

**METRO PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

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**MPC Paper No. 2/11**

**For Consideration by**

**The Metro Planning Committee on 18.2.2011**

**PROPOSED AMENDMENTS TO  
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/17**

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**1. Introduction**

This paper is to seek Members' agreement that :

- (a) the proposed amendments to the draft Kennedy Town and Mount Davis Outline Zoning Plan (OZP) No. S/H1/17 (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

**2. Status of the Current OZP**

On 4.11.2008, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance approved the draft Kennedy Town and Mount Davis OZP, which was subsequently renumbered as S/H1/16. On 12.1.2010, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22.1.2010 under section 12(2) of the Ordinance. On 26.3.2010, the draft Kennedy Town and Mount Davis OZP No. S/H1/17 (**Plan 1**), mainly incorporating amendments to delete the obsolete alignment of Route 7 and to replace the outdated Mass Transit Railway (MTR) alignment and station with the MTR West Island Line (WIL) authorized by the CE in C under the Railways Ordinance on 10.3.2009, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, 1 representation supporting the deletion of Route 7 was received. The representation was considered by the Board on 17.9.2010.

**3. Background and Need for Building Height Control**

- 3.1 In order to provide better planning control to meet public aspirations for better living condition and greater certainty and transparency in the statutory planning system, Planning Department (PlanD) has been reviewing various OZPs with a view to incorporating appropriate building height (BH) restrictions for development zones to guide future development and redevelopment. Priority has been given to area subject to great development/redevelopment pressure and areas around Victoria Harbour.



- 3.2 The Kennedy Town and Mount Davis Planning Scheme Area (the Area), which is fronting the western entrance of Victoria Harbour and adjoining the Sai Ying Pun and Sheung Wan district to its east, is a well-established residential area (**Plans 2A and 2B**). There are a public cargo working area (PCWA) and a number of public utilities/industrial uses along the northern shore, and some Government, Institution or Community (GIC) uses in the south-eastern part of the Area. As the Area is facing the western gateway to Victoria Harbour, the BH of the Area should be better controlled to avoid adverse visual impact.
- 3.3 As the WIL will be extended to the Area in 2014 and there are many old and low-rise buildings, the Area is subject to great development pressure. In 2010, 50 general building plan submissions involving 19 sites for new development/redevelopment have been received within the Area, for which 42 were approved, 7 were rejected and 2 are under processing. Amongst them, 8 sites with approved building plans are for redevelopment into very tall residential buildings. Besides, 2 submissions for very tall buildings were rejected and 1 other submission is under processing<sup>1</sup> (**Attachment IV**). Further submissions for high-rise developments are expected in the Area. In the absence of BH control, there will be a proliferation of high-rise buildings competing for better view of the harbour, which are out of context with the surrounding environment. Concentration of tall buildings along the narrow streets in the Area would create canyon effect, adversely affecting the local air ventilation at pedestrian level as well as that in the neighbouring districts. There is thus an urgent need to incorporate BH restrictions in the OZP to provide proper guidance for developments in the Area.
- 3.4 Given that majority of the sites within the Area are under unrestricted leases, administrative measures or the lease conditions would not provide adequate control on development height to achieve a good urban form. The stipulation of BH restrictions on the OZP is a more effective measure to regulate the development profile of the built environment. Also, it would set out the planning intention more clearly, making it more transparent and open to public scrutiny. The mechanism will ensure that all stakeholders have the opportunity to express their views on the BH restrictions and rezoning proposals in the statutory plan making process.

#### 4. Scope of Review

- 4.1 Under the current Kennedy Town and Mount Davis OZP, the “R(C)” zone at the western end of Mount Davis Road is already subject to a BH restriction of 10 storeys over 1 level of podium and 2 levels of car park, maximum plot ratio (PR) of 1.2 and maximum site coverage of 20% to avoid overloading local road network and to preserve the high landscape value as well as the character of the concerned area; the “R(C)1” zone in the Sands Street area is subject to a

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<sup>1</sup> The rejected building plan submissions are for residential development at 4-14 South Lane (127mPD or 118m) and 12P Smithfield (150mPD or 133m). These sets of building plans were rejected on technical grounds and ownership issue. One building plan submission under processing is for residential developments at 10-16 Pokfield Road (164mPD or 94m).

maximum BH of 12 storeys and plot ratio restriction of 5 to avoid excessive development at the stepped street sites without direct vehicular access; and “G/IC(1)” is subject to a maximum BH of 33 metres above Principal Datum (mPD) to ensure that the proposed reprovisioning of the Kennedy Town public swimming pool will not result in adverse visual impact on the surrounding developments taking into account its waterfront location (**Plan 3**). A comprehensive review on the planning control for the ‘stepped street’ sites is being undertaken separately. The existing development restrictions for the “R(C)1” and “G/IC(1)” zones are retained and not be included in this review.

- 4.2 The current review focuses on those development zones without BH restrictions, including “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “Residential (Group E)” (“R(E)”), “Industrial” (“I”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones. Due to the Government’s latest policy to encourage the provision of car parks in basement, the BH restriction of the “R(C)” zone is proposed to be amended to 13 storeys including carport. Besides, the review also includes proposals for rezoning two waterfront “R(B)” sites at Victoria Road and a “R(B)” site in the southern part of the Area near the junction of Mount Davis Road and Pok Fu Lam Road to provide better planning control, and zoning amendments for some development sites to reflect the as-built conditions. Opportunity has also been taken to make minor adjustments of the zoning boundaries of some sites, to reflect the existing lot boundary, as appropriate.
- 4.3 An area generally bounded by Victoria Harbour in the north, Cadogan Street in the east, foothill of Mount Davis in the south, and the Island West Refuse Transfer Station in the west is under an ongoing land use review (edged red area on **Plan 4**). BH restrictions are proposed to be imposed on the existing private developments and GIC uses to be retained in this area to ensure adequate planning control on these sites. As the future land uses for some sites on Government land are under review, these sites are proposed to be rezoned to “Undetermined” (“U”) and the BH restrictions will be incorporated upon completion of the land use review.

## **5. Existing Profile of the Area**

### **General Context**

- 5.1 The Area (about 172 ha) is located at the north-western end of Hong Kong Island facing the western gateway to Victoria Harbour, with Sai Ying Pun and Sheung Wan to the east, Mid-levels West to the south-east and Pok Fu Lam to the south (**Plan 2A**). More specifically, it is bounded by:
- (a) Hill Road to the east;
  - (b) Pok Fu Lam Road/Mount Davis Road to the south-east and south; and
  - (c) Sulphur Channel as its western and northern edges.

- 5.2 The Area is mainly residential in nature with concentration of residential developments in the north-eastern part of the Area. A prominent high-rise residential development (i.e. The Belcher's) is located at the eastern part and two public housing estates (i.e. Sai Wan Estate and Kwun Lung Lau) are located in the central part of the Area. Residential developments to the south of Mount Davis are mainly low to medium-rise buildings. PCWA, China Merchants Wharf, some open spaces and temporary uses are along the northern shoreline. The "Green Belt" along the foothill of Mount Davis generally covers the south-western part of the Area. Various GIC uses including schools, facilities of the University of Hong Kong (HKU) and a cemetery are found in the south-eastern part along Pok Fu Lam Road and Mount Davis Road.
- 5.3 The Area is connected to Sai Ying Pun and Sheung Wan by some major east-west running roads including Connaught Road West, Des Voeux Road West and Queen's Road West; and to the south by Victoria Road, Mount Davis Road and Pok Fu Lam Road.
- 5.4 The Area can be divided into seven sub-areas with different characteristics, as described below (**Plans 4, 5A to 5I**):

***Belcher Bay Cluster (Plans 5B & 5C)***

- 5.4.1 This area is in the north-eastern part of the Area. The western portion of the Western District PCWA and an open-air temporary bus terminus occupy the waterfront area. Belcher Bay Park and a swimming pool complex under construction occupy the area bounded by Shing Sai Road and Praya Kennedy Town. While the PCWA and the public open space are basically open air developments, the "G/IC(1)" zoning covering the swimming pool complex site is already subject to a BH restriction of 33mPD.

***Kennedy Town Residential Cluster (Plans 5B to 5D, & 5I)***

- 5.4.2 This area is generally located to the south of the Belcher Bay Cluster. It is generally bounded by New Praya Kennedy Town/Praya Kennedy Town to the north, Cadogan Street/Ka Wai Man Road to the west, Forbes Street/Rock Hill Street/Belcher's Street to the south, and Hill Road to the east. This cluster is mainly residential in nature with many old buildings of around 40 years old with BH generally below 90mPD. Some newer residential developments of less than 20 years old are over 120mPD. Residential developments on the waterfront and to the north of Catchick Street are generally below 90mPD, with The Merton (156.9mPD to 176.3mPD) and Manhattan Heights (171.2mPD) are excessively tall buildings which are out-of-context and incompatible with the surrounding environment. Other major residential developments include The Belcher's (208.6mPD to 220.9mPD), and Harbour View Garden (104.7mPD to 125.8mPD) near the waterfront, and Sai Wan Estate (46mPD to 76.2mPD) at higher site levels (10mPD to 60mPD) in the west of the area.

***Foothill Residential Area (Plans 5E & 5I)***

5.4.3 This area is located at the foothill of Mount Davis and to the south of the Kennedy Town Residential Cluster. It is generally bounded by Forbes Street/Rock Hill Street in the north, a "Green Belt" ("GB") zone near Li Po Lung Path in the east, Pokfield Road/Smithfield in the south and Kwun Lung Lau in the west. While Kwun Lung Lau redevelopment (i.e. Blocks 1 & 2) and the proposed student hotel of HKU at Lung Wah Street at higher site levels (42-57mPD) reach a height of about 160mPD, some residential buildings in the east are 'stepped street' sites (zoned "R(C)1") with no vehicular access and are subject to PR 5 and BH of 12 storeys restrictions. The future MTR Kennedy Town Station and ventilation and plant building are located in the middle of the area.

