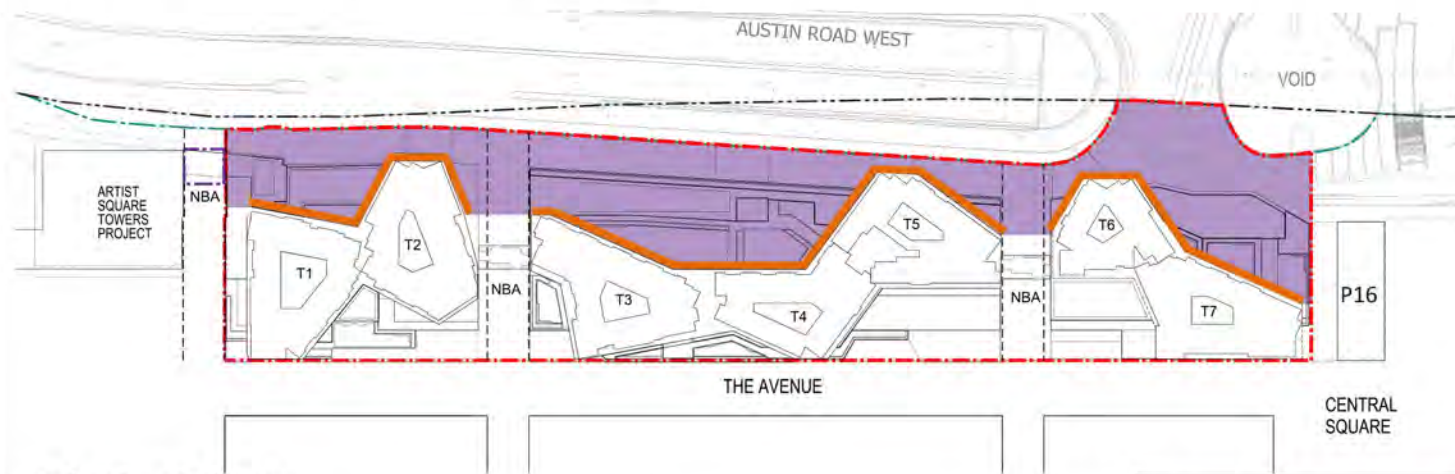
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繪圖  
 DRAWING  
 A - 16



**2014 Approved Scheme**  
Total Area from ARW =  
402m<sup>2</sup>

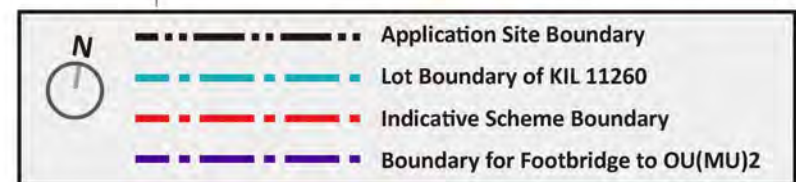
**2014 Tower Disposition Along Austin Road West Diagram**



**Indicative Scheme**  
Total Area from ARW =  
780m<sup>2</sup> (approx.)  
Greater separation from Austin  
Road West and residential  
developments to the north,  
creating a better environment  
for neighbouring  
developments.

**Indicative Scheme  
Tower Disposition Along Austin Road West Diagram**

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Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)  
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Indicative Tower Disposition Along Austin Road West Diagram

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| FIGURE NO. | Figure 5.5 |       | REV      |

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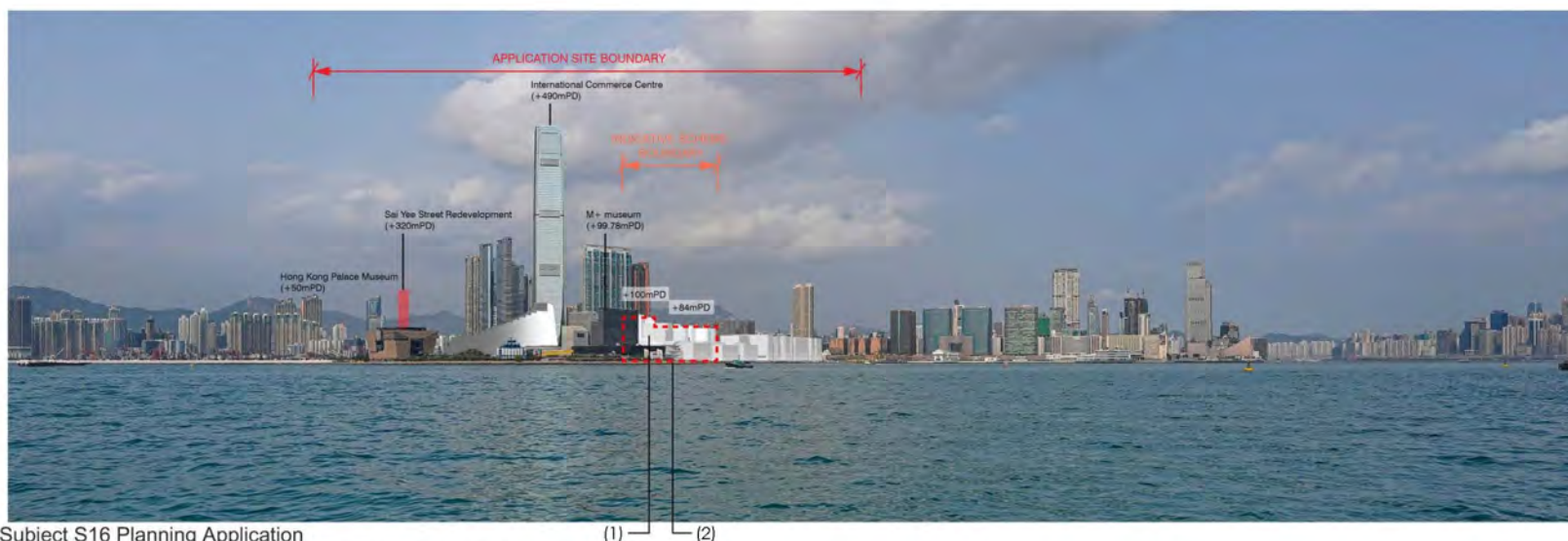
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繪圖  
DRAWING  
A - 17



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)



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)

Subject S16 Planning Application

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Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District

Photomontage – Sun Yat Sen Memorial Park (Viewpoint 1)

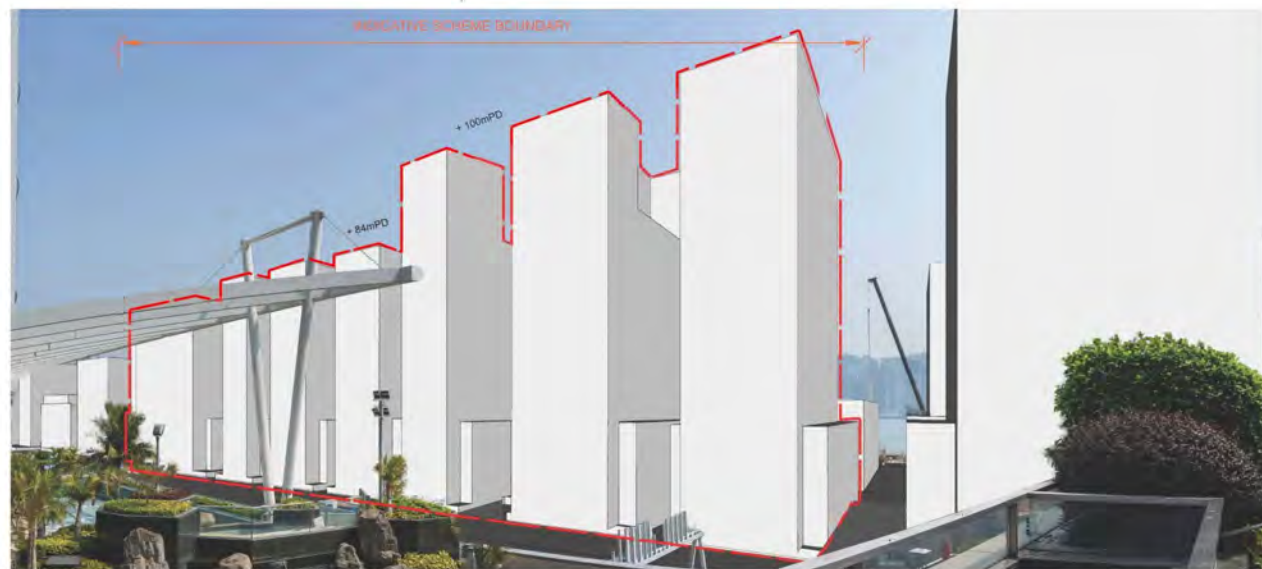
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繪圖  
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A - 18



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)

