

HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Green Belt” (“GB”), “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”).
- Item B1 – Rezoning of strips of land along Victoria Road from area shown as ‘Road’ to “GB”.
- Item B2 – Rezoning of strips of land along Victoria Road from “GB” to area shown as ‘Road’.
- Item C – Rezoning of a strip of land to the south of Wah Mei House, Wah Fu Estate from “Open Space” to “Residential (Group A)”.

II. Amendment to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(Global Innovation Centre)” zone.

Town Planning Board

22 March 2024

HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

 - (c) maintenance or repair of watercourse and grave.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

Schedule of Uses

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COMMERCIAL

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|--|
| Eating Place Government Use (Post Office only) Public Clinic Shop and Services | Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use |

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys and a maximum plot ratio of 2.25.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|--|
| Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" only) Residential Institution School (in free-standing purpose- designed building only) Social Welfare Facility Utility Installation for Private Project | Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre |

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

RESIDENTIAL (GROUP B)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project | Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre |

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

| <u>Height - No. of Storeys Used for Domestic Purposes</u> | <u>Maximum Plot Ratio</u> | <u>Maximum Site Coverage (%)</u> |
|---|-----------------------------------|--|
| 3 or below | 1.65 | 55 |
| 4 | 1.80 | 45 |
| 5 | 2.00 | 40 |
| 6 | 2.10 | 35 |
| 7 | 2.10 | 30 |
| 8 | 2.40 | 30 |
| 9 | 2.70 | 30 |
| 10 | 2.75 | 27.5 |
| 11 | 3.03 | 27.5 |
| 12 | 3.30 | 27.5 |
| 13 | 3.25 | 25 |
| 14 | 3.50 | 25 |
| 15 | 3.75 | 25 |
| 16 | 4.00 | 25 |
| 17 | 4.25 | 25 |
| 18 | 4.50 | 25 |
| 19 | 4.75 | 25 |
| 20 or more | 5.00 | 25 |

- (2) In determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|--|
| Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project | Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre |

Planning Intention

This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (1) For “R(C)” zone and all sub-areas in “R(C)” zone, except sub-area “R(C)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, plot ratio and site coverage specified below:
- (a) the maximum height of any building within each sub-area of the zone shall be limited to that specified below or the height of the existing building, whichever is the greater :

| <u>Sub-area</u> | <u>Restrictions</u> |
|-----------------|--|
| R(C)1 | Maximum 3 storeys including carports and maximum building height of 10.67m. |
| R(C)2 | Maximum 3 storeys (including roof-top structures except such structure as is necessary for the provision of a lift machine room, water tank and stairhood) above 1 storey of carports and maximum building height of 17.22m (including roof-top structures) measured from the existing mean formation level of the existing lot(s) or building(s). |
| R(C)3 | Maximum 3 storeys including carports. |
| R(C)4 | Maximum 6 storeys in addition to 1 storey of carports. |
| R(C)6 | Maximum 12 storeys in addition to 1 storey of carports and maximum building height of 137 metres above Principal Datum. |

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (b) the maximum plot ratio and site coverage shall be limited to that specified in the following table or the plot ratio and site coverage of the existing building, whichever is the greater :

| <u>Height - No. of Storeys Used for Domestic Purposes</u> | <u>Maximum Plot Ratio</u> | <u>Maximum Site Coverage (%)</u> |
|---|-----------------------------------|--|
| 2 and below | 0.60 | 30 |
| 3 | 0.75 | 25 |
| 4 | 0.90 | 22.5 |
| 5 | 1.00 | 20 |
| 6 | 1.20 | 20 |
| 7 | 1.40 | 20 |
| 8 | 1.40 | 17.5 |
| 9 | 1.58 | 17.5 |
| 10 | 1.75 | 17.5 |
| 11 | 1.93 | 17.5 |
| 12 | 2.10 | 17.5 |
| 13 | 1.95 | 15 |
| 14 | 2.10 | 15 |
| 15 | 2.25 | 15 |
| 16 | 2.40 | 15 |
| 17 | 2.55 | 15 |
| 18 | 2.70 | 15 |
| 19 | 2.85 | 15 |
| 20 or more | 3.00 | 15 |