***Pok Fu Lam Road West GIC Cluster (Plans 5E & 5I)***

5.4.4 This area is generally located to the west of Pok Fu Lam Road in the south-eastern part of the Area and is mainly GIC in nature, comprising schools, sports centre, student hostels and staff quarters of the HKU. There are also interspersed "O" and "GB" zones in this cluster. A "G/IC" site to the east of Chiu Yuen Cemetery is proposed for columbarium use subject to further study and public consultation.

***Green Mountain Backdrop (Plans 5H and 5I)***

5.4.5 This area mainly comprises Mount Davis and its foothill area, which forms the green mountain backdrop of the Area. Some "G/IC" sites are scattered in the area for school, service reservoir, wireless transmitting station and youth hostel uses. Some low to medium-rise residential developments are found on the southern side of this cluster along Mount Davis Road. Chiu Yuen Cemetery is in the east of the area.

***Mount Davis Coastal Area (Plan 5A)***

5.4.6 This area is elongated in shape and is located along the coastal area on the western part of the Area, facing the western gateway to Victoria Harbour. While the Island West Refuse Transfer Station is located at the eastern end of this cluster, the "GB" and "R(B)" zones in the western part of Victoria Road are undeveloped Government land. The southern "R(B)" site is currently occupied by Grade 3 historic buildings of Victoria Road Detention Centre (also called Ex-police Detention Centre) and Jubilee Battery which is a military site with historic interest (Plan C1a).

***Area under Ongoing Land Use Review (Plans 5F and 5G)***

5.4.7 The area under the separate ongoing land use review includes the ex-Kennedy Town Incinerator and Abattoir site, the ex-Mount Davis Cottage Area and the ex-Police Married Officers Quarters south of Victoria Road. Existing private developments in the area include China Merchants Wharf and some residential developments along Sai Ning Street. There are a number of GIC uses including the salt water pumping

station, public mortuary on the waterfront, a bus terminus at Sai Ning Street, and some GIC facilities to the south of Victoria Road. Sai Ning Street Temporary Recreation Ground is in the west of the area. As mentioned in paragraph 4.3 above, the future land uses of some sites on Government land are under an ongoing land use review and proposed to be rezoned to "U".

## **6. Existing Building Profile**

### **Building Height (Plans 6 & 7)**

- 6.1 Existing BH profile in the Area is rather mixed in character. Low-rise house developments ranging from 2 to 3 storeys are found along Mount Davis Road. Residential buildings at the 'stepped street' sites are ranging from 4 to 17 storeys. Low to medium-rise (below 25 storeys or 90mPD) residential buildings within "R(A)" zone are commonly found in the Kennedy Town Residential Cluster. Two high-rise residential developments including The Merton (49 to 57 storeys, 156.9mPD to 176.3mPD) and Manhattan Heights (54 storeys, 171.2mPD) are found on the waterfront. Other high-rise developments scattered around include The Belcher's (58 to 62 storeys, 208.6mPD to 220.9mPD), Academic Terrace (32 to 33 storeys, 143.3mPD to 146mPD) and University Heights (41 storeys, 172mPD).

### **Building Age (Plan 8)**

- 6.2 The majority (about 60%) of the buildings in the Area are over 30 years, with many (about 15%) reaching 50 years or above. These older buildings are generally low to medium-rise, and are scattered throughout the Area. Relatively new buildings of below 10 years old are also scattered around the area, including The Belcher's and developments along New Praya, Kennedy Town.

### **Redevelopment Potential**

- 6.3 For the purpose of assessing the redevelopment potential for the Area, it is generally assumed that existing buildings are mostly under multiple ownerships, and developments having fewer storeys and therefore smaller number of units would more likely undergo ownership assembly. Moreover, older buildings would have a greater opportunity for redevelopment, especially for sites that have not been fully developed to the maximum development potential. As such, developments with a building age of 30 years or over and with a BH of 15 storeys or below are assumed to have greater potential for redevelopment. As most lots in the Area are small in size, it would be more realistic to assume some site amalgamation<sup>2</sup>, which

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<sup>2</sup> Site amalgamation is assumed for the purpose of urban design appraisal to assess the visual impact of the proposed BH restrictions. In general, it is assumed that site amalgamation would take place for small sites within the same street block having site area generally less than 200m<sup>2</sup>. In determining the reasonable area for amalgamation, references have been made to the existing local characteristics and the approved building plans within the Area.



would result in taller buildings than those for piecemeal developments on individual small lots.

### **Historic Buildings and Declared Monuments (Plans 9, 9A and 9B)**

- 6.4 There are 6 graded historic buildings in the Area. Lo Pan Temple at Ching Lin Terrace is a Grade 1 historic building. The ex-Western Fire Station at Belcher's Street and Mount Davis Battery are Grade 2 historic buildings. There are also three Grade 3 buildings including Kwong Yue Tong public office (an office for the organization for the construction and management of Lo Pan Temple), S.K.H. St. Luke's Settlement Neighbourhood Elderly Centre and Victoria Road Detention Centre (also called Ex-police Detention Centre) at Victoria Road. Besides, 8-9 Tai Pak Terrace and 9 Ching Lin Terrace are proposed Grade 2 and Grade 3 historic buildings respectively. The Jubilee Battery at Victoria Road and Air Raid Tunnels at former Belcher Battery at Belcher Street are military sites with historic interest. Other structures with historic interest include arch and foundation stone of the Tung Wah Smallpox Hospital and Victoria City Boundary Stone at Sai Ning Street.

## **7. Local Wind Environment**

- 7.1 An Air Ventilation Assessment (AVA) by expert evaluation (EE) has been undertaken to provide a qualitative assessment of the wind environment within the Area, to identify problem areas and propose mitigation measures. A copy of the Final Report of the AVA for the Area is attached at **Attachment VII**.
- 7.2 In general, the prevailing annual wind comes from the north-east, east and south and the prevailing summer wind is mainly from the east, south, and south-west (**Plans 10 & 11**). The followings are the major air paths for penetration of wind to the inland area:
- (a) north-east wind from Pok Fu Lam Road to the low-rise GIC developments along Rock Hill Street and open space at Forbes Street;
  - (b) south-west wind along Pok Fu Lam Road;
  - (c) south-west wind along Victoria Road;
  - (d) north-east wind along Victoria Road;
  - (e) south-west wind along Mount Davis Road; and
  - (f) valley wind from the south to the inland area.
- 7.3 Streets in the Area are largely in grid systems and well aligned in terms of air ventilation. There are also a number of open spaces, low-rise GIC and OU facilities along the waterfront area, vegetated slopes, as well as other open spaces and low-rise GIC facilities scattered throughout the area. The prevailing annual and summer wind, as well as the valley wind create a good penetration of wind reaching to the inland area from east, north-east, south and south-west directions. The Area is of generally satisfactory air ventilation performance.



- 7.4 However, the linear cluster of residential developments between Des Voeux Road West and Queen's Road West forms an apparently blockage of wind from the northeast and in turn northeasterly wind penetrating to inland area via Belcher's Street and Rock Hill Street is blocked. In addition, a continuous high-rise development along Lung Wah Street (i.e. HKU's student hostel under construction) would block much of the valley wind from the south (**Plan 11**). Those are considered as the major air ventilation problems in this Area.
- 7.5 The EE has the following recommendations for better air ventilation through proper building design upon redevelopment of sites:

General

- (a) where there are already development restrictions (including site coverage, plot ratio and BH restrictions), they should be retained;
- (b) existing open area and low-rise areas either in the form of open spaces, or GIC or OU sites such as Belcher Bay Park and Forbes Street Temporary Playground, provide useful lungs of air space and are real gems to air ventilation in the Area. These areas should be maintained to allow penetration of wind inland;
- (c) various BH bands taking the topography into consideration;
- (d) the existing major air paths in the Area as mentioned in 7.2 above should not be obstructed; and
- (e) future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings, disposition, orientation and perforation of building towers to align with the prevailing winds, as appropriate.

Specific Recommendations (Plan G1)

- (f) in view of substantial blockage of wind due to the linear cluster of buildings between Des Voeux Road West and Queen's Road West, the EE recommends that building gaps of 10m wide at podium level (about 20mPD or 15m above ground level) should be stipulated to allow northeast wind penetrating to Belcher's Street and Rock Hill Street. Two building gaps at podium level are proposed, generally aligned with Belcher's Street and Woo Hop Street (**Plans G1a to G1c**). For practical reason, the building gap aligned with Belcher's Street for northeasterly wind would to a large extent make use of the existing gap above podia between buildings (including the committed development of Harbour One), and is in a curved alignment;
- (g) in view of the substantial blockage of the continuous air path for valley wind from the south, two building gaps of 12m wide at podium levels (about 29mPD or 15m above ground level) on the

western boundary of Smithfield Terrace at 71-77 Smithfield and (about 60mPD or 15m above ground level) on the western boundary of Smithfield Garden at 50 Smithfield are proposed to facilitate wind penetrating into the Area (**Plans G2a to G2c**).

- 7.6 The proposed building gaps mainly fall within the podia of the existing developments. Three developments, namely Hong Kong Industrial Building, Kwan Yick Building Phase I (**Plan G1a**) and Smithfield Garden (**Plan G2a**) would need to setback above the podium level upon redevelopment to provide the abovementioned building gaps. As the affected areas are relatively small in relation to the site areas, the proposed building gap requirements will not unduly constrain future redevelopment.

## 8. Planning Intention

The Area is characterized by mainly residential uses supported by local retail and community uses. The planning intention is to maintain the Area as a residential area, with open spaces and GIC developments that commensurate with the infrastructure capacities while giving due respect to heritage features.

## 9. Urban Design Principles for Formulating Building Height Restrictions

- 9.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines (Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG)) should be taken into consideration. Also, the topography, local character, existing BH profile, predominant land uses, the waterfront and foothill setting, as well as compatibility with the surrounding areas including the BH restrictions imposed on the Sai Ying Pun & Sheung Wan OZP and the Mid-levels West OZP, have been taken into account. A urban design appraisal (**Attachment VIII**) has been conducted and the urban design principles considered and adopted in formulating the BH control for the Area are summarized as follows:

- stepped height concept with lower developments along the waterfront and gradation of height profile to echo the natural topographical profile should be adopted;
- the existing BH profile, except the excessively tall buildings on the waterfront (**Plans 6 & 7**), and the development character of the Area should be respected;
- the view to the Area and Victoria Harbour from the local vantage points should be preserved as far as possible;
- the BH profile should be sympathetic and compatible in scale and proportion with the surrounding developments and to protect the setting of and views towards the heritage buildings;

- building heights should relate to the scale of the streets to avoid canyon effect; and
- existing green/view corridors and major air paths should be preserved. Open spaces and low-rise GIC sites should be retained to serve as visual and spatial relief.