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

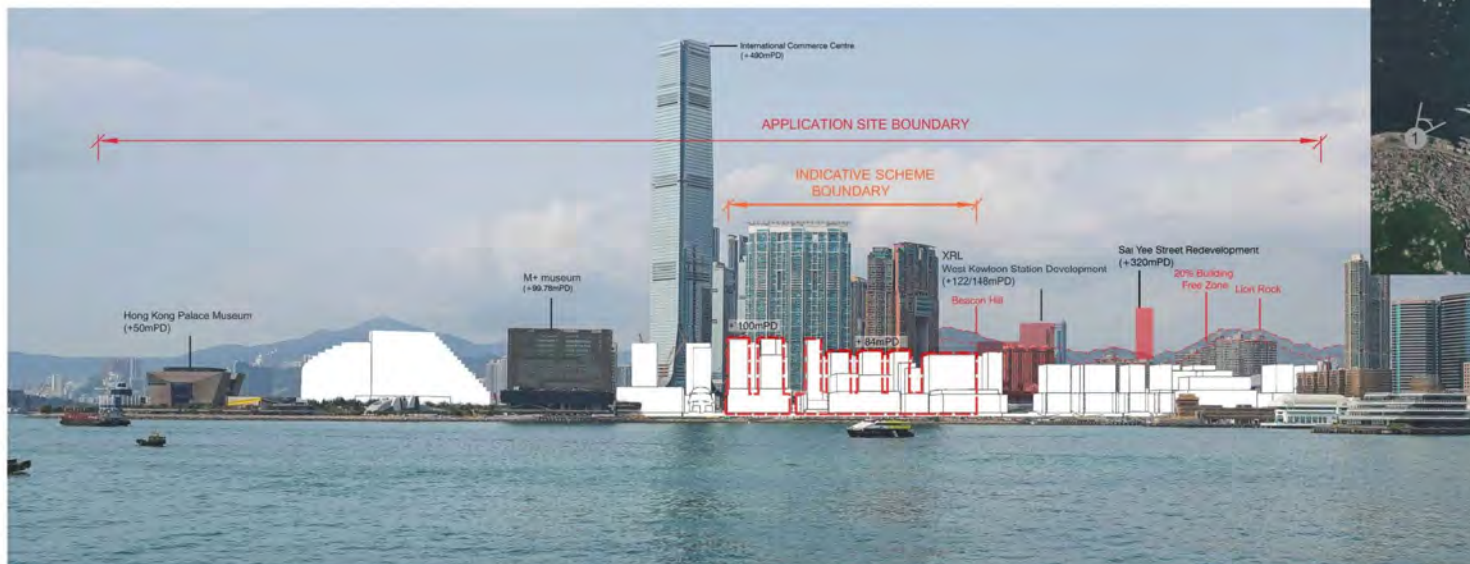
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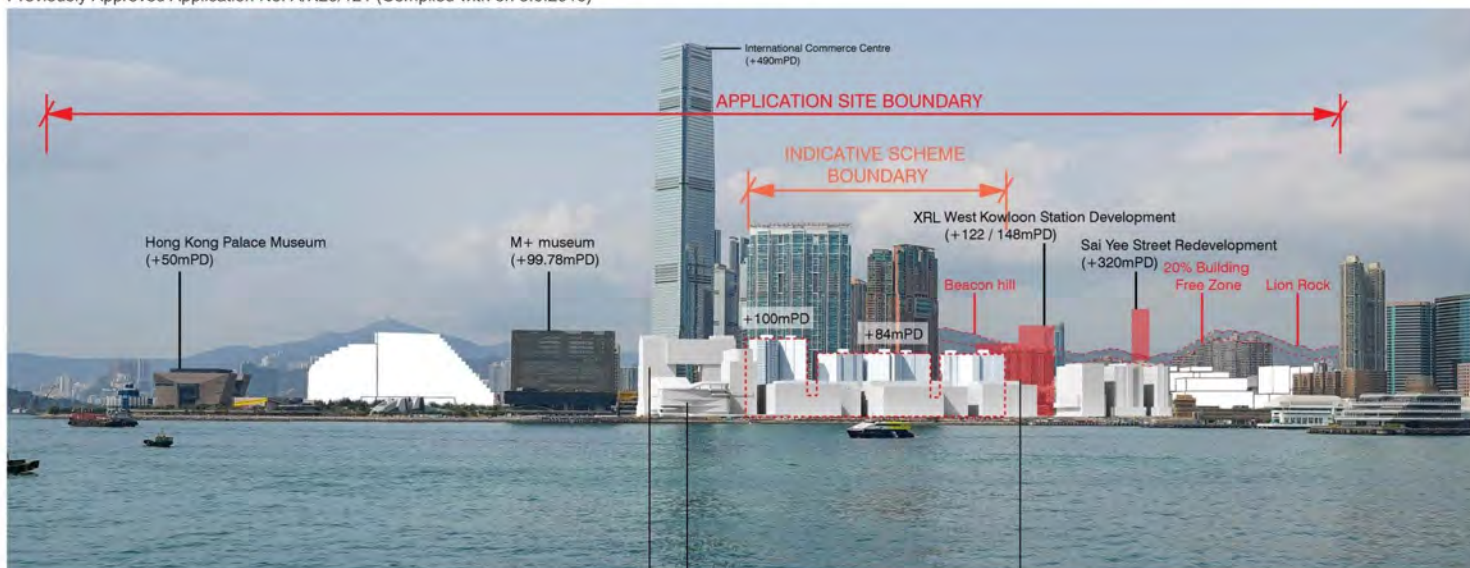
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(Source : submitted by the Applicant)

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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.

(1) (2) (3)

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)

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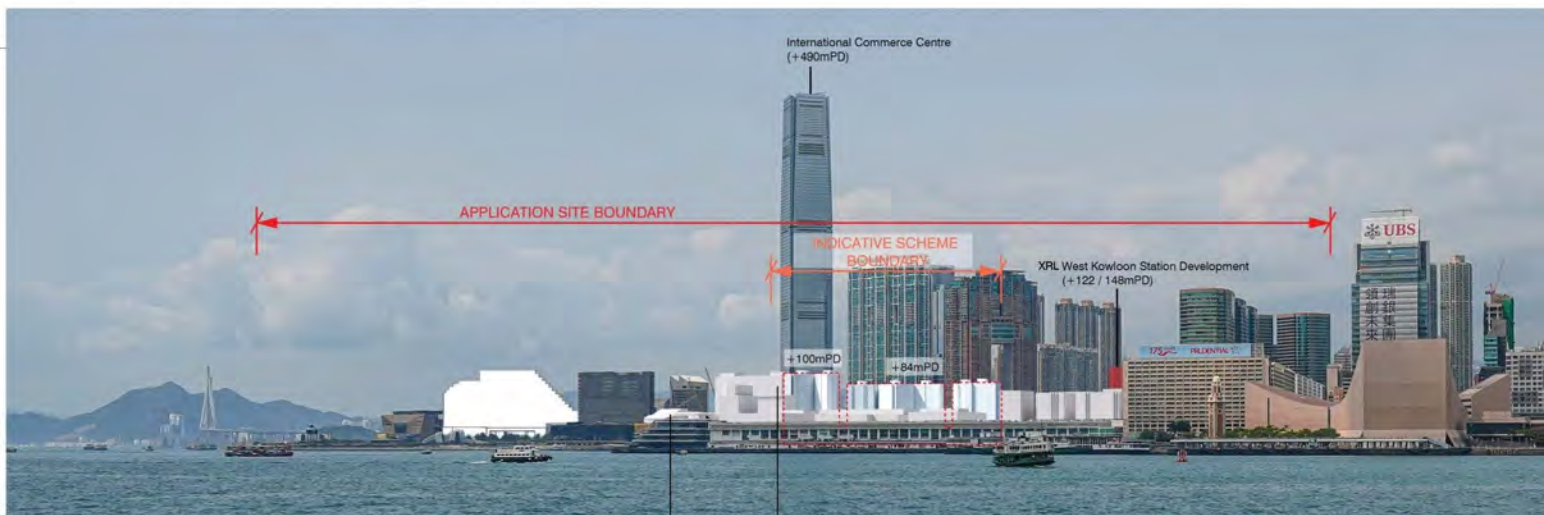
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繪圖  
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Refined Building Height Profile under 2016 Approval Condition (b) and 2017 Approval Condition (c) of the Previously Approved Application No. A/K20/121 (Complied with on 3.6.2016)



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)

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

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| FIGURE NO. | Figure 15 |       | REV      |
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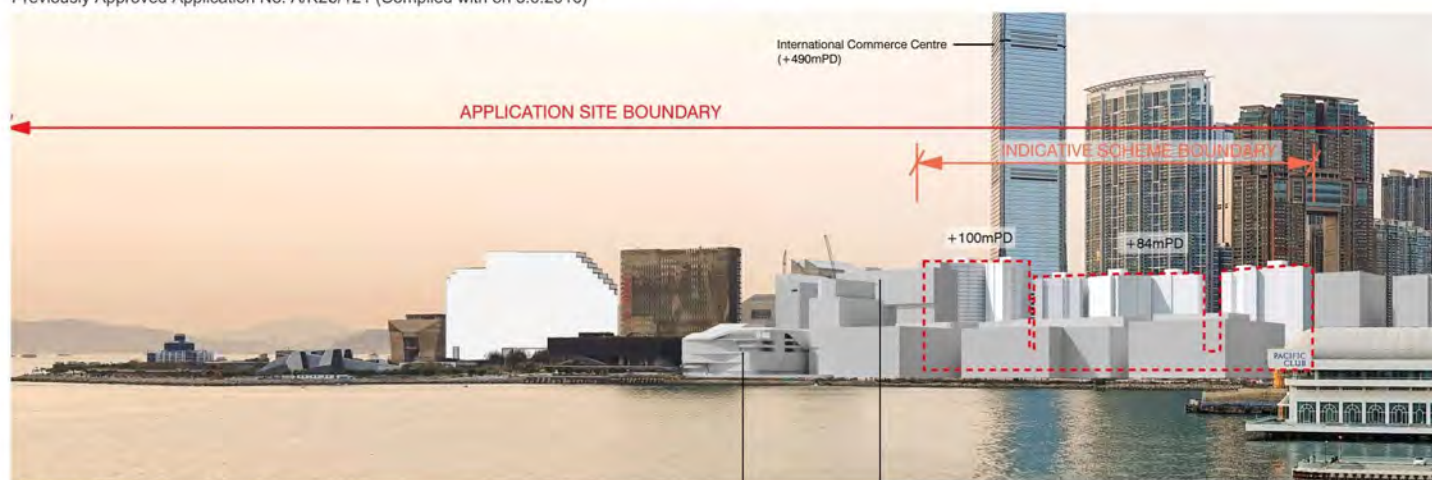
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Subject S16 Planning Application

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- (2) WestK Performing Arts Centre (P35)

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Section 16 Planning Application for the Proposed Residential Development at West Kowloon Cultural District

Photomontage – Harbour City (Viewpoint 5)