- (2) For sub-area “R(C)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.9 and a maximum building height of 151 metres above Principal Datum, or the plot ratio and height of existing building, whichever is the greater.
- (3) For any new development or redevelopment of an existing building at sub-area “R(C)7”, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
- (i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;
 - (ii) the proposed total gross floor area for various uses and facilities;

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (iii) an environmental assessment report to examine any possible environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them;
 - (iv) a sewerage impact assessment report to examine any sewerage problem that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (v) such other information as may be required by the Town Planning Board.
- (4) For “R(C)” zone and all sub-areas in “R(C)” zone, except sub-area “R(C)2”, in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) For sub-area “R(C)2”, in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculations, although they may be excluded upon application to the Town Planning Board under section 16 of the Town Planning Ordinance.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|--|
| Agricultural Use Government Use (Police Reporting Centre, Post Office only) House Religious Institution (Ancestral Hall only) Rural Committee/Village Office | Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project |

In addition, the following uses are always permitted on the ground floor of a house:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Ambulance Depot | Animal Boarding Establishment |
| Animal Quarantine Centre (in Government building only) | Animal Quarantine Centre (not elsewhere specified) |
| Broadcasting, Television and/or Film Studio | Correctional Institution |
| Cable Car Route and Terminal Building | Driving School |
| Eating Place (Canteen, Cooked Food Centre only) | Eating Place (not elsewhere specified) |
| Educational Institution | Flat |
| Exhibition or Convention Hall | Funeral Facility |
| Field Study/Education/Visitor Centre | Holiday Camp |
| Government Refuse Collection Point | Hotel |
| Government Use (not elsewhere specified) | House |
| Hospital | Marine Fuelling Station |
| Institutional Use (not elsewhere specified) | Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |
| Library | Off-course Betting Centre |
| Market | Office |
| Pier | Petrol Filling Station |
| Place of Recreation, Sports or Culture | Place of Entertainment |
| Public Clinic | Private Club |
| Public Convenience | Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation |
| Public Transport Terminus or Station | Refuse Disposal Installation (Refuse Transfer Station only) |
| Public Utility Installation | Residential Institution |
| Public Vehicle Park (excluding container vehicle) | Sewage Treatment/Screening Plant |
| Recyclable Collection Centre | Shop and Services (not elsewhere specified) |
| Religious Institution | Utility Installation for Private Project |
| Research, Design and Development Centre | Zoo |
| School | |
| Service Reservoir | |
| Social Welfare Facility | |
| Training Centre | |
| Wholesale Trade | |

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

- (1) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 164 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Aviary Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo | Barbecue Spot Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project |

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For "Cemetery" Only

| | |
|--------------------|--|
| Columbarium | Place of Recreation, Sports or Culture |
| Crematorium | Public Transport Terminus or Station |
| Funeral Facility | Public Utility Installation |
| Government Use | Religious Institution |
| Grave | Shop and Services (Retail Shop only) |
| Public Convenience | Utility Installation for Private Project |

Planning Intention

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For “Cyber-Port” Only

- Ambulance Depot
- Broadcasting, Television and/or Film Studio
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Flat
- Government Refuse Collection Point
- Government Use (not elsewhere specified)
- Hotel
- House
- Information Technology and
Telecommunications Industries
- Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level other
than Entrances
- Off-course Betting Centre
- Office
- Petrol Filling Station
- Pier
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Promenade
- Public Clinic
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Public Vehicle Park (excluding container
vehicle)
- Radar, Telecommunications Electronic
Microwave Repeater, Television and/or
Radio Transmitter Installation
- Refuse Disposal Installation
- Recyclable Collection Centre
- Religious Institution

(Please see next page)

OTHER SPECIFIED USES (cont'd)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For “Cyber-Port” Only (cont'd)

Research, Design and Development Centre
School
Sewage Treatment/Screening Plant
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Planning Intention

This zone is primarily intended to establish a base for the clustering of creative information service business and related businesses with an extensively landscaped, high-quality living and working environment which blends in well with the surrounding neighbourhood.