9.2 The review has taken into consideration the recommendations of the AVA, particularly the requirement to maintain the existing height profile of the low-rise “G/IC” sites, the “O” and “OU” zones as breathing spaces and air paths for the Area in general. The air paths from Victoria Harbour and Mount Davis should also be maintained.

9.3 In formulating the BH restrictions, it is necessary to ensure that upon incorporation of the restrictions, private development sites (except for “G/IC” and “OU” sites) would be able to accommodate the maximum plot ratio/GFA permissible under the OZP, taking into account the development restrictions under the lease. The proposed BH bands should also ensure that the urban design principles would not be negated. For the “G/IC” and “OU” sites, the considerations in formulating the BH restrictions are further explained in paragraphs 11.19 and 11.20 below.

## **10. Proposed Building Height Concept**

As mentioned paragraph 5.4 above, the Area is divided into different clusters with different characteristics. Taking into account the considerations mentioned in paragraph 9 above, the proposed BH concepts for the seven clusters are described below (**Plan 12**):

### ***Kennedy Town Residential Cluster***

10.1 This cluster is mainly residential in nature and facing Belcher Bay. To maintain a generally low profile for waterfront developments, and taking into account the topography, site levels (generally below 6mPD), local character and predominant land uses among other factors, a stepped height profile with two height bands from the waterfront to the more inland area are proposed. These height bands are generally comparable to those in the Sai Ying Pun and Sheung Wan OZP to the immediate east of the area.

10.2 For those existing residential developments which BHs exceed the proposed height bands, they would be allowed to redevelop to their existing heights except The Merton (49 to 57 storeys, 156.9-176.3mPD or 152.8-172.7m) and Manhattan Heights (54 storeys, 171.2mPD or 167.1m), which are considered as out-of-context and incompatible with the surrounding developments at the waterfront setting (**Plan 16**). The Merton is an urban renewal scheme for residential development with public open spaces developed by the former Land Development Corporation and was completed in 2005. The Master Layout Plan (MLP) submission was approved with conditions by the Committee in 1999 and the latest amendments to the approved MLP (No. A/H1/72) was approved with conditions on 23.10.2002 with BH of not more than 182mPD. Despite the fact that the existing BH was approved by the Committee, it is considered that a lower BH would be more compatible with

the waterfront setting. In the Notes of the OZP, the site (zoned "R(A)2") is subject to a maximum GFA of 70,024m<sup>2</sup> and a public open space of not less than 2,300m<sup>2</sup> shall be provided. Taking into account part of the site (about 40%) has been used for public open space and should be retained, a BH restriction of 120mPD (about 116m) is proposed to cater for redevelopment up to the maximum permissible PR under the Building (Planning) Regulations. However, the provision for redevelopment to the existing BH is not allowed taking into account of the waterfront setting.

- 10.3 Manhattan Heights was completed in 2000 with a BH of 171.2mPD (167.1m or 54 storeys). It is noted that the excessive BH is due to the low SCs for the domestic floors (about 20-23%), which are much lower than the maximum allowable SC of 40% for the Class C site. A BH restriction of 100mPD (about 96m) would allow redevelopment up to the maximum permissible PR and SC for the site under the Building (Planning) Regulations. Similar to The Merton, the provision for the claim of existing BH is not allowed taking into consideration the waterfront setting.

#### ***Foothill Residential Cluster***

- 10.4 This cluster comprises low-rise GIC uses at Rock Hill Street/Smithfield, low to medium-rise residential developments in the "R(C)1" zone at the eastern part, and high-rise residential developments at higher site levels (up to about 50mPD) along Smithfield and Pokfield Road. As a continuation of the stepped height profile, the proposed BH restrictions gradually increase uphill. The low-rise character of the developments in the "R(C)1", "G/IC" and "O" zones along the major air path from Pok Fu Lam Road to Forbes Street (**Plan 11**) should be maintained.

#### ***Pok Fu Lam Road West Cluster***

- 10.5 This cluster is mainly occupied by GIC and open spaces uses, as well as student hotels and staff quarters of HKU, with topography generally increases from the north-eastern (about 54mPD) to south-western (about 119mPD) portions of Pok Fu Lam Road. Given the local character, existing BH profile and topography, a gradually increase in BH profile from Pok Fu Lam Road to Pokfield Road is proposed. The proposed BH restrictions for the GIC uses are to reflect the existing BH generally. A BH restriction of 8 storeys is proposed for the "G/IC" site to the east of Chiu Yuen Cemetery, taking into account the site level as well as the uses always permitted in the "GIC" zone, such as school. The BH restriction is proposed as a general guidance for future development with a view to minimizing the potential visual impact on the surrounding area. It is also a potential site for columbarium use subject to further feasibility studies and public consultation.
- 10.6 HKU Pokfield Road Residence is proposed to be rezoned from "R(A)" and "G/IC" to "R(B)" with a BH restriction of 120mPD. It is noted that HKU have plans to redevelop 3 sites along Pok Fu Lam Road, including Yam Pak Building, Ricci Hall and Flora Ho Sports Centre, for academic and hostel uses. As the redevelopment proposals are still at a preliminary stage, the BH restrictions proposed for the HKU sites are mainly to reflect the BH of

the existing developments. Subject to availability of more detailed proposals and technical assessments, the BH restrictions for these 3 sites would need to be reviewed in future.

### ***Green Mountain Backdrop***

- 10.7 There is a great variation in the topography of the area, ranging from about 60mPD in the northern foothill area to about 260mPD at top of Mount Davis. Developments in this area mainly include low-rise houses and medium-rise buildings along Mount Davis Road, with site levels increase from about 40mPD at the northern part of Victoria Road to about 110mPD at the eastern end of Mount Davis Road. There are also some GIC uses at the top and foothill of Mount Davis. The area mainly falls within "Landscape Protection Area", and partly falls within "Development Area of High Landscape Value" designated under the Metroplan Landscape Strategy. The southern part of the area along Mount Davis Road also falls within the Pok Fu Lam Moratorium area where land sale is deferred and no lease modification is allowed for more intensive development to avoid aggravating the traffic conditions. In view of the high landscape value and the predominately low-rise neighbourhood on both sides of Mount Davis Road, the existing BH profile should be maintained.

### ***Mount Davis Coastal Area***

- 10.8 The vegetated slopes to the west of Victoria Road form part of the green natural coastline and facing the western gateway to Victoria Harbour. This area also falls within "Development Area of High Landscape Value" and "Landscape Protection Area" designated under the Metroplan Landscape Strategy. Given the prominent locations of the two "R(B)" sites in the area, it is proposed to re-zone the sites to "R(C)3" as set out in paragraphs 14.4 to 14.6 below.

### ***Belcher Bay Cluster***

- 10.9 With Belcher Bay Park and the swimming pool complex under construction, this area is a major recreation node in the Area. The low-rise character of this cluster would be maintained to facilitate see breeze from the north.

### ***Area under Ongoing Land Use Review***

- 10.10 As the area is subject to the ongoing land use review, BH restrictions are proposed for the existing private developments and GIC uses under private ownership to be retained in the review area to ensure proper planning control on these sites. As the land uses for some sites on Government land are under review, these sites are proposed to be rezoned to "U" and the BH restrictions will be incorporated upon completion of the land use review.

## **11. Proposed Building Height Restrictions**

- 11.1 Taking account of the BH concept and in view of the various types and heights of developments and the topography of the Area, BH restrictions



will be expressed in terms of mPD for developments in the “R(A)”, “R(B)”, “R(E)” and “I” zones. For the low-rise “G/IC” and “OU” developments with BHs not taller than 13 storeys, they will be subject to restrictions in terms of number of storeys to allow design flexibility to cater for specific functional requirements unless there is special need to control the height level for visual or air ventilation purposes. Details of the proposed BH restrictions for the various zones are set out in paragraphs 11.4 to 11.24 below, whereas BH restrictions for the individual proposed rezoning sites are detailed in paragraphs 14.1 to 14.12 below. In counting the number of storeys of “G/IC” and “OU” developments for BH purpose, basement floor(s) may be disregarded. As a general rule, existing buildings with a height exceeding the proposed height limits will not be affected by the proposed restrictions.

- 11.2 To allow for design flexibility, to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints, a minor relaxation clause in respect of the BH restrictions is incorporated into the Notes of the Plan. Each planning application for minor relaxation under section 16 of the Ordinance will be considered on its own merits. However, for any existing building with BH already exceeding the BH restriction, there is a general presumption against application for minor relaxation unless under exceptional circumstances. The following criteria are proposed for incorporation into the ES of the OZP for consideration of applications for minor relaxation of BH:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air and visual permeability;
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
  - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.
- 11.3 Details of the proposed BH restrictions are set out below (**Plans 13 and 14**).