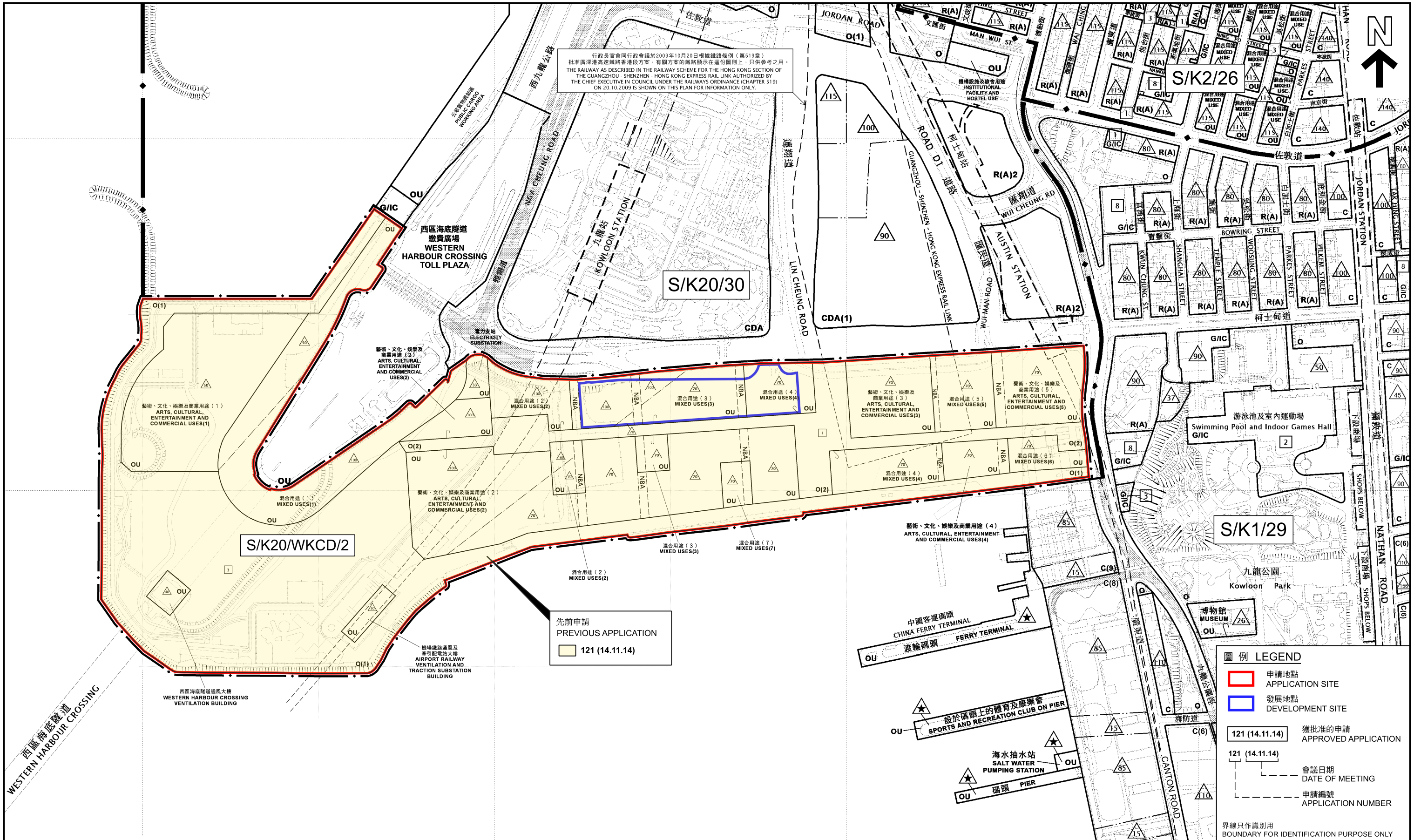
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| FIGURE NO. | Figure 17 |       | REV      |
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DRAWING  
A - 22



本摘要圖於2025年6月16日擬備，所根據的資料為  
於2025年1月17日展示的分區計劃大綱圖編號S/K1/29，  
於2024年7月16日核准的分區計劃大綱圖編號S/K2/26，  
於2014年9月23日核准的分區計劃大綱圖編號S/K20/30，  
以及於2013年1月8日核准的西九文化區發展圖則編號S/K20/WKCD/2

EXTRACT PLAN PREPARED ON 16.6.2025  
BASED ON OUTLINE ZONING PLANS No.  
S/K1/29 EXHIBITED ON 17.1.2025,  
S/K2/26 APPROVED ON 16.7.2024,  
S/K20/30 APPROVED ON 23.9.2014 AND  
WEST KOWLOON CULTURAL DISTRICT  
DEVELOPMENT PLAN No. S/K20/WKCD/2  
APPROVED ON 8.1.2013

位置圖 LOCATION PLAN

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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

西九文化區

PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

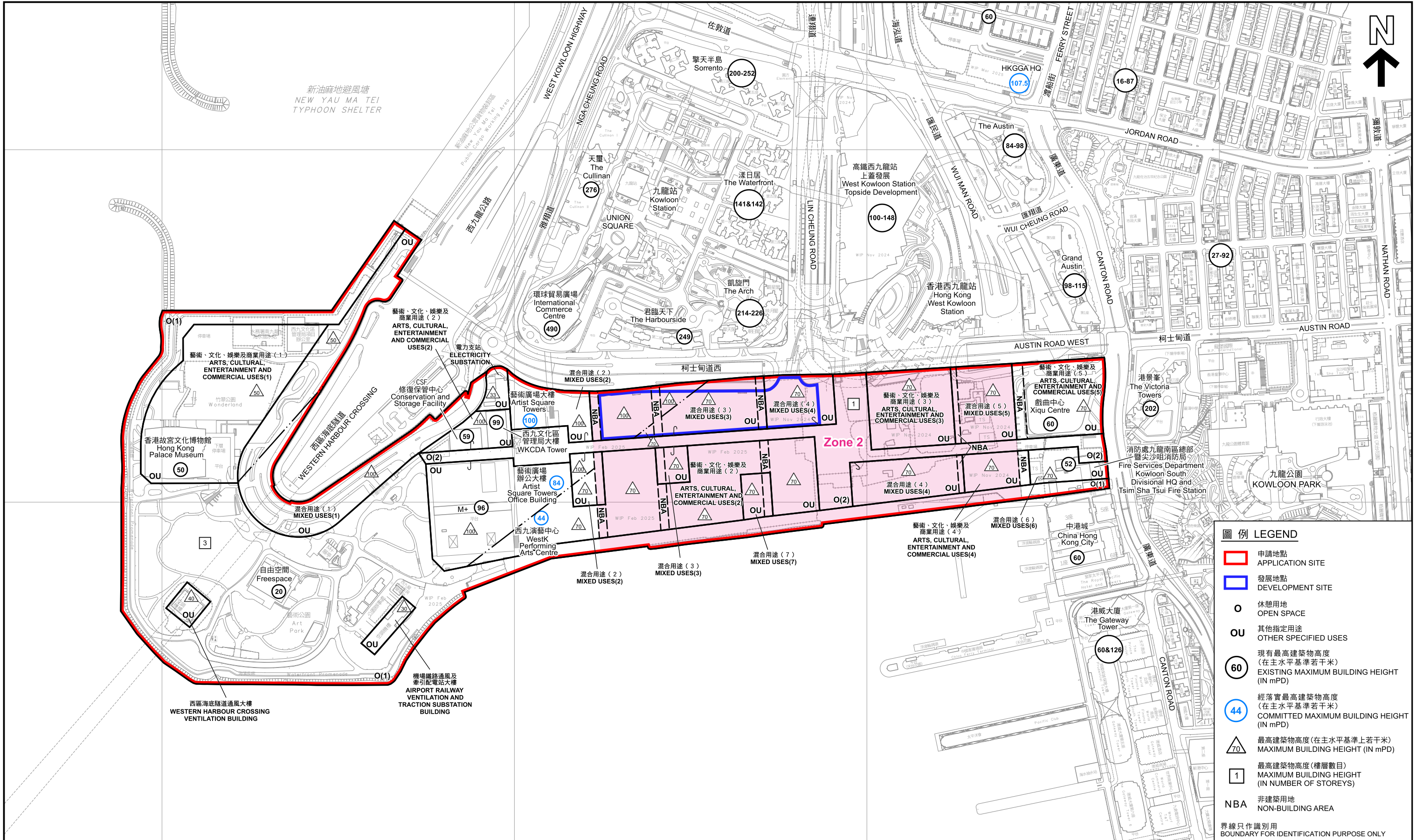
SCALE 1 : 5 000 比例尺

米 100 0 100 200 300 400 米  
METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 1



本摘要圖於2025年6月18日擬備，  
所根據的資料為測量圖編號  
11-SW-3B、11-SW-4A及B、11-NW-23B及D 和  
11-NW-4A、B、C及D  
EXTRACT PLAN PREPARED ON 18.6.2025  
BASED ON SURVEY SHEETS No.  
11-SW-3B, 11-SW-4A&B, 11-NW-23B&D AND  
11-NW-4A, B, C&D

平面圖 SITE PLAN  
擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區  
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

SCALE 1:5 000 比例尺  
米 100 0 100 200 300 400 米  
METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 2