Remarks

- (1) An applicant for permission for development on land designated “Other Specified Uses” annotated “Cyber-Port” shall include in the application the following information:-
- (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, maximum number of storeys and maximum gross floor areas specified below:

| <u>Sub-area</u> | <u>Restrictions</u> |
|-----------------|--|
| 1 | Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 92,500m ² . |
| 2 | Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 60,600m ² . |
| 3 | Maximum 176 metres above Principal Datum in height and a maximum gross floor area of 160,900m ² . |
| 4 | Maximum 189 metres above Principal Datum in height and a maximum gross floor area of 207,800m ² . |
| 5 | Maximum 3 storeys (excluding carports and mechanical floor) and a maximum gross floor area of 14,800m ² . |

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (3) In determining the relevant maximum gross floor areas for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport interchange and Government, institution or community facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For “Cyber-Port (1)” Only

| | |
|---|---|
| Eating Place | Broadcasting, Television and/or Film Studio |
| Educational Institution | Flat |
| Exhibition or Convention Hall | Government Refuse Collection Point |
| Government Use (not elsewhere specified) | Hotel |
| Information Technology and Telecommunications Industries | Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |
| Institutional Use (not elsewhere specified) | Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation |
| Office | Residential Institution |
| Place of Entertainment | |
| Place of Recreation, Sports or Culture | |
| Private Club | |
| Public Clinic | |
| Public Convenience | |
| Public Transport Terminus or Station | |
| Public Utility Installation | |
| Public Vehicle Park (excluding container vehicle) | |
| Recyclable Collection Centre | |
| Research, Design and Development Centre | |
| School | |
| Shop and Services | |
| Social Welfare Facility | |
| Training Centre | |
| Utility Installation for Private Project | |

Planning Intention

This zone is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Cyber-Port (1)” Only (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 65 metres above Principal Datum and a maximum gross floor area of 66,000m², or the height and gross floor area of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m² shall also be provided.
- (2) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) For any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;
 - (ii) the proposed total gross floor area for various uses and facilities;
 - (iii) the details and extent of parking, loading/unloading and public transport facilities, and open space to be provided within the site;
 - (iv) the landscape and urban design proposals within the site; and
 - (v) such other information as may be required by the Town Planning Board.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For “Global Innovation Centre” Only

| | |
|---|--|
| Eating Place Educational Institution Exhibition or Convention Hall Flat (staff quarters only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre Residential Institution Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project | Flat (not elsewhere specified) Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation |
|---|--|

Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Global Innovation Centre" Only (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater.
- (2) In determining the relevant maximum gross floor areas for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.

GREEN BELT

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|--|
| Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area | Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo |

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 10

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 28 February 1986, the draft Pok Fu Lam OZP No. S/H10/1, being the first statutory plan covering the Pok Fu Lam area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 November 1988, the then Governor in Council referred the draft Pok Fu Lam OZP No. S/H10/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 10 November 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as Plan No. S/H10/6. On 23 March 1999, the CE in C referred the approved OZP No. S/H10/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 14 April 1999, the Chief Executive under section 3(1)(a) of the Ordinance directed the Board to extend the planning scheme area boundary of the Pok Fu Lam OZP to cover two small portions of the seabed area of the East Lamma Channel.
- 2.5 On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as Plan No. S/H10/8. On 10 October 2000, the CE in C referred the approved OZP No. S/H10/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect

the changing circumstances.

- 2.6 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/13. On 9 December 2003, the CE in C referred the approved OZP No. S/H10/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/15. On 17 October 2006, the CE in C referred the approved OZP No. S/H10/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 21 August 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/17. On 9 July 2019, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 22 July 2019, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Pok Fu Lam OZP to cover an area to the south of Wah Kwai Estate and Ka Lung Court and to excise two sea areas along Sandy Bay and Waterfall Bay.
- 2.10 On 5 January 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/19. On 12 April 2022, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 30 May 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/21. On 14 December 2023, the Secretary for Development referred the approved Pok Fu Lam OZP No. S/H10/21 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 December 2023 under section 12(2) of the Ordinance.
- 2.12 On 22 March 2024, the draft Pok Fu Lam OZP No. S/H10/22 (the Plan), incorporating amendments mainly to rezone a site between Pok Fu Lam Road and Victoria Road from “Green Belt”, “Residential (Group C)6” and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pok Fu Lam area and not to overload the road network in the area covered by the Pok Fu Lam Moratorium.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.tpb.gov.hk> .