**“R(A)” Sites (Plan 13)**

- 11.4 **maximum BH of 100mPD** (i.e. about 94m to 96m/28 storeys) for the “R(A)” and “R(A)3” sites to the north of Queen’s Road West/Belcher’s Street/Victoria Road, and the proposed rezoning of a residential site on the waterfront (i.e. Manhattan Heights) from “R(A)” to “R(A)4” without the provision for redevelopment to the existing BH. The proposed BH restriction has given due regard to the location on the waterfront.
- 11.5 **maximum BH of 120mPD** (i.e. about 76m to 116m/22 storeys to 35 storeys) for the 3 groups of “R(A)” sites which act as a transition between the low height band (100mPD) on the waterfront and the higher height bands (140mPD to 170mPD) in the uphill areas, and the “R(A)2” site on the waterfront:
- (a) sites bounded by Queen’s Road West to the north, Hill Road to the east and south, and Belcher’s Street to the west;
  - (b) sites bounded by Belcher’s Street to the north and Rock Hill Street/Forbes Street to the south;
  - (c) sites bounded by Forbes Street to the north, Pokfield Road to the east, Kwun Lung Lau (Blocks A to F) to the south and west. The maximum BH of 76m is related to the site of Kwun Lung Lau (Blocks A to F); and
  - (d) the “R(A)2” site currently occupied by The Merton on the waterfront without the provision for redevelopment to the existing BH.
- 11.6 **maximum BH of 140mPD** (i.e. about 95m to 115m/28 storeys to 34 storeys) for six “R(A)” sites at Pok Fu Lam Road, Smithfield, Lung Wah Street and Kai Wai Man Road.
- 11.7 **maximum BH of 160mPD** (i.e. about 97m to 156m/29 storeys to 57 storeys) for a “R(A)” site at Pokfield Road and Kwun Lung Lau (Blocks 1 & 2).
- 11.8 **maximum BH of 170mPD** (i.e. about 125m/37 storeys) for University Heights at Pokfield Road to generally reflect the existing BH.
- 11.9 **maximum BH of 220mPD** (i.e. about 204m to 217m/58 to 62 storeys) for the “R(A)1” site to the southeast of Belcher’s Street, which is occupied by The Belcher’s to generally reflect the existing BH. The site is the subject of four planning applications (Nos. A/H1/29, A/H1/43, A/H1/46 and A/H1/49 with the latter three involving amendments to approved scheme) for residential development with commercial uses and community/recreational facilities approved with conditions by the Committee on 11.4.1995, 14.3.1997, 5.12.1997 and 16.1.1998 respectively. The development was completed in 2000/2001.

**“R(B)” Sites (Plan 13)**

- 11.10 **maximum BH of 60mPD** (i.e. about 30m/9 storeys) for Hill View Garden at 72 Hill Road to generally reflect the existing BH in the midst of a cluster of low-rise GIC buildings.
- 11.11 **maximum BH of 120mPD** (i.e. about 55m/17 storeys) for the proposed rezoning of HKU Pokfield Road Residence from “R(A)” and “G/IC” to “R(B)” (**J, Plan 13**) having regard to the pure residential nature of the development without commercial use and for more BH variations in the local area.
- 11.12 **maximum BH of 140mPD** (i.e. about 64m/20 storeys) for the proposed rezoning of 52-62 Mount Davis Road from “R(B)” to “R(B)1” to generally reflect the as-built conditions (**B5, Plan 13**).
- 11.13 **maximum BH of 150mPD and 160mPD** (i.e. about 93m to 103m/29 to 32 storeys) for a committed development of HKU student hostel at Lung Wah Street.
- 11.14 **maximum BH of 160mPD** (i.e. about 55m/17 storeys) for the proposed rezoning of 2A-4 Mount Davis Road from “R(B)” to “R(B)1” to generally reflect the as-built conditions (**B4, Plan 13**).

**“R(C)” Sites (Plan 13)**

- 11.15 **maximum BH of 3 storeys** for the proposed rezoning of 2 and 6-10 Mount Davis Road from “R(B)” to “R(C)2” to reflect the as-built condition of 3-storey residential developments with open air car parks in general (**B2 and B3, Plan 13**).
- 11.16 **maximum BH of 4 storeys** for the proposed rezoning of parts of the two “R(B)” sites to the west of Victoria Road to “R(C)3” (**C1 and D1, Plan 13**) for envisaged development of 3-storey houses above 1 storey of carport to preserve the natural coastal and landscape value.
- 11.17 **maximum BH of 13 storeys** including carports for the proposed amendment of the BH restriction for the “R(C)” sites at 64-64A and 68 Mount Davis Road (**B1, Plan 13**) to rationalize the BH restriction taking account of the Government’s latest policy to encourage the provision of car park in basement.

**“R(E)” Site (Plan 13)**

- 11.18 **maximum BH of 100mPD** (i.e. about 95m/28 storeys) for the “R(E)” site at 60-64 Victoria Road which is in line with the proposed BH restriction for sites near the waterfront.

**“G/IC” and “OU” Sites (Plan 14)**

- 11.19 As the Area has basically been developed, the “G/IC” and “OU” sites apart from providing the necessary GIC facilities to serve the community or for

specific purposes, serve to provide breathing space and visual relief in this dense built-up area. Taking into consideration the recommendations of the AVA, the existing low-rise GIC and OU clusters should be maintained. To provide clarity on the BH profile and to ensure compatibility of future development/redevelopments with their surroundings, it is considered appropriate to impose BH restrictions on all the “G/IC” and “OU” sites to contain their development scale and existing BHs.

- 11.20 In formulating the proposed height restrictions for these “G/IC” and “OU” sites, due regard has been given to the nature of the existing facilities/uses on the sites, the existing BHs, the height restrictions on the land allocation/lease (if any), the need to meet the minimum height requirement for the designated GIC or OU facilities (e.g. standard requirement of eight storeys for school development) and the need to maintain compatible building mass in the local setting. The proposed BH restrictions are mainly to reflect the existing BHs of the various GIC or OU developments, or to accommodate any known or committed development proposals. For sites with unrestricted leases, redevelopment up to the level permissible under the Building (Planning) Regulation may not be possible under the proposed BH restrictions. Relaxation of the BH restriction on individual sites can be considered on a case by case basis through planning application or plan amendment procedures when specific redevelopment proposal is proposed. A number of GIC or OU developments are graded historic buildings, and in general it is proposed to reflect their existing BHs. In view of the various types of uses and diversified BHs, generalisation of the BH restrictions has been made for some GIC uses falling within the same cluster or of similar use in the vicinity as appropriate.

#### **“G/IC” Sites (Plan14)**

- 11.21 There are a total of 24 “G/IC” sites in the Area comprising 48 developments. The majority of these “G/IC” sites have been developed into their designated uses including 17 for educational uses, 6 for Government uses, 9 for community uses and 16 for utility/other uses. Of these, four sites have been used for non-G/IC uses and are proposed to be rezoned to “R(A)”, “O” and “GB” to reflect the as-built conditions (see paragraphs 14.8, 14.10 and 14.11).
- 11.22 The proposed BH restrictions for the “G/IC” zones will be in terms of number of storeys for low-rise development or the buildings not taller than 13 storeys to allow some flexibility for specific functional requirements of various GIC facilities, and in terms of mPD for residential institution uses (**Attachment V**). The GIC sites in the Area under Land Use Review will be formulated upon finalization of the review.
- (a) **maximum BH of 1 to 3 storeys:** these mainly reflect the existing or committed height of “G/IC” uses such as temple, swimming pool, clinic, welfare association, youth hostel, social centre, radio station, microwave station, Pok Fu Lam Station Building-Low Block, services reservoir and the Grade 3 historic building of K. H. St. Luke’s Settlement Neighbourhood Elderly Centre;

- (b) **maximum BH of 4 to 7 storeys:** the restrictions apply mainly to reflect height of various GIC developments, including HKU's sports centre and student hostels, Po Leung Kuk Chan Au Big Yan Home for the Elderly at Belcher's Street, Kennedy Town Telephone Exchange Substation at Smithfield, Pok Fu Lam Station Building-High Block at Pok Fu Lam Road, and Bayanihan Kennedy Town Centre at Victoria Road;
- (c) **maximum BH of 8 storeys:** this generalises the BHs of existing school developments to be in line with the general requirement for standard school, and the possible use of a site to the east of Chiu Yuen Cemetery for columbarium development, subject to further feasibility studies and public consultation;
- (d) **maximum BH of 9 to 15 storeys:** this restriction is mainly to reflect the existing BH of various GIC developments, including the Kennedy Town Fire Station at New Praya, Kennedy Town, Mount Davis Ambulance Depot at Lung Wah Street, Municipal Services Building and Kennedy Town Community Complex at Smithfield, and Caritas Mok Cheung Sui Kun Community Centre at Pokfield Road;
- (e) **maximum BH of 135mPD:** the restriction is specific for the student hostels of Lee Shau Kee Hall, Shen Chi Sun Hall and Morrison Hall of HKU at Pok Fu Lam Road to reflect their existing BHs. The BH restriction is in line with the BH restriction of 133mPD under lease; and
- (f) **maximum BH of 140mPD:** the restriction is specific for the student hostels of Lady Ho Tung Hall and Starr hall of HKU at Pok Fu Lam Road to generally reflect their existing BHs.

***"OU" Sites (Plan 14)***

11.23 There are currently 5 "OU" sites on the OZP annotated "Public Cargo Working Area", "Cemetery", "Uses Related to Underground Refuse Transfer Station", "Petrol Filling Station" and "Pier". The intention is to provide/reserve land for specific purposes and uses (**Attachment VI**). The proposed height restriction is to generally reflect the BH of existing developments and/or to cater for some possible low-rise buildings/structures:

- (a) **maximum BH of 1 storey** for the petrol filling station site at Victoria Road (zoned "OU (Petrol Filling Station)") and the pier of the China Merchants Wharf at Sai Ning Street (zoned "OU (Pier)");
- (b) **maximum BH of 2 storeys** for the Western District PCWA at Shing Sai Road (zoned "OU (PCWA)") and the Chiu Yuen Cemetery at Mount Davis Road (zoned "OU (Cemetery)"); and
- (c) **maximum BH of 6 storeys** for the Environmental Protection Department Environment Infrastructure Division Island West

Transfer Station at Victoria Road (zoned “OU (Uses Related to Underground Refuse Transfer Station)”).

**“I” Sites (Plan 14)**

- 11.24 The “I” zone is occupied by the China Merchants Wharf. **Maximum BH of 60mPD and 80mPD** is proposed taking into consideration its waterfront location, which also reflects the existing BH (**Attachment VI**).