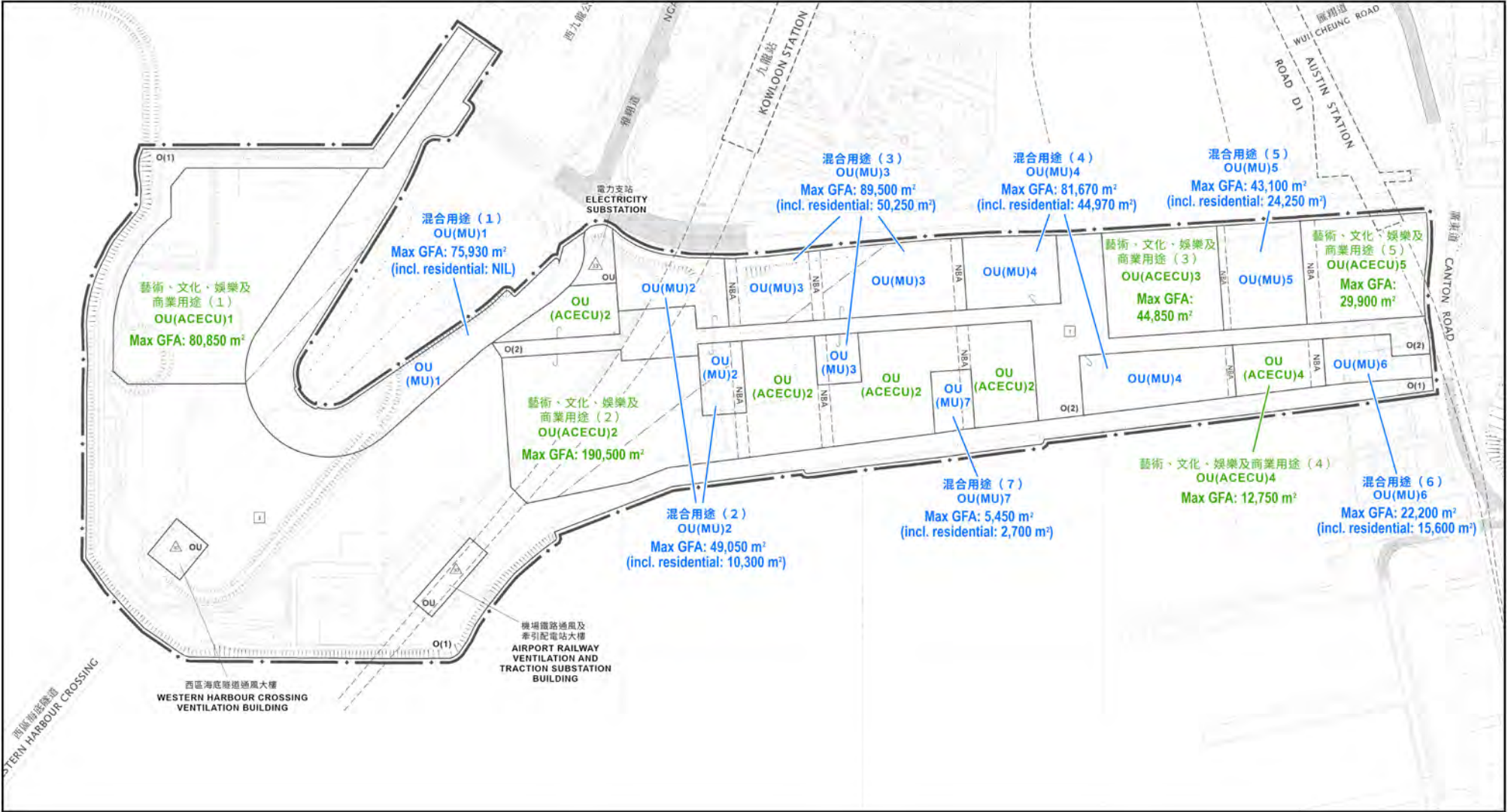


**圖例 LEGEND**

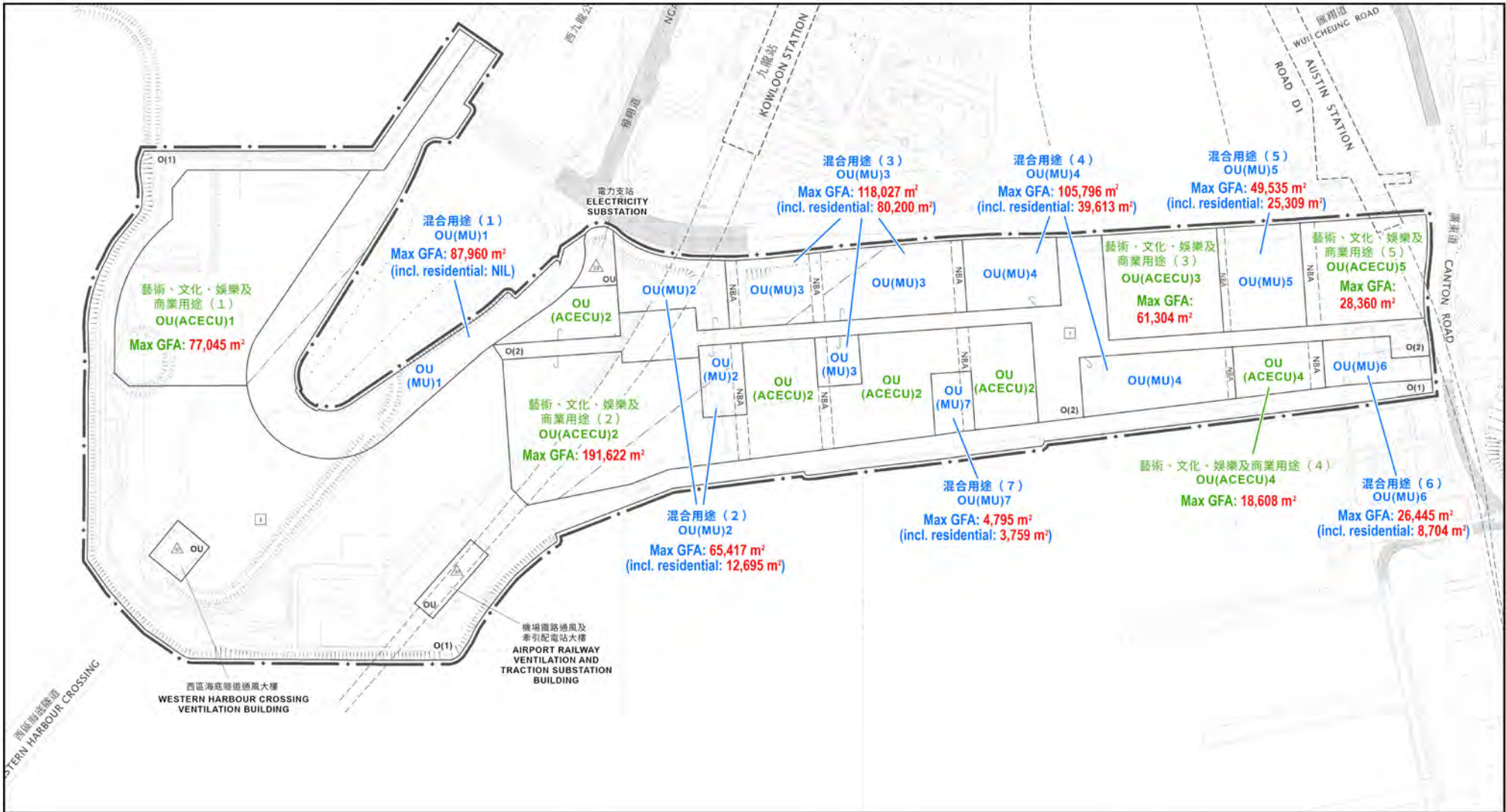
- 申請地點 APPLICATION SITE
- 發展地點 DEVELOPMENT SITE
- 1 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>本摘要圖於2025年6月17日擬備，<br/>所根據的資料為地政總署於2024年3月8日<br/>拍得的航攝照片編號E218503C及E218504C<br/>EXTRACT PLAN PREPARED ON 17.6.2025<br/>BASED ON AERIAL PHOTOS No.<br/>E218503C AND E218504C TAKEN ON 8.3.2024<br/>BY LANDS DEPARTMENT</div> | <div>航攝照片 AERIAL PHOTO</div> <div>擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；<br/>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<br/>西九文化區</div> <div>PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF<br/>GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;<br/>AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE<br/>WEST KOWLOON CULTURAL DISTRICT</div> |  | <div>規劃署<br/>PLANNING DEPARTMENT</div> <div></div> |  |
|                                                                                                                                                                                                                                  | <div>參考編號<br/>REFERENCE No.<br/>A/K20/138</div>                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <div>圖 PLAN<br/>A - 3</div>                                                                                                             |  |
|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                         |  |