5. THE PLANNING SCHEME AREA

- 5.1 The Area, about 413 hectares in size, is situated on the western coast of Hong Kong Island. It is bounded by Mount Davis Road to the north and Pok Fu Lam Country Park to the east. To the west and south, it extends to the waterfront.
- 5.2 The Area is generally hilly, sloping from the east towards the sea in the west. It is punctuated by spurs and valleys with flat land at reclaimed areas currently developed as Stanley Ho Sports Centre, Cyberport and Wah Kwai Estate. The Area has been developed as a residential area with mainly low-density developments in the north and higher density developments in the south. It is

the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.

- 5.3 Due to topographical constraints, much of the vegetation in the Area have been conserved. The Area, except the southern part with existing high-density residential developments, is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character.

6. POPULATION

Based on the 2016 Population By-Census, the population of the Area was estimated by PlanD as about 77,450. It is estimated that the planned population of the Area would be about 100,000.

7. LAND USE ZONINGS

7.1 Commercial (“C”): Total Area 0.24 ha

7.1.1 This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.

7.1.2 A site at the junction of Victoria Road and Sha Wan Drive is under this zoning. It is reserved for the development of a low-rise local shopping centre compatible with the character of the area and also the surrounding environment. Apart from a supermarket which would be the main use, some commercial facilities such as bank, retail shop, barber shop and eating place will be permitted under the zoning.

7.2 Residential (Group A) (“R(A”): Total Area 32.14 ha

7.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any floor above the lowest three floors will require permission from the Board.

7.2.2 This zoning covers the existing public housing developments at the southern part of the Area, namely Wah Fu Estate, Wah Kwai Estate and Ka Lung Court, the existing private residential developments to

the east of Wah Fu Estate and the five new public housing sites along Pok Fu Lam Road, Shek Pai Wan Road and Wah King Street near Wah Fu Estate.

- 7.2.3 Within the public housing estates, community facilities, daily shopping facilities and open space are provided in accordance with approved planning standards.
- 7.2.4 As announced in the 2014 Policy Address, Wah Fu Estate Redevelopment and the five new public housing sites, which will serve as the main reception resources for the redevelopment of Wah Fu Estate, will provide about 11,900 additional public housing units. According to the Housing Department (HD)'s proposal, a total gross floor area of not more than 500,000m² will be provided for accommodating about 8,900 public housing units at the five sites. A public vehicle park with gross floor area of not more than 7,200m² is also proposed at the site zoned "R(A)1" to meet the local demand. According to the findings of the engineering feasibility study for the proposed public housing developments at the five sites, no insurmountable technical problem is anticipated. To take forward HD's proposal, planning brief will be prepared to set out the planning parameters and the design requirements of individual sites as well as the detailed technical studies to be undertaken by HD at the detailed design stage.
- 7.2.5 For the developments at the five sites, a stepped building height concept with heights increasing progressively from the waterfront to the inland areas has been adopted. The developments on the five sites will be subject to height bands of 200 metres above Principal Datum (mPD) and 230mPD. The vast expanse of the sites also calls for provision of building gaps to break up the building mass and provision of variations in height and building form within individual sites to reduce the visual scale. The stepped building height concept shall also be taken into account in the redevelopment of Wah Fu Estate.
- 7.2.6 An Expert Evaluation on Air Ventilation Assessment (AVA EE) has been carried out for the proposed public housing developments. Six local air paths with minimum width of 20 to 30m and suitable block disposition and podium design have been adopted to alleviate the potential air ventilation impacts. A quantitative AVA should be carried out by HD at the detailed design stage for scheme optimisation. The AVA EE also recommends guiding principles, in the form of local air paths, for the future AVA to be conducted for the redevelopment of Wah Fu Estate.
- 7.2.7 For the redevelopment of Wah Fu Estate, in accordance with the established administrative procedure, it will be guided by a planning brief. Also HD would undertake relevant technical assessments including traffic impact assessment, environmental assessment, visual impact assessment and AVA, etc. to demonstrate its feasibility.