**12. Visual Impact**

- 12.1 The profile of the existing developments including BH in the Area is described in paragraphs 5 and 6 above. Moreover, the urban design principles for formulating the BH restrictions and concept behind the control are set out in paragraphs 9 and 10 respectively. The Area does not fall within the “view fan” of all these 7 strategic vantage points, with the two nearest ones at the West Kowloon Reclamation and Lion Pavilion, the Peak, identified in the Urban Design Guidelines of HKPSG (**Plan 5**). As such, two local VPs taking into consideration the available view, accessibility and popularity to the public are selected for assessing the visual impact of the proposed BH restrictions. One of which (VP1 in **Plan 5**) is at the major ferry route in the western gateway to Victoria Harbour. Another is at a popular hiking trail of Harlech Road within the Lung Fu Shan Country Park (VP9 in **Plan 5**).

**Appraisal of Visual Impact**

- 12.2 The visual impact of proposed BH restrictions as proposed in paragraph 11 above are demonstrated by photomontages at **Plans 15A and 15B**. **Plan 15A** show the view from ferries entering Victoria Harbour from the west such as Lantau Island and Macau. The proposed BH restrictions of 100mPD and 120mPD are compatible with the existing built form and a stepped BH profile is enabled. The standout buildings include The Merton and Manhattan Heights on the waterfront, and The Belcher’s in the eastern part of the Area. The ridgelines of Mount Davis and the Peak are generally preserved.
- 12.3 **Plan 15B** shows the view to Sulphur Channel from a local vantage point in Lung Fu Shan. A number of existing and committed developments including The Belcher’s, The Merton, Manhattan Heights, Cayman Rise and Mount Davis 33, and some committed developments along Belcher’s Street have affected the harbour view. However, the maximum BH proposed for the Area would not cause adverse visual impact to the view to harbour.
- 12.4 For the Area as a whole, it is considered that the overall visual impact of development/redevelopment to the proposed BH restrictions would not be significant.



### 13. Designation of Building Gaps on the OZP

- 13.1 The AVA Study recommends some improvement measures for better air ventilation of the Area (**Plan G1**). Based on the recommendations of the AVA, specific improvement measures to facilitate the major north-east, east and south prevailing wind penetrating to the Area by imposing building gaps and the requirements are as follows:

#### **Building Gaps**

- 13.2 Gaps between buildings play a key role in creating air paths by appropriate design and deposition of building blocks. To facilitate the air ventilation and to improve air permeability at podium level, four building gaps are proposed based on the recommendations of the AVA (see paragraphs 7.5 (f) and (g) above):
- (a) a building gap of 10m wide above 20mPD (about 15m above ground level) to the west of Dragonfair Garden is proposed to link up Des Voeux Road West and Queen's Road West, and to generally align with Woo Hop Street to facilitate north-east air movements to the inland area of Kennedy Town (**Plans G1a and G1b**). As the air path is currently blocked by Kwan Yick Building Phase I, the building gap would be realized upon redevelopment of the site;
  - (b) a building gap of 10m wide above 20mPD (about 15m above ground level) between Hong Kong Industrial Building, King's Building, Wo Fat Building, Shun Shing Mansion and Harbour One (under construction) is proposed to link up Des Voeux Road West and Queen's Road West, and to align with Belcher's Street to facilitate northeasterly wind to penetrate into Belcher's Street (**Plans G1a and G1c**). As the air path is currently blocked by Hong Kong Industrial Building, the building gap would be realized upon redevelopment of the site;
  - (c) a building gap of 12m wide above 29mPD (about 15m above ground level) to the west of Smithfield Terrace at 71-77 Smithfield is proposed to facilitate a continuous major air path of southward wind penetrating into the Area (**Plans G2a and G2b**); and
  - (d) a building gap of 12m wide above 60mPD (about 15m above ground level) to the west of Smithfield Garden at 50 Smithfield (i.e. part of Block C of Smithfield Garden) is also proposed to facilitate a continuous major air path of southward wind penetrating into the Area (**Plans G2a and G2c**). As the air path is currently blocked by Block C of Smithfield Garden, the building gap would be realized upon redevelopment of the site.



#### 14. **Rezoning Proposals**

The following rezoning proposals (**Plan 17**) are to reflect the existing uses, to rationalize the boundaries and/or for more appropriate zoning:

##### **Amending the BH restriction of the “R(C)” site at Mount Davis Road (Items B1, Plans B1a to B1d)**

- 14.1 The “R(C)” zone at the western end of Mount Davis Road is subject to a BH restriction of 10 storeys over 1 level of podium and 2 levels of car park, maximum PR of 1.2 and maximum SC of 20% to avoid overloading local road network and to preserve the high landscape value as well as the character of the concerned area. The site is currently occupied by a 10-storey residential building over podium and 1 level of car park and four 4-storey houses at 64-64A Mount Davis Road, and a 10-storey residential building over podium and 2 levels of car park at 68 Mount Davis Road. Taking into account the latest Government policy to encourage the provision of car park in basement, it is considered more appropriate to amend the BH restriction of the “R(C)” zone to 13 storeys including carports and to be shown on the face of the plan.

##### **Rezoning two residential sites at Mount Davis Road from “R(B)” to “R(C)2” (Items B2 & B3, Plans B2a to B3d)**

- 14.2 2 Mount Davis Road (On Lee) and 6-10 Mount Davis Road (Mount Davis Village and The High House) are mainly occupied by 3-storey residential buildings with open car park. The sites fall within Residential Density Zone III, “Landscape Protection Area” designated under the Metroplan Landscape Strategy, as well as the Pok Fu Lam Moratorium area where no lease modification is allowed for more intensive development so as to avoid aggravating the traffic conditions. The immediate neighbourhood to the south of Mount Davis Road is predominately low-rise residential in nature and is zoned “R(C)3” with BH restriction of maximum 3 storeys including carports stipulated on the Pok Fu Lam OZP. Besides, 2 Mount Davis Road is subject to a maximum BH of 3 storeys and a maximum roofed over area of 25% under the lease. 6-10 Mount Davis Road is subject to maximum roofed over area of 30% and 25% for 2-storey and 3-storey buildings respectively. Given the high landscape value of the area, the lease restrictions and the local character, it is proposed to rezone the two sites from “R(B)” to “R(C)2” subject to a maximum PR of 0.75, site coverage of 25% and maximum BH of 3 storeys.

##### **Rezoning two residential sites at Mount Davis Road from “R(B)” to “R(B)1” (Items B4 and B5, Plans B4a to B5c)**

- 14.3 2A Mount Davis Road (Greenery Garden) and 4 Mount Davis Road (Four Winds Apartments), which are located to the eastern end of Mount Davis Road, have already been developed into two 17-storey (148.7mPD) (excluding one basement car park) and a 13-storey (135.9mPD) residential buildings respectively. The former is under unrestricted lease except non-offensive trade clause while the latter is subject to a maximum BH of 20 storeys over carports under the lease. 52-54 Mount Davis Road (Vista

Mount Davis) (129.7mPD) and 56-62 Mount Davis Road (Cape Mansions) (139.1mPD), which are at the western end of Mount Davis Road, are occupied by three 20-storey buildings above carport/entrance lobby. These sites are subject to a maximum BH of 20 storeys over carports under the lease. As all of the abovementioned sites fall within Residential Density Zone III, it is proposed to rezone the sites from "R(B)" to "R(B)1" with a maximum PR of 3, and maximum BHs of 160mPD and 140mPD for the sites located at the eastern and western end of Mount Davis Road respectively.

**Rezoning waterfront sites at Victoria Road from "R(B)" to "R(C)3" and "GB" (Items C1, C2, D1 and D2, Plans C1a to D1d)**

- 14.4 The vegetated slopes to the west of Victoria Road form part of the green natural coastline and facing the western gateway to Victoria Harbour. There are two undeveloped "R(B)" sites in the area. Part of the southern "R(B)" site is occupied by the Jubilee Battery, which is a military site with historic interest, and the Victoria Road Detention Centre, which includes Grade 3 historic buildings. The remaining area is vacant and covered with dense vegetation (**Plans C1a to C1d**). In this regard, the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department advises that in view of the heritage value of the historic building and structures, prior consultation with the AMO should be made if any demolition, addition, alteration, modification, redevelopment or re-zoning proposal may affect the historic building and structures. Besides, the site falls within "Landscape Protection Area" and "Development Area of High Landscape Value" designated under the Metroplan Landscape Strategy, as well as the Pok Fu Lam Moratorium area.
- 14.5 Part of the northern "R(B)" site to the west of Victoria Road has been handed over to MTRC Limited for use as a temporary underground magazine stores for the WIL project until 2014 (**Plans D1a to D1d**). The site also falls within "Development Area of High Landscape Value" designated under the Metroplan Landscape Strategy.
- 14.6 Given the landscape significance and prominent location of the site, it is proposed to rezone the two sites from "R(B)" to "GB" and "R(C)3". The "R(C)3" zoning is delineated mainly based on the formed portion of the sites to minimize adverse landscape impact and tree felling upon development. The surrounding areas with steep topography and dense vegetation are proposed to be rezoned to "GB" to preserve the natural landscape. A PR of 0.75, SC of 25% and a maximum BH of 4 storeys are proposed for the "R(C)3" zone. The envisaged developments at the sites are 3-storey houses above 1 storey of carport.

**Rezoning 86 Victoria Road from "Open Space" to "R(A)" and area shown as 'Road' (Items E1 and E2, Plans E1a to E1c)**

- 14.7 The "Open Space" ("O") at the western end of Sai Ning Street is the subject of two planning applications (No. A/H1/65 and A/H1/75 with the latter involving minor amendments to approved scheme) for residential and public open space development approved with conditions by the Town Planning

Board (TPB) on 2.8.2002 and the Director of Planning under the delegated authority of TPB on 11.3.2005 respectively. The residential development (The Sail at Victoria), which has a PR of 8 and a BH of 126mPD, has been completed with Occupation Permit issued in June 2009 and all the conditions as attached to the planning permission have been discharged, the residential site is proposed to be rezoned from "O" to "R(A)" to reflect the as-built condition. A strip of land to the east of The Sail at Victoria is rezoned from "O" to an area shown as 'Road' to reflect the current use as a public staircase linking Sai Ning Street with Victoria Road.