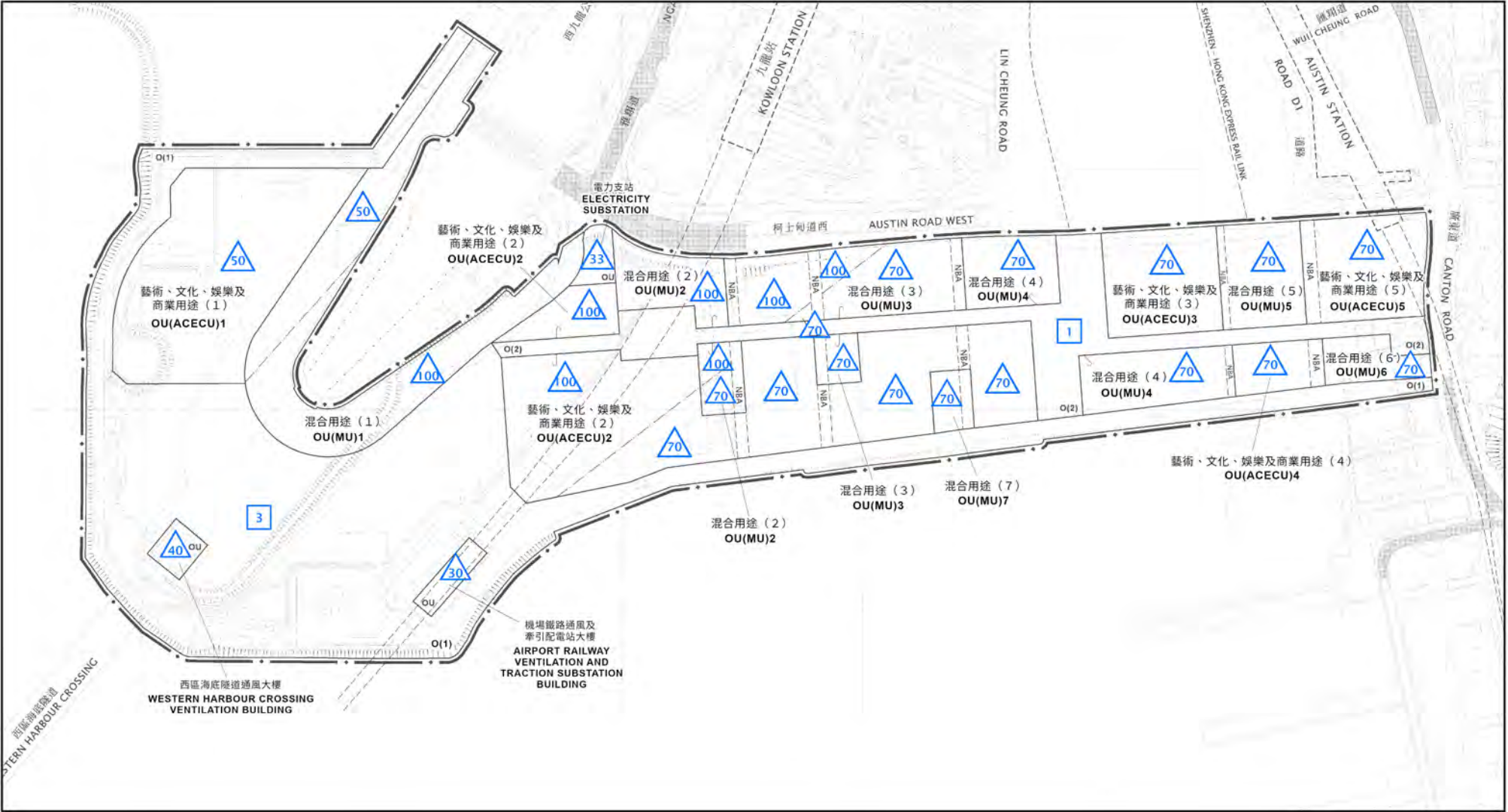


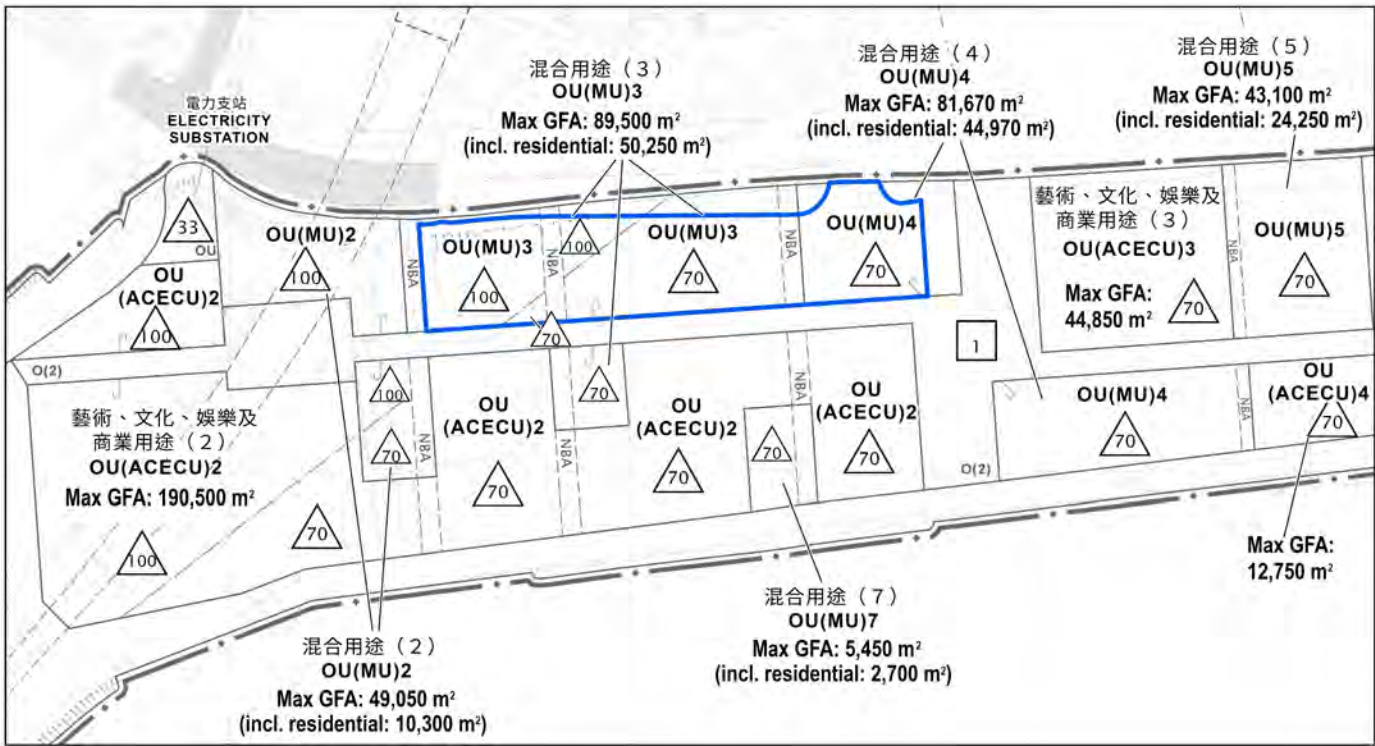
現時在發展圖則上訂明的總樓面面積限制  
EXISTING GROSS FLOOR AREA (GFA) RESTRICTIONS STIPULATED UNDER DEVELOPMENT PLAN



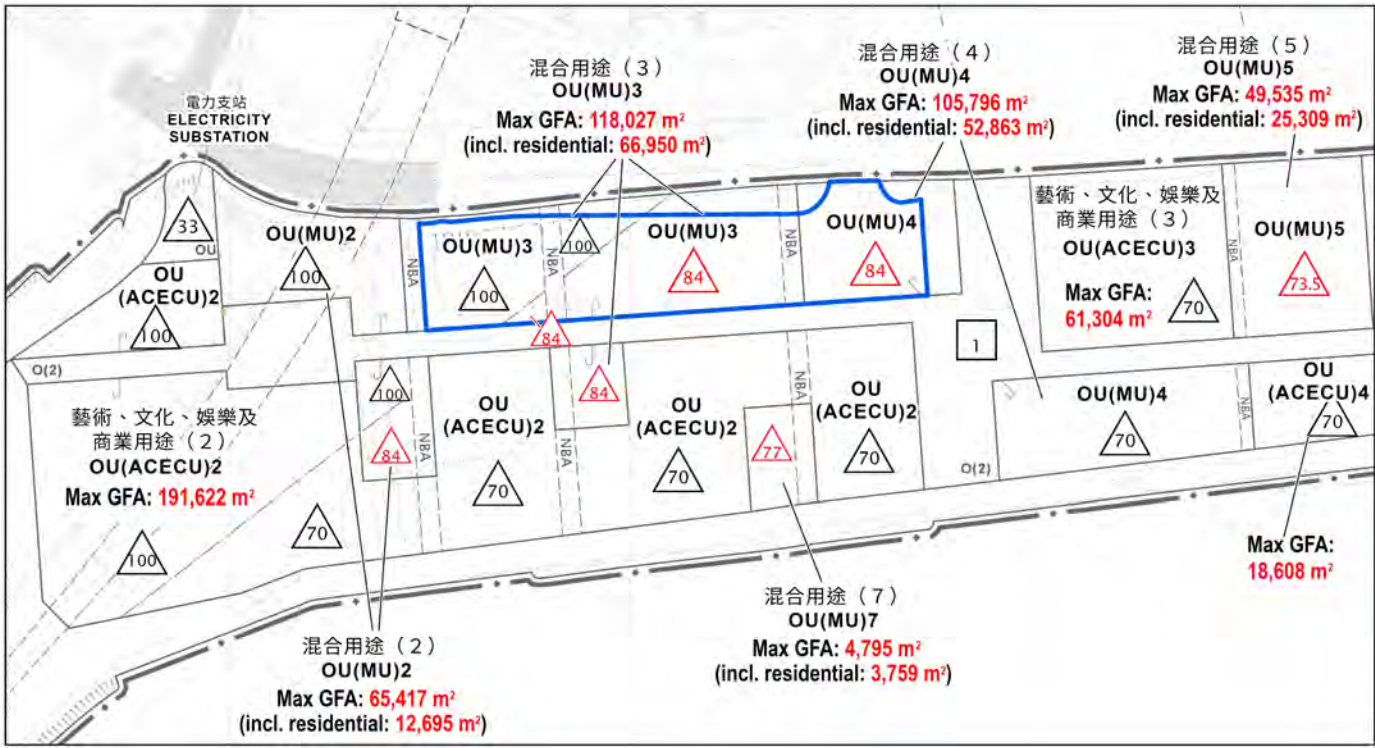
擬議略為放寬的總樓面面積限制（以紅色標示）  
(除「其他指定用途」註明「混合用途(3)」及「混合用途(4)」地帶外，與先前獲批准方案的總樓面面積相同)  
PROPOSED MINOR RELAXATION OF GFA RESTRICTIONS (INDICATED IN RED)  
(SAME AS THE GFA UNDER APPROVED SCHEME EXCEPT "OU(MU)3" AND "OU(MU)4" ZONES)

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                            |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p>本摘要圖於2025年6月16日擬備<br/>EXTRACT PLAN PREPARED ON 16.6.2025</p> | <p>西九文化區內總樓面面積限制的比較<br/>COMPARISON OF GROSS FLOOR AREA RESTRICTIONS WITHIN WEST KOWLOON CULTURAL DISTRICT</p> <p>擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；<br/>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<br/>西九文化區</p> <p>PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;<br/>AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE<br/>WEST KOWLOON CULTURAL DISTRICT</p> | <p>規劃署<br/>PLANNING<br/>DEPARTMENT</p> <p>參考編號<br/>REFERENCE No.<br/>A/K20/138</p> <p>圖 PLAN<br/>A - 4</p> |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

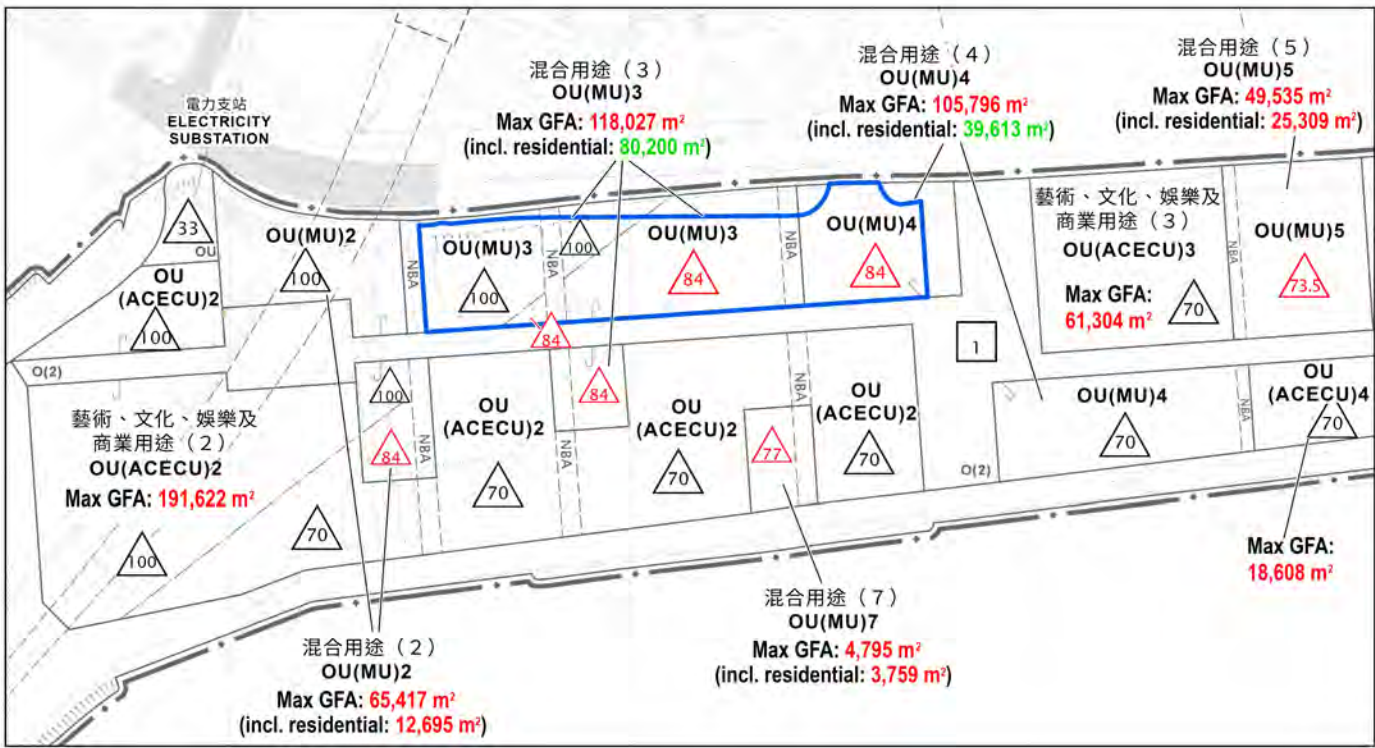




現時在發展圖則上訂明的總樓面面積及建築物高度限制  
EXISTING GROSS FLOOR AREA (GFA) AND BUILDING HEIGHT (BH) RESTRICTIONS STIPULATED UNDER DEVELOPMENT PLAN