7.3 Residential (Group B) (“R(B)”): Total Area 12.46 ha

7.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

7.3.2 Land zoned for this purpose is mainly located in the southern portion of the Area. Examples of some major existing residential developments include the Chi Fu Fa Yuen and Pok Fu Lam Gardens. Future development includes a site east of Chi Fu Fa Yuen.

7.3.3 In order to control the building volume, preserve the present characteristics of the area and avoid over-development, appropriate residential density schedule (plot ratio and site coverage restrictions) for Residential Zone 2 are included in the Notes of the Plan. To allow greater flexibility, minor relaxation of these restrictions based on individual merits, including design justifications, positive landscape and planning gains, may be considered by the Board on application.

7.4 Residential (Group C) (“R(C)”): Total Area 45.34 ha

7.4.1 This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

7.4.2 This zoning covers sites mostly in the northern and central portion of the Area. In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3 and different building height controls are also imposed for respective Special Control Areas according to individual site characteristics and surrounding environment. These restrictions are shown in the Notes attached to the Plan.

7.4.3 For the “R(C)7” site, future development is restricted to a maximum plot ratio of 1.9 and a maximum building height of 151mPD. For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant technical assessments to ensure the air quality, traffic noise and sewerage issues could be properly addressed. The plot ratio control under “R(C)7” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.4.4 Minor relaxation of the restrictions stated in the Notes, based on individual merits, may be considered by the Board upon application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is intended to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilting or allow for conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.5 Village Type Development (“V”): Total Area 2.62 ha

7.5.1 The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Board.

7.5.2 The existing Pok Fu Lam Village is under this zoning. The environment of the area is not entirely satisfactory. Improvement works for the area may be undertaken by concerned departments wherever opportunity arises. A maximum building height is also stipulated in the Notes of this zoning to reflect the existing character of the village. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community (“G/IC”): Total Area 63.22 ha

7.6.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

7.6.2 Existing facilities of regional significance include the Queen Mary Hospital and part of the University of Hong Kong (HKU). Other existing facilities serving primarily the Area and its adjoining areas include medical, health and social welfare facilities at Sandy Bay, fire stations at Sandy Bay and Wah Fu, as well as a number of schools and service reservoirs.

7.6.3 In order to meet the needs of the Area, sites have been reserved for a divisional police station and a pumping station. A site at Sandy Bay is reserved for the provision of government, institution and community facilities.

7.6.4 A “G/IC(1)” site to the east of 3 Sassoon Road is reserved for expansion of the HKU’s Faculty of Medicine campus by a total gross floor area of not more than 43,000m². Development within this site is restricted to a maximum building height of 164mPD. Interlinked building blocks with stepped building heights descending from north-western portion of 164mPD to south-eastern portion of 123mPD would be adopted taking into account the local topography and characteristics. A setback area of not less than 32m in width from the adjacent “R(C)7” zone shall be provided. Multi-level pedestrian connections to Pok Fu Lam Road, Victoria Road and Northcote Close would be provided. Communal open space of not less than 4,000m² would also be provided and accessible by the public. Integrated design with the environment should be adopted for the greening and landscaping of the proposed development.

7.7 Open Space (“O”): Total Area 21.71 ha

7.7.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.7.2 Existing open spaces include the sitting-out area at Sassoon Road opposite to the Queen Mary Hospital, the Waterfall Bay Park to the south of Wah Fu Estate, the Cyberport Waterfront Park, and the Kellett Bay Waterfront to the south of Wah Kwai Estate. A 15m wide waterfront promenade is proposed to link up the Cyberport Waterfront Park and the planned open space in between Cyberport and Sandy Bay. Opportunity may be given to explore whether a walking trail could be developed along this planned open space and other coastal areas to enhance pedestrian connectivity along the coast of Waterfall Bay, Telegraph Bay and Sandy Bay at Pok Fu Lam for public enjoyment.