**Rezoning two "G/IC" sites along Mount Davis from "G/IC" to "O" (Items F1 and F2, Plans F1a to F1d)**

- 14.8 Two sites along Mount Davis Path at the middle and the top of Mount Davis are currently used as sitting-out areas. It is proposed to rezone the two sites from "G/IC" to "O" to reflect existing open space uses.

**Rezoning a number of sites within the ongoing land use review area to "U" (Items H1 to H5, Plans H1a to H4c)**

- 14.9 A number of sites on Government land within the land use review area are currently used as temporary recreation ground (part of it falls within an area zoned "I") (H1), Government department's works area (H2), bus terminus and sitting-out area (H3), WIL works area (majority parts of H4 and H5), salt water pumping station, public mortuary, bus depot and refuse collection point (part of H4), and temporary school of HK Academy (part of H5). As the future land uses of these sites are under the ongoing land use review, the sites are proposed to be rezoned to "U" and the BH restrictions will be incorporated upon completion of the land use review.

**Rezoning part of HKU's staff quarters at Pokfield Road from "R(A)" and "G/IC" to "R(B)" (Item J, Plans J1a to J1d)**

- 14.10 HKU Pokfield Road Residence currently falls within "R(A)" and "G/IC" zones in the OZP. Current developments at the site are 6 to 7-storey buildings (84.7mPD-86.6mPD) with a PR of about 3 (based on net site area excluding slopes and access road). Taking into account the pure residential nature of the development without commercial use and for more BH variations in the local area, it is proposed to rezone the site from "R(A)" and "G/IC" to "R(B)" with a BH of 120mPD.

**Rezoning of a "G/IC" site at Rock Hill Street to "GB" (Item K, Plans J1a to J1c)**

- 14.11 A slopping area to the east of the future MTR Kennedy Town Station at Rock Hill Street is currently zoned "G/IC" in the OZP. Taking into account the steep topography and dense vegetation, the site is not suitable for development and is proposed to be rezoned to "GB" to preserve the natural slope.

Rezoning of a residential site on the waterfront from “R(A)” to “R(A)4” (Item L, Plans K1a to K1c)

- 14.12 A residential site on the waterfront is currently occupied by Manhattan Heights with BH of 171.2mPD (167.1m, 54 storeys). As mentioned in paragraphs 10.2 and 10.3 above, the development is considered as out-of-context and incompatible with the surrounding developments on the waterfront setting. It is proposed to rezone the site from “R(A)” to “R(A)4” with BH restriction of 100mPD without the provision for redevelopment to the existing BH upon redevelopment.

**PROPOSED AMENDMENTS TO THE OZP**

**15. Amendments to the Matters Shown on the Plan**

The proposed amendments to the OZP are shown on the draft Kennedy Town & Mount Davis OZP No. S/H1/17A (Attachment I) and explained below :

**Item A : Incorporation of BH Restrictions**

- 15.1 Stipulating BH restrictions, in terms of metres above Principal Datum (mPD) or number of storeys, on the Plan for areas zoned “R(A)”, “R(B)”, “R(E)”, “I”, “G/IC” and “OU” in accordance with paragraph 11 above.

**Item B1 (about 7,725m<sup>2</sup>) (Plans B1a to B1d) :**

- 15.2 Amendment to the BH restriction of the “R(C)” zone from 10 storeys above 1 level of podium and 2 levels of car park to 13 storeys including carports and showing the restriction on the face of the plan.

**Item B2 (about 5,531m<sup>2</sup>) (Plans B2a to B2c) :**

- 15.3 Rezoning of a site occupied by On Lee at 2 Mount Davis Road from “R(B)” to “R(C)2”, and stipulating PR, SC and BH restrictions for the zone.

**Item B3 (about 4,653m<sup>2</sup>) (Plans B3a to B3d) :**

- 15.4 Rezoning of a site occupied by Mount Davis Village and The High House at 6, 8 & 10 Mount Davis Road from “R(B)” to “R(C)2”, and stipulating PR, SC and BH restrictions for the zone.

**Item B4 (about 6,051m<sup>2</sup>) (Plans B4a to B4c):**

- 15.5 Rezoning of a site occupied by Greenery Garden and Four Winds Apartments at 2A and 4 Mount Davis Road respectively from “R(B)” to “R(B)1”, and stipulating PR and BH restrictions for the zone.

**Item B5 (about 7,648m<sup>2</sup>) (Plans B5a to B5c):**

- 15.6 Rezoning of a site occupied by Vista Mount Davis and Cape Mansions at 52-54 and 56-62 Mount Davis Road from “R(B)” to “R(B)1”, and stipulating PR

and BH restrictions for the zone.

**Item C1(about 5,764m<sup>2</sup>) (Plans C1a to C1c) :**

- 15.7 Rezoning of a formed area partly occupied by the Jubilee Battery and Victoria Road Detention Centre along Victoria Road from “R(B)” to “R(C)3”, and stipulating PR, SC and BH restrictions for the zone.

**Item C2(about 20,950m<sup>2</sup>) (Plans C1a, C1b and C1d) :**

- 15.8 Rezoning of an area covered by vegetation from “R(B)” to “GB”.

**Item D1 (about 2,866m<sup>2</sup>) (Plans D1a to D1c) :**

- 15.9 Rezoning of a formed area currently occupied by the access road and entrance plaza to the underground magazine site along Victoria Road from “R(B)” to “R(C)3”, and stipulating PR, SC and BH restrictions for the zone.

**Item D2 (about 12,445m<sup>2</sup>) (Plans D1a, D1b and D1d) :**

- 15.10 Rezoning of an area along Victoria Road and covered by vegetation from “R(B)” to “GB”.

**Item E1 (about 997m<sup>2</sup>) (Plans E1a to E1c) :**

- 15.11 Rezoning of a site occupied by The Sail At Victoria at 86 Victoria Road from “Open Space” (“O”) to “R(A)”, and stipulating BH restriction for the zone.

**Item E2 (about 310m<sup>2</sup>) (Plans E1a to E1c) :**

- 15.12 Rezoning of a strip of land east of The Sail At Victoria from “O” to an area shown as ‘Road’

**Item F1 (about 4,809m<sup>2</sup>) (Plans F1a to F1c) :**

- 15.13 Rezoning of Mount Davis Sitting-out Area at Mount Davis Path and area covered by vegetation from “G/IC” to “O”.

**Item F2 (about 3,743m<sup>2</sup>) (Plans F1a, F1b and F1d) :**

- 15.14 Rezoning of Mount Davis Temporary Sitting-out Area at the top of the Mount Davis from “G/IC” to “O”.

**Item G1(Plans G1a & G1b) :**

- 15.15 Designation of a 10m wide building gap above 20mPD within “R(A)” zone covering Kwan Yick Building Phase I at 440A-430 Des Voeux Road West and Dragonfair Garden at 485-455 Queen’s Road West.

**Item G2 (Plans G1a & G1c) :**

- 15.16 Designation of a 10m wide building gap above 20mPD (about 15m above

ground level) within “R(A)” zone between Hong Kong Industrial Building at 452-444 Des Voeux Road West, Harbour One at 454-462A Des Voeux Road West, 527-531 Queen’s Road West & 3 Cheung Kan Lane, Shun Sing Mansion at 1 Cheung Kan Lane, King’s Building at 525-521 Queen’s Road West and Wo Fat Building at 543-533 Queen’s Road West.

**Item G3 (Plans G2a & G2b) :**

- 15.17 Designation of a 12m wide building gap above 29mPD (about 15m above ground level) on the western boundary of Smithfield Terrace at 71-77 Smithfield.

**Item G4 (Plans G2a & G2c) :**

- 15.18 Designation of a 12m wide building gap above 60mPD (about 15m above ground level) on the western boundary of Smithfield Garden at 50 Smithfield.

**Item H1 (about 7,054m<sup>2</sup>) (Plans H1a to H1c) :**

- 15.19 Rezoning of Kennedy Town Temporary Recreation Ground at Sai Ning Street under the ongoing land use review from “OU (Cargo Handling Area)”, “G/IC” and “I” to “U”.

**Item H2 (about 526m<sup>2</sup>) (Plans H2a to H2c) :**

- 15.20 Rezoning of a “G/IC” site current used Government department’s temporary works area at Sai Ning Street under the ongoing land use review from “G/IC” to “U”.

**Item H3 (about 2,903m<sup>2</sup>) (Plans H2a, H2b & H2d) :**

- 15.21 Rezoning of the bus terminus and sitting-out areas at Sai Ning Street under the ongoing land use review from “G/IC” to “U”.

**Item H4 (about 29,842m<sup>2</sup>) (Plans H3a to H3d) :**

- 15.22 Rezoning of the ex-Kennedy Town Incinerator and Abattoir site under the ongoing land use review from “G/IC” and areas shown as ‘Road’ to “U”.

**Item H5 (about 14,715m<sup>2</sup>) (Plans H4a to H4c) :**

- 15.23 Rezoning of the ex-police married officers quarters and the temporary school of Hong Kong Academy under the ongoing land use review from “G/IC” to “U”.

**Item J (about 2,699m<sup>2</sup>) (Plans I1a to I1d) :**

- 15.24 Rezoning of a piece of land occupied by the staff quarters of HKU at Pokfield Road from “R(A)” and “G/IC” to “R(B)”, and stipulating BH restriction for the zone.



**Item K (about 10,493m<sup>2</sup>) (Plans J1a to J1c) :**

- 15.25 Rezoning of a slopping area at Rock Hill Street from “G/IC” to “GB”.

**Item L (about 2,935m<sup>2</sup>) (Plans K1a to K1c):**

- 15.26 Rezoning of a residential site on the waterfront (i.e. Manhattan Heights) from “R(A)” to “R(A)4”, and stipulating BH restriction for the zone.

**16. Proposed Amendments to the Notes of the OZP**

**Amendments to the Notes of the “R(A)”, “R(B)”, “R(C)”, “R(E)”, “I”, “G/IC” and “OU” Zones to Incorporate/Revise BH Restrictions**

- 16.1 The proposed amendments to the Notes for these zones to incorporate/revise the BH restrictions, as discussed in paragraph 11 above are shown on the revised Notes of the OZP in **Attachment II** (with additions in *bold and italics* and deletions ~~erossed-out~~). A minor relaxation clause on the BH restriction is also incorporated into the Notes for the relevant zones.