先前獲批准方案的總樓面面積及建築物高度  
GFA AND BH UNDER APPROVED SCHEME

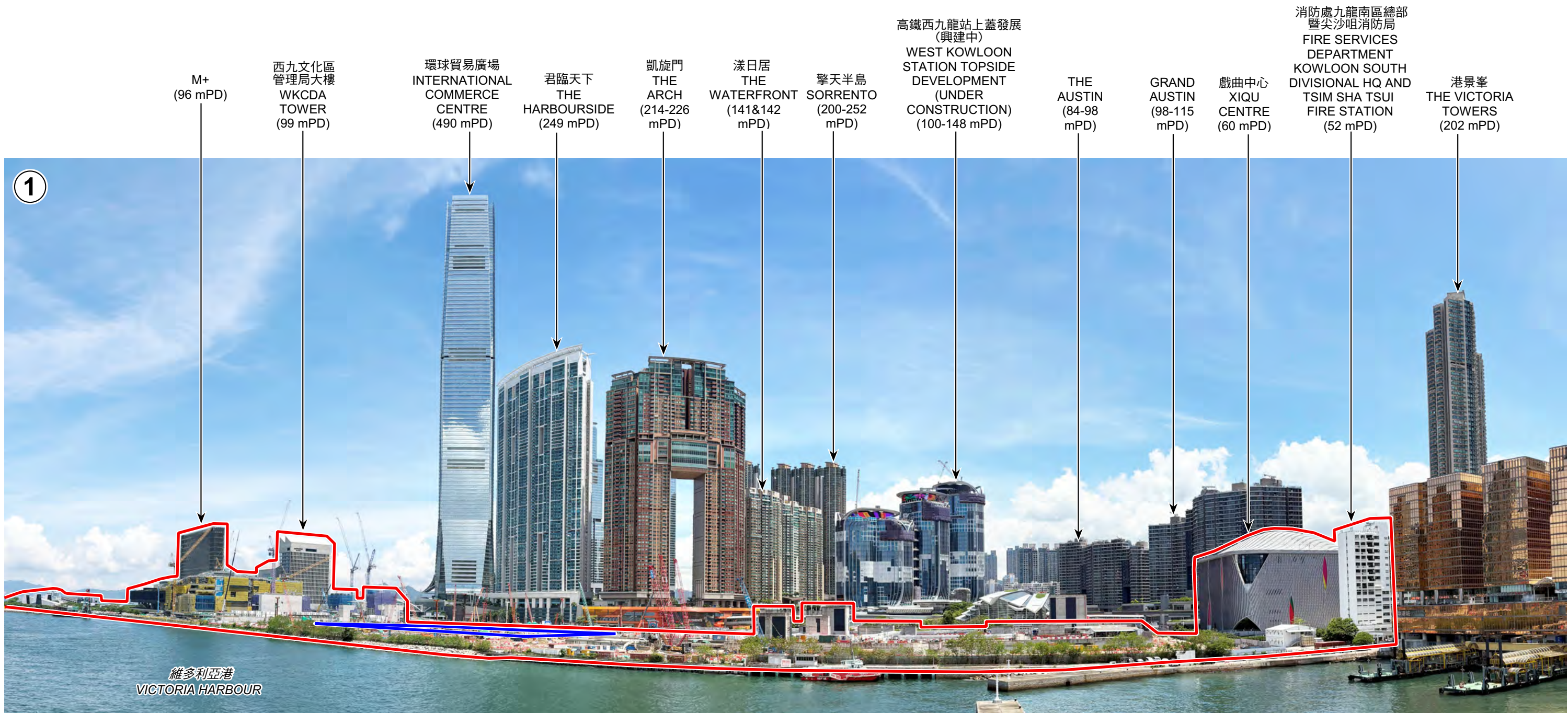


是次規劃申請擬議略為放寬的總樓面面積及建築物高度限制  
PROPOSED MINOR RELAXATION OF GFA AND BH RESTRICTIONS UNDER CURRENT PLANNING APPLICATION

圖例 LEGEND

發展地點 (界線只作識別用)  
DEVELOPMENT SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                            |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <p>本摘要圖於2025年6月16日擬備<br/>EXTRACT PLAN PREPARED ON 16.6.2025</p> | <p>發展地點內總樓面面積及建築物高度限制的比較<br/>COMPARISON OF GROSS FLOOR AREA<br/>AND BUILDING HEIGHT RESTRICTIONS WITHIN DEVELOPMENT SITE</p> <p>擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；<br/>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<br/>西九文化區</p> <p>PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF<br/>GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;<br/>AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION<br/>FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE<br/>WEST KOWLOON CULTURAL DISTRICT</p> | <p>規劃署<br/>PLANNING<br/>DEPARTMENT</p> <p>參考編號<br/>REFERENCE No.<br/>A/K20/138</p> <p>圖 PLAN<br/>A - 6</p> |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|



圖例 LEGEND

- 申請地點 APPLICATION SITE
- 發展地點 DEVELOPMENT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2025年6月17日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片

PLAN PREPARED ON 17.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 9.6.2025

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區

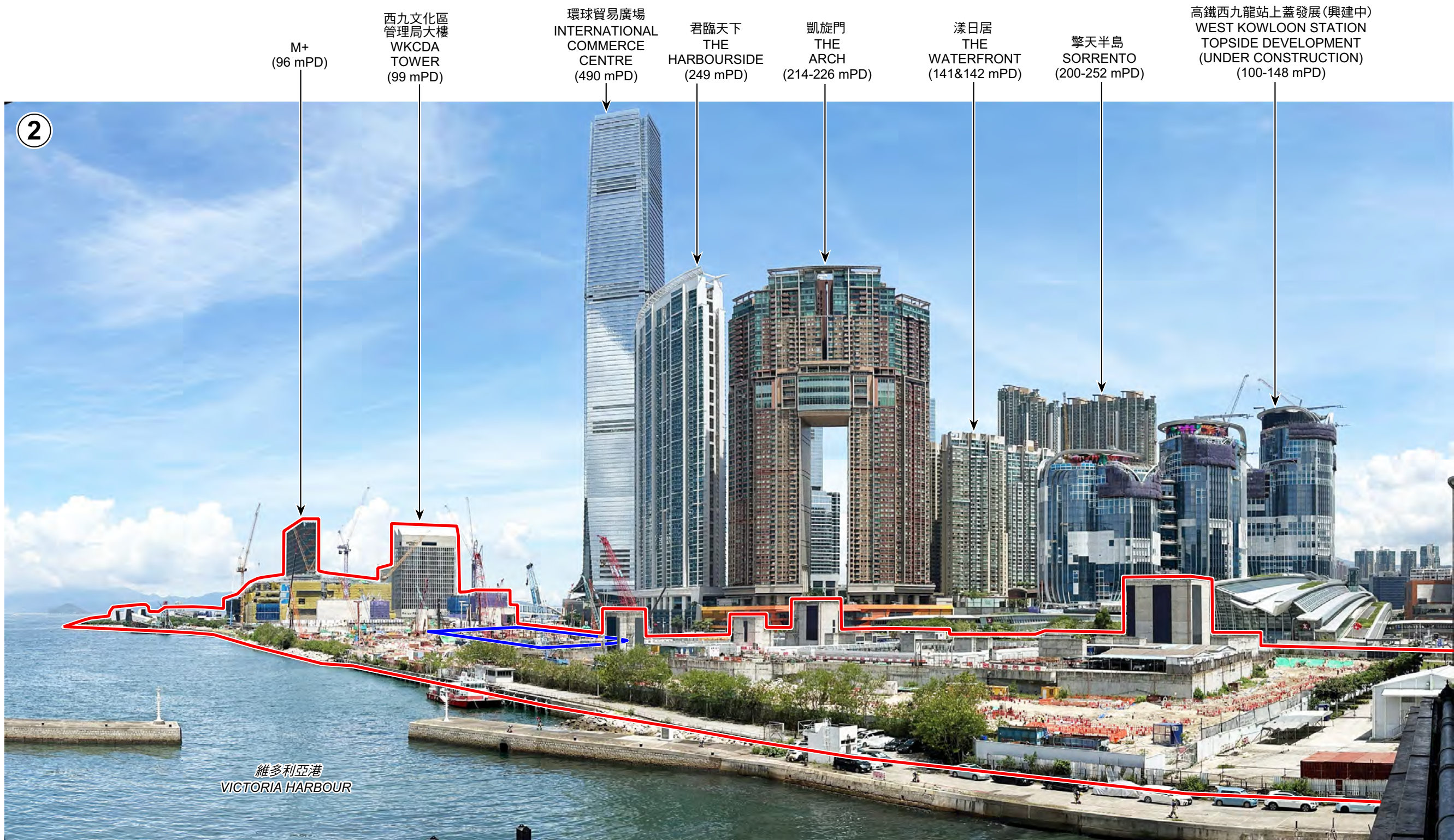
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7a



圖例 LEGEND

- 申請地點 APPLICATION SITE
- 發展地點 DEVELOPMENT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2025年6月16日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片

PLAN PREPARED ON 16.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 9.6.2025