7.7.3 Local open spaces are also provided within the public and private housing developments and at convenient locations throughout the Area to serve the local residents.

7.8 Other Specified Uses (“OU”): Total Area 39.3 ha

7.8.1 This zoning is intended primarily to provide/reserve land for specified purposes and uses. It covers the existing petrol filling stations at Baguio Villa and 100 Pok Fu Lam Road, the Chinese Christian Cemetery at the northern part of the Area, the Cyberport development and its expansion site, and the proposed Global Innovation Centre of HKU.

7.8.2 The Cyberport development is intended to establish a base for the clustering of creative information service business including software design, electronic commerce, information and electronic technology and related business. It aims to create an extensively landscaped

high-quality living and working environment which blends in well with the surrounding neighbourhood. The office buildings, shopping mall, hotel and residential towers/houses of the development were completed in 2008.

- 7.8.3 The existing Cyberport development is divided into 5 sub-areas. To ensure the compatibility with the existing built and natural environment, development restrictions on the building height and/or gross floor areas are stipulated in the Notes for each sub-area. Any development within the area designated for the Cyberport development requires permission from the Board. Such application should be accompanied by the types of information including a comprehensive layout plan as set out in the Notes of the Plan. In the preparation of the comprehensive layout plan, special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.8.4 On land designated as “OU” annotated “Cyber-Port(1)”, it is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport. Development within this zone is subject to a maximum gross floor area of 66,000m² and a maximum building height of 65mPD, or the gross floor area and height of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m² shall be provided to enhance visual openness and facilitate air ventilation. Any new development or redevelopment of an existing building should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraint and surrounding development, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. Responsive building design for the new development, such as appropriate setback distance, terraced building design with stepped building height lowering towards Cyberport Waterfront Park and the waterfront promenade, and permeable building design on ground and upper floors, should be adopted at the detailed design stage to respect the overall setting of the waterfront site and the Cyberport Waterfront Park. Public passageway allowing pedestrian connectivity to the waterfront promenade through the development from the Arcade Cyberport and Information Crescent shall also be provided.
- 7.8.5 An AVA EE has been conducted for the Cyberport expansion. According to the findings of AVA EE, mitigation measures such as

suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

- 7.8.6 On land designated as “OU” annotated “Global Innovation Centre”, it is intended primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. To cater for the need of the Global Innovation Centre which would be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU’s strengths to address some of the most pressing challenges in the world through scientific discoveries and technological development, it provides development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. Development within this zone is subject to a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area) and a maximum building height of 158mPD, or the gross floor area and height of the existing building, whichever is the greater.
- 7.8.7 The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m² accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development.
- 7.8.8 Traffic improvement measures are required for the proposed Global Innovation Centre to mitigate the associated traffic impact. The project proponent is required to submit updated traffic impact assessment upon confirmation of the design parameters at the detailed design stage, and assessment of the construction traffic impact and traffic review before commissioning of project. Mitigation measures to address the traffic noise impact from Victoria Road and Pok Fu Lam

Road, to cater for freshwater, flushing water demand, and sewer upgrading works for the proposed development will be required. The requirement for submission of traffic impact assessment, noise impact assessment, water supply impact assessment and sewerage impact assessment, and implementation of the mitigation measures identified therein will be suitably incorporated into the land document.

7.9 Green Belt (“GB”): Total Area 117.43 ha

7.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

7.9.2 This zoning comprises about 28% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

7.9.3 Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

7.10 Country Park (“CP”): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

8. COMMUNICATIONS

8.1 Roads

Pok Fu Lam Road is the primary distributor road linking the Area to Aberdeen and the northern part of Hong Kong. Victoria Road, a district distributor road, serves the developments along the coast. It also provides an alternative link to Kennedy Town. These two roads are supported by a network of subsidiary roads for local access purposes.

8.2 Public Transport

Apart from bus services, the Area is also served by other modes of public transport including green minibuses, public light buses and taxis. A public transport interchange is provided under the elliptic podium at the northern end of the Cyberport development.