**Amendments to the Notes of the “R(B)” and “R(C)” Zones to Incorporate PR and SC Restrictions for Sub-zones**

- 16.2 The Remarks of the “R(B)” and “R(C)” zones have been revised to incorporate development restrictions on PR for sub-zone “R(B)1”, and PR and SC for sub-zones “R(C)2” and “R(C)3” mentioned in paragraph 14 above.

**17. Revision to the Explanatory Statement of the OZP**

- 17.1 The Explanatory Statement (ES) of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 17.2 Copy of the revised ES (with additions in *bold and italics* and deletions ~~erossed-out~~) is at **Attachment III** for Members’ consideration.

**18. Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/H1/18.

**19. Consultation**

**Departmental Consultation**

- 19.1 The proposed BH restrictions and the proposed rezoning of various sites have been circulated to relevant Government departments for comments. Most departments do not have comments on/have no objection to the proposals. The proposed BH restrictions have taken into consideration the comments from relevant departments, where appropriate.

**Public Consultation**

- 19.2 Since the proposals involved BH control, it is considered not appropriate to carry out prior public consultation. Any pre-mature release of the development control information may lead to people rushing in to submit building plans before the control is incorporated into the OZP. This would defeat the whole purpose of development control. In any event, the proposed amendments to the OZP will be exhibited under section 7 of the Ordinance for public representation, which is a statutory channel to solicit public views.

- 19.3 The Central and Western District Council (C&WDC) will be consulted on the amendments during the exhibition period of the draft Kennedy Town and Mount Davis OZP No. S/H1/17A (to be renumbered to S/H1/18 upon exhibition).

**20. Decision Sought**

Members are invited to :

- (a) agree to the proposed amendments to the draft Kennedy Town and Mount Davis OZP No. S/H1/17 and that the draft Kennedy Town and Mount Davis OZP No. S/H1/17A at **Attachment I** (to be renumbered to S/H1/18 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition under section 7 of the Ordinance; and
- (b) adopt the revised ES at **Attachment III** for the draft Kennedy Town and Mount Davis OZP No. S/H1/17A as an expression of the planning intentions and objectives of the Board for the various land use zones on the Plan and the revised ES will be published together with the Plan.

**Attachments**

- |                      |  |
|----------------------|--|
| <b>Attachment I</b>  | Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/17A                      |
| <b>Attachment II</b> | Revised Notes of the Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/17A |

<b>Attachment III</b>	Revised Explanatory Statement of the Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/17A
<b>Attachment IV</b>	Developments with Approved Building Plans
<b>Attachment V</b>	Summary of Existing Building Heights of Developments within “G/IC” Zone in Kennedy Town and Mount Davis Planning Scheme Area and Proposed Building Height Restrictions
<b>Attachment VI</b>	Summary of Existing Building Heights of Developments within “Other Specified Uses” and “Industrial” Zones in Kennedy Town and Mount Davis Planning Scheme Area and Proposed Building Height Restrictions
<b>Attachment VII</b>	Expert Evaluation on Air Ventilation Assessment of the Kennedy Town and Mount Davis Area
<b>Attachment VIII</b>	Urban Design Appraisal
<b>Plan 1</b>	Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/17 (reduced scale)
<b>Plans 2A&amp;B</b>	Aerial Overview of Kennedy Town and Mount Davis Planning Scheme Area
<b>Plan 3</b>	Zonings with Building Height Restriction under the Draft Kennedy Town & Mount Davis Outline Zoning Plan
<b>Plan 4</b>	The Planning Context
<b>Plan 5</b>	View Points of Site Photos
<b>Plans 5A-5I</b>	Site Photos
<b>Plan 6</b>	Existing Building Height for Kennedy Town and Mount Davis Planning Scheme Area (height in metres above Principal Datum)
<b>Plan 7</b>	Existing Building Height for Kennedy Town and Mount Davis Planning Scheme Area (number of storeys)
<b>Plan 8</b>	Building Age Profile for Kennedy Town and Mount Davis Planning Scheme Area
<b>Plan 9</b>	Graded Historic Buildings and Sites/Structures with Historic Interest in Kennedy Town and Mount Davis Planning Scheme Area
<b>Plans 9A-9B</b>	Site Photos of Graded Historic Buildings in Kennedy Town and Mount Davis Planning Scheme Area
<b>Plan 10</b>	Existing Wind Environment in Kennedy Town and Mount Davis Planning Scheme Area
<b>Plan 11</b>	Major Air Spaces and Air/Wind Paths in Kennedy Town and Mount Davis Planning Scheme Area
<b>Plan 12</b>	Concept Plan for the Proposed Building Height Profile
<b>Plan 13</b>	Proposed Building Height Restrictions for “R(A)”, “R(B)”, “R(C)” and “R(E)” Sites
<b>Plan 14</b>	Proposed Building Height Restrictions for “I”, “G/IC” and “OU” Sites
<b>Plans 15A-15B</b>	Photomontages showing Proposed Building Height Profile
<b>Plan 16</b>	Existing and Committed Developments Exceeding the Proposed Building Height Restrictions

<b>Plan 17</b>	Rezoning Proposals
<b>Plans B1a-B1d</b>	Site Plan, Aerial Photo and Site Photos – Proposed Amendment to Building Height Restriction of the “R(C)” Site at Mount Davis Road
<b>Plans B2a-B2c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of On Lee at 2 Mount Davis Road from “R(B)” to “R(C)2”
<b>Plans B3a-B3d</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of Mount Davis Village and The High House at 6, 8 and 10 Mount Davis Road from “R(B)” to “R(C)2
<b>Plans B4a-B4c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of Greenery Garden and Four Winds Apartments at 2A and 4 Mount Davis Road from “R(B)” to “R(B)1”
<b>Plans B5a-B5c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of Vista Mount Davis and Cape Mansions at 52-54 and 56-62 Mount Davis Road from “R(B)” to “R(B)1”
<b>Plans C1a-D1d</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of Two Sites at Victoria Road from “R(B)” to “R(C)3” and “GB”
<b>Plans E1a-E1c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of a Residential Site at 86 Victoria Road from “O” to “R(A)” and a Strip of Land at the East from “O” to an Area Shown as ‘Road’
<b>Plans F1a-F1d</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of Mount Davis Sitting-out Areas at Mount Davis Path from “G/IC” to “O”
<b>Plan G1</b>	Location Plan – Proposed Designation of Building Gaps
<b>Plans G1a-G2c</b>	Site Plans and Site Photos – Proposed Designation of Building Gaps
<b>Plans H1a-H4c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of a Number of Sites within the Ongoing Land Use Review Area to “U”
<b>Plans I1a-I1d</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of the University of Hong Kong Pokfield Road Residence from “R(A)” and “G/IC” to “R(B)”
<b>Plans J1a-J1c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of a “G/IC” Site at Rock Hill Street to “GB”
<b>Plans K1a-K1c</b>	Site Plan, Aerial Photo and Site Photos – Proposed Rezoning of a Residential Site on the Waterfront from “R(A)” to “R(A)4”

**PLANNING DEPARTMENT  
FEBRUARY 2011**

圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

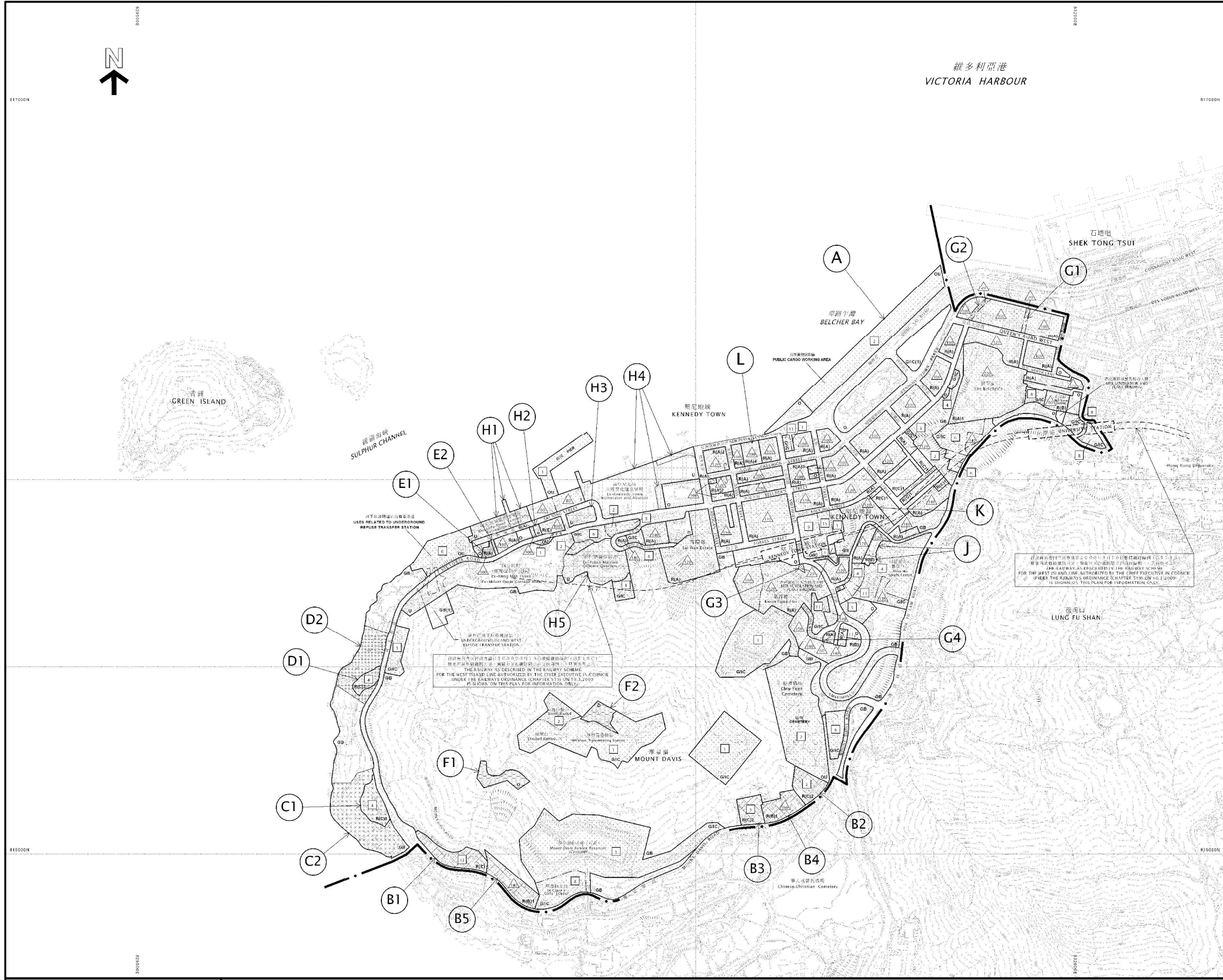
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP A)	23.01	13.35	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.92	1.69	住宅 (乙類)
RESIDENTIAL (GROUP C)	3.98	2.31	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.22	0.13	住宅 (戊類)
INDUSTRIAL	0.62	0.36	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	24.29	14.10	政府、機構或社區
OPEN SPACE	6.26	3.63	休憩用地
OTHER SPECIFIED USES	7.96	4.63	其他指定用途
UNDETERMINED	9.12	5.29	未決定用途
GREEN BELT	74.02	42.95	綠化地帶
RAILWAY	0.19	0.11	鐵路
MAJOR ROAD ETC.	19.72	11.45	主要道路等
TOTAL PLANNING SCHEME AREA	172.33	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第7條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H1/17 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H1/17