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區

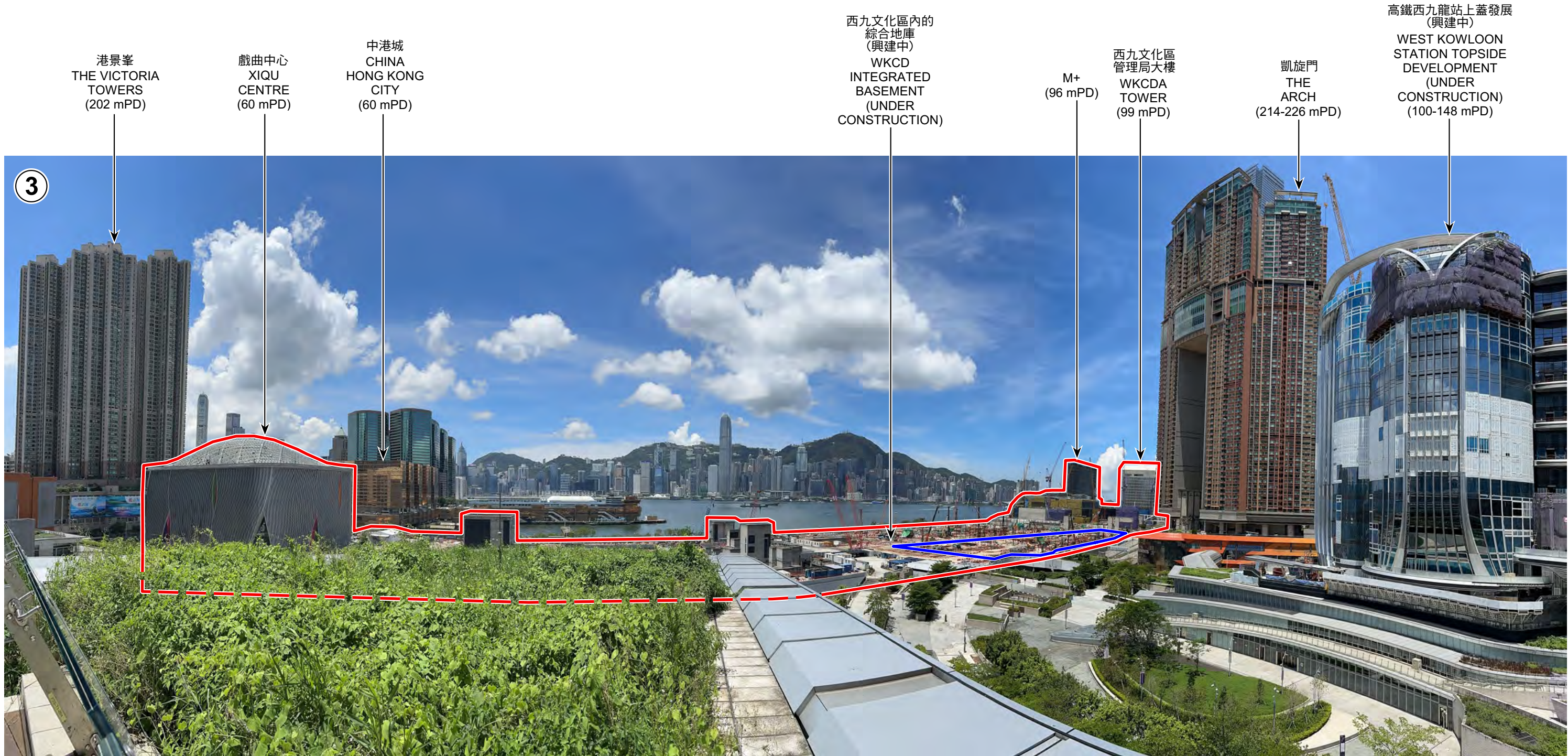
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7b



圖例 LEGEND

- 申請地點 APPLICATION SITE
- 發展地點 DEVELOPMENT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2025年6月17日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片

PLAN PREPARED ON 17.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 9.6.2025

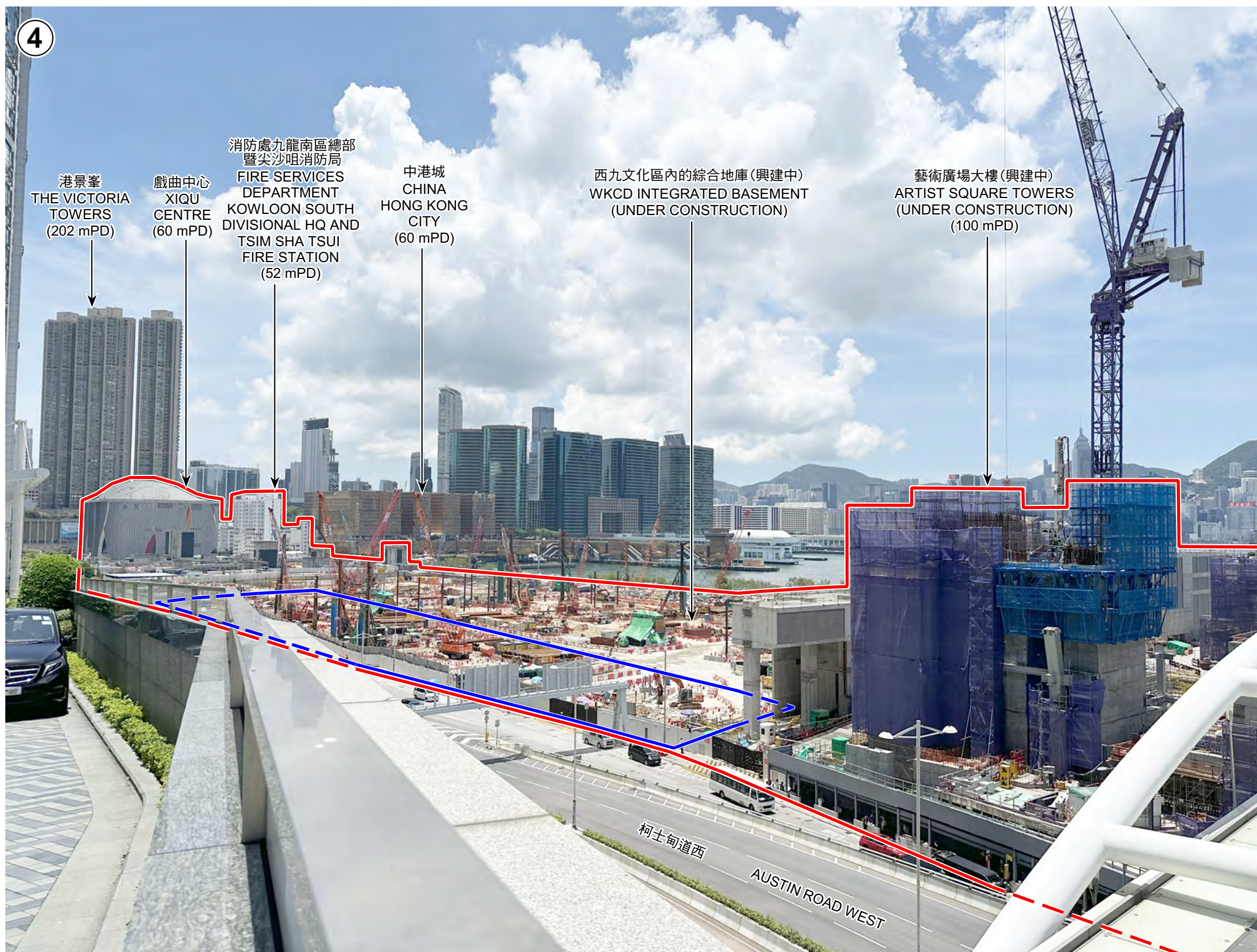
擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
以及略為放寬在「其他指定用途」註明「混合用途(3)」地帶內的非建築用地限制  
西九文化區  
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7c



圖例 LEGEND

- ▭ 申請地點  
APPLICATION SITE
- ▭ 發展地點  
DEVELOPMENT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2025年6月17日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片

PLAN PREPARED ON 17.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 9.6.2025

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區

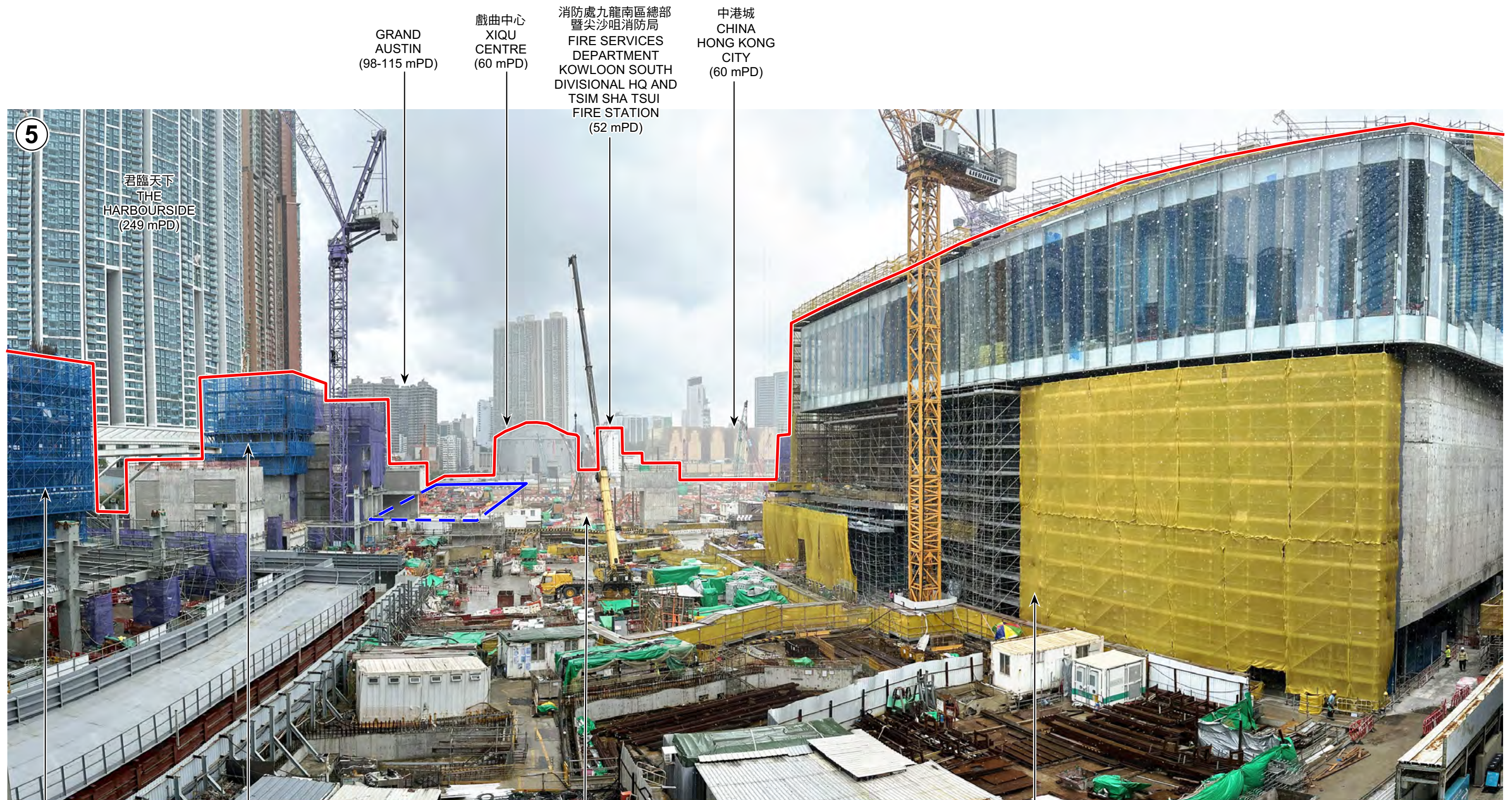
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7d