8.3 Railway Development

The South Island Line (West) (SIL(W)) is proposed under the Railway Development Strategy 2014 to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam. The implementation of SIL(W) is subject to the actual development/redevelopment programme of the public housing in Wah Fu area as well as the build-up of transport demand.

8.4 Pok Fu Lam Moratorium

8.4.1 At present, the Area is still governed by the Pok Fu Lam Moratorium which prohibits any new land sale and lease modification for more intensive development. The Moratorium is an administrative measure imposed on traffic grounds to prohibit excessive development of the Area until there is an overall improvement in the transport network of the Area.

8.4.2 Notwithstanding the long-term broad land-use framework shown on the Plan, developments and redevelopments within the Area shall be subject to, in the interim, the restrictions of the Moratorium while it is still in force.

9. UTILITY SERVICES

9.1 The Area is well served with piped fresh and salt water supply.

9.2 The developed areas are well-served by existing preliminary sewage treatment works located in Wah Fu, Aberdeen, Sandy Bay and Cyberport development.

9.3 The Area has adequate supply of electricity, gas and telephone services. There is scope to expand the supply to meet future demand of the Area.

10. CULTURAL HERITAGE

10.1 There are ten declared monuments in the Area, including the exterior of the University Hall of the HKU at No. 144 Pok Fu Lam Road, the Bethanie at No. 139 Pok Fu Lam Road, the Tung Wah Coffin Home at No. 9 Sandy Bay Road and the seven historic structures of Pok Fu Lam Reservoir, namely Former Watchman's Cottage (presently Pok Fu Lam Management Centre), the gauge basin, and the five masonry bridges. There is a Grade 1 historic building,

namely the Senior Staff Quarters of the Old Dairy Farm at No. 141 Pok Fu Lam Road. There are 17 Grade 2 historic buildings include the box culvert, the embankment and the old masonry dam of Pok Fu Lam Reservoir, Pok Fu Lam Conduit, the Cowshed of the Old Dairy Farm at No. 139 Pok Fu Lam Road, Main Office Building of the Old Dairy Farm at No. 141 Pok Fu Lam Road, Alberose at Nos. 132A and 132B Pok Fu Lam Road, the Nurses Quarters of Queen Mary Hospital at No. 102 Pok Fu Lam Road, the Stone Manor and a garage at No. 33 Sassoon Road, the Historic Structures at the Former Chiu Chow Pak Yap Cemetery, Pok Fu Lam and six other items related to the Old Dairy Farm, namely the silo and manure pit near Pok Fu Lam Village, the manure pit near Chi Fu Fa Yuen as well as two manure pits and the entrance gate pillar near VTC Pokfulam Complex. There are 34 Grade 3 historic buildings include No. 128 Pok Fu Lam Road, Queen Mary Hospital Main Block (Wing A to E) at No. 102 Pok Fu Lam Road, the air vents at the Service Reservoir of Pok Fu Lam Reservoir, Villa Ellenbud at No. 50 Sassoon Road, No. 97 Pok Fu Lam Village, the Felix Villas and a garage at No. 61 Mount Davis Road and 27 items related to the Old Dairy Farm, including two paddocks, cowshed, Staff Quarters Block A and Block B, stream crossing, water filter and water tank near Pok Fu Lam Village, four paddocks, bull pen with paddock, silo, manure pits, piggeries and two stream crossings near Chi Fu Fa Yuen, two paddocks, cowshed, silo, water tank, retaining wall and water filter near VTC Pokfulam Complex, two cowsheds and paddock near Bisney Road, the old wall between the Bethanie and the Old Dairy Farm at No. 139 Pok Fu Lam Road, and the masonry parapet walls and ramp near the cowshed at No. 139 Pok Fu Lam Road. Kong Sin Wan Kiln Site of Archaeological Interest is also situated in the Area. The list of declared monuments and graded buildings will be updated from time to time.

- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.
- 10.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest or Government historic sites identified by AMO; the new items mentioned in paragraph 10.2 above; or any other buildings/structures identified with heritage value, both at grade and underground, and their immediate environs. Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department (LandsD) and the various licensing authorities.
- 11.2 The Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by PlanD. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by LandsD. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.