按照城市規劃條例第7條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE		
修訂項目 A 項 AMENDMENT ITEM A		修訂項目 G 2 項 AMENDMENT ITEM G2
修訂項目 B 1, B 2, B 3, B 4, B 5 項 AMENDMENT ITEMS B1, B2, B3, B4, B5		修訂項目 G 3 項 AMENDMENT ITEM G3
修訂項目 C 1, C 2 項 AMENDMENT ITEMS C1, C2		修訂項目 G 4 項 AMENDMENT ITEM G4
修訂項目 D 1, D 2 項 AMENDMENT ITEMS D1, D2		修訂項目 H 1, H 2, H 3, H 4, H 5 項 AMENDMENT ITEMS H1, H2, H3, H4, H5
修訂項目 E 1, E 2 項 AMENDMENT ITEMS E1, E2		修訂項目 J 項 AMENDMENT ITEM J
修訂項目 F 1, F 2 項 AMENDMENT ITEMS F1, F2		修訂項目 K 項 AMENDMENT ITEM K
修訂項目 G 1 項 AMENDMENT ITEM G1		修訂項目 L 項 AMENDMENT ITEM L

(參看附表)  
(SEE ATTACHED SCHEDULE)

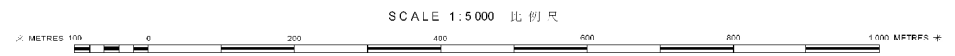


按照城市規劃條例第7條展示的  
草圖編號 S/H1/17 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H1/17 EXHIBITED  
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的堅尼地城及摩星嶺 (港島規劃區第1區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 1 - KENNEDY TOWN & MOUNT DAVIS - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H1/17A



**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS**  
**OUTLINE ZONING PLAN NO. S/H1/17A**

(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/tram 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 buildings 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/tram/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, railway track and tram track.

- (9) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) 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. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS**  
**OUTLINE ZONING PLAN NO. S/H1/17**

**Schedule of Uses**

	<b><u>Page</u></b>
RESIDENTIAL (GROUP A)	1
RESIDENTIAL (GROUP B)	4
RESIDENTIAL (GROUP C)	<del>56</del>
RESIDENTIAL (GROUP C) 1	<del>78</del>
RESIDENTIAL (GROUP E)	89
INDUSTRIAL	<del>1214</del>
GOVERNMENT, INSTITUTION OR COMMUNITY	<del>1416</del>
OPEN SPACE	<del>1618</del>
OTHER SPECIFIED USES	<del>1719</del>
GREEN BELT	<del>2023</del>

**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) 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) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)



RESIDENTIAL (GROUP A) (cont'd)

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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:

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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.

Remarks

- (1) *On land designated "Residential (Group A)", 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 heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. The provision for development/redevelopment to the height of the existing building is not applicable to the parts of the sites at 430-440A, 444-462A Des Voeux Road West, 455-485, 521-543 Queen's Road West and 1 - 3 Cheung Kan Lane which are subject to a maximum building height of 20mPD; 71-77 Smithfield which is subject to a maximum building height of 29mPD; and 50 Smithfield which is subject to a maximum building height of 60mPD, as stipulated on the Plan.*

*(Please see next page)*

**RESIDENTIAL (GROUP A)** (cont'd)

**Remarks** (cont'd)

- (12) On land designated "Residential (Group A) 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 domestic gross floor area (GFA) of 227,273m<sup>2</sup> and a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup>, *and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.* In addition, a GFA of not less than 1,650 m<sup>2</sup> shall be provided for Government, institution or community (GIC) facilities. Public open space of not less than 3,518m<sup>2</sup> shall be provided within this sub-area.
- (23) On land designated "Residential (Group A) 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 a maximum GFA of 70,024m<sup>2</sup>, *and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.* In addition, public open space of not less than 2,300m<sup>2</sup> shall be provided within this sub-area.
- (34) On land designated "Residential (Group A) 3", 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 domestic GFA of 3,577m<sup>2</sup> and a non-domestic GFA of 350m<sup>2</sup> for GIC facilities., *and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.* In addition, *a non-domestic GFA of not less than 350m<sup>2</sup> for GIC facilities* and public open space of not less than 135m<sup>2</sup> shall be provided within this sub-area.
- (5) *On land designated "Residential (Group A) 4", 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, in terms of metres above Principal Datum, as stipulated on the Plan.*
- (46) In determining the relevant maximum GFA for the purposes of paragraphs (12) to (34) 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, 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.
- (5) ~~Based on the individual merits of a development or redevelopment proposal, any reduction in the total GFA provided for GIC facilities as stated in paragraphs (1) and (3) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~
- (67) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the *building height restrictions stated in paragraphs (1) to (5) above*, GFA restrictions as stated in paragraphs (12) to (34) above, *and any reduction in the total GFA provided for GIC facilities as stated in paragraphs (2) and (4) above*, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**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) Market 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.

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) *On land designated "Residential (Group B)", 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 heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *On land designated "Residential (Group B) 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 plot ratio of 3, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.*
- (3) *In determining the maximum plot ratio 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, 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.*
- (4) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (1) to and (2) 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-rise, low-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) *On land designated "Residential (Group C)", ~~No~~ 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:~~*
- ~~maximum building height of 10 storeys over 1 level of podium and 2 levels of car park or the height of the existing building, whichever is the greater;~~
- a maximum plot ratio of 1.2, or that of the existing building, whichever is the greater; and a maximum site coverage of 20%, and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or that the plot ratio, site coverage and height of the existing building, whichever is the greater.*
- (2) *On land designated "Residential (Group C)2" and "Residential (Group C)3", 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 0.75, a maximum site coverage of 25%, and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.*
- (23) In determining the ~~relevant~~ maximum plot ratio and maximum site coverage for the purposes of paragraphs (1) and (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, 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.
- (34) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height, plot ratio and site coverage restrictions 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.

**RESIDENTIAL (GROUP C) 1**

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	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Religious Institution Residential Institution School

**Planning Intention**

This zone is restricted to low-rise, medium-density residential developments due to the lack of direct vehicular access for loading/unloading activities and fire fighting.

**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 plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum plot ratio 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, 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 plot ratio and building height restrictions 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 E)**

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

**Schedule I: for open-air development or  
for building other than industrial or industrial-office building<sup>@</sup>**

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station	Educational Institution
(excluding open-air terminus or station)	Exhibition or Convention Hall
Utility Installation for Private Project	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E) (cont'd)**

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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:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E)** (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
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**Schedule II: for existing industrial or industrial-office building<sup>@</sup>**

<p>Ambulance Depot  Bus Depot  Eating Place (Canteen only)  Government Refuse Collection Point  Government Use (not elsewhere specified)  Information Technology and  Telecommunications Industries  Non-polluting Industrial Use (excluding  industrial undertakings involving the  use/storage of Dangerous Goods <sup>△</sup>)  Office (Audio-visual Recording Studio, Design  and Media Production, Office Related to  Industrial Use only)  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  Recyclable Collection Centre  Research, Design and Development Centre  Shop and Services (Motor-vehicle Showroom  on ground floor, Service Trades only)  Utility Installation for Private Project  Warehouse (excluding Dangerous Goods  Godown)</p>	<p>Cargo Handling and Forwarding Facility  Industrial Use (not elsewhere specified)  Mass Transit Railway Vent Shaft and/or Other  Structure above Ground Level other than  Entrances  Off-course Betting Centre  Office (not elsewhere specified)  Petrol Filling Station  Place of Recreation, Sports or Culture  Private Club  Shop and Services (not elsewhere specified)  (ground floor only except Ancillary Showroom<sup>#</sup>  which may be permitted on any floor)  Vehicle Repair Workshop  Wholesale Trade</p>
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(Please see next page)



**RESIDENTIAL (GROUP E)** (cont'd)

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In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

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In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

---

Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

# Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

**Planning Intention**

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

**RESIDENTIAL (GROUP E) (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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, 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 stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**INDUSTRIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Services Trades only)</p> <p>Utility Installation for Private Project</p> <p>Vehicle Repair Workshop</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Concrete Batching Plant</p> <p>Dangerous Goods Godown</p> <p>Educational Institution (in wholesale conversion of an existing building only)</p> <p>Exhibition or Convention Hall</p> <p>Industrial use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)</p> <p>Marine Fuelling Station</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Off-course Betting Centre</p> <p>Offensive Trades</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Pier</p> <p>Place of Entertainment (in wholesale conversion of an existing building only)</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Religious Institution (in wholesale conversion of an existing building only)</p> <p>Ship-building, Ship-breaking