5

君臨天下  
THE  
HARBOURSIDE  
(249 mPD)

GRAND  
AUSTIN  
(98-115 mPD)

戲曲中心  
XIQU  
CENTRE  
(60 mPD)

消防處九龍南區總部  
暨尖沙咀消防局  
FIRE SERVICES  
DEPARTMENT  
KOWLOON SOUTH  
DIVISIONAL HQ AND  
TSIM SHA TSUI  
FIRE STATION  
(52 mPD)

中港城  
CHINA  
HONG KONG  
CITY  
(60 mPD)

藝術廣場大樓  
(興建中)

ARTIST SQUARE TOWERS  
(UNDER CONSTRUCTION)  
(100 mPD)

西九文化區內的綜合地庫  
(興建中)

WKCD INTEGRATED BASEMENT  
(UNDER CONSTRUCTION)

西九演藝中心  
(興建中)

WESTK PERFORMING ARTS CENTRE  
(UNDER CONSTRUCTION)  
(44 mPD)

圖例 LEGEND

- 申請地點  
APPLICATION SITE
- 發展地點  
DEVELOPMENT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2025年6月17日擬備，  
所根據的資料為攝於  
2025年6月11日的實地照片  
PLAN PREPARED ON 17.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 11.6.2025

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區  
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7e



圖例 LEGEND

申請地點  
APPLICATION SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年6月17日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片

PLAN PREPARED ON 17.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 9.6.2025

實地照片 SITE PHOTO

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區

PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7f



圖例 LEGEND

申請地點  
APPLICATION SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區

PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

本摘要圖於2025年6月16日擬備，  
所根據的資料為攝於  
2025年6月11日的實地照片

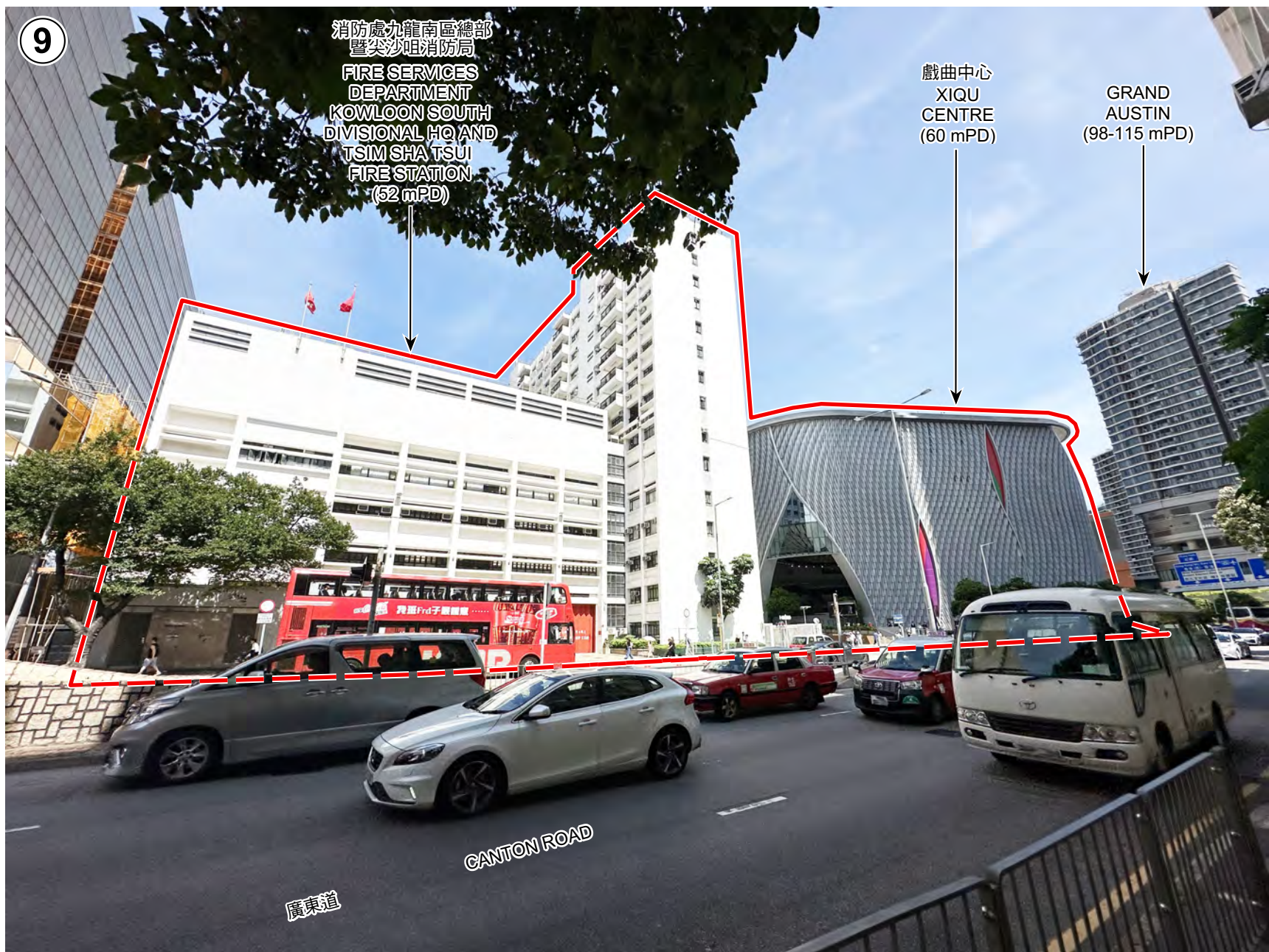
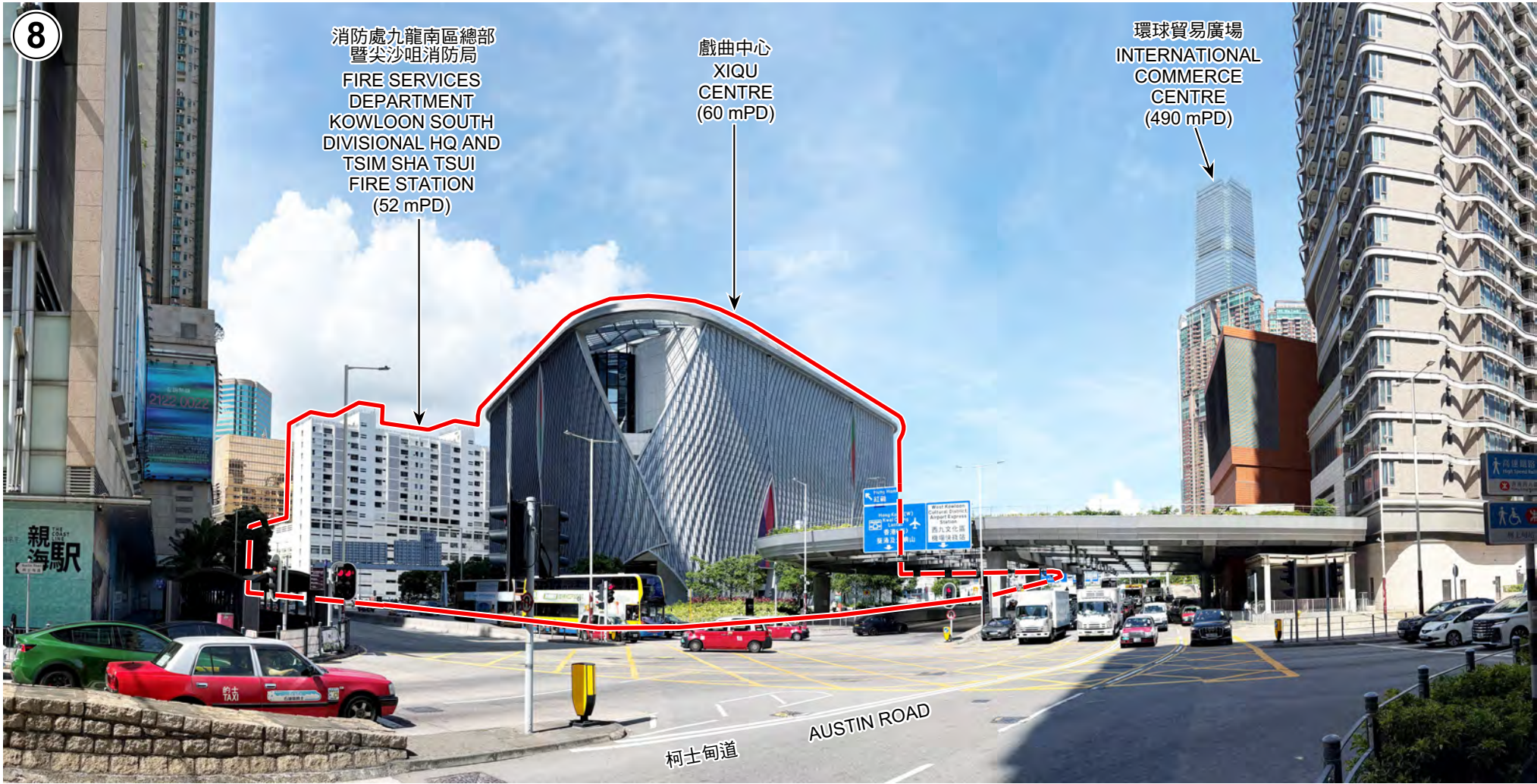
PLAN PREPARED ON 16.6.2025  
BASED ON SITE PHOTO  
TAKEN ON 11.6.2025

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K20/138

圖 PLAN  
A - 7g



圖例 LEGEND

申請地點  
APPLICATION SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年6月16日擬備，  
所根據的資料為攝於  
2025年6月9日的實地照片  
PLAN PREPARED ON 16.6.2025  
BASED ON SITE PHOTOS  
TAKEN ON 9.6.2025

擬議在發展地點內作分層住宅用途，並略為放寬西九文化區的總樓面面積及建築物高度限制；  
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  
西九文化區  
PROPOSED FLAT USE WITHIN THE DEVELOPMENT SITE WITH MINOR RELAXATION OF  
GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS OF WEST KOWLOON CULTURAL DISTRICT;  
AND MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION  
FOR "OTHER SPECIFIED USES" ANNOTATED "MIXED USES (3)" ZONE  
WEST KOWLOON CULTURAL DISTRICT

規劃署  
PLANNING  
DEPARTMENT



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A/K20/138

圖 PLAN  
A - 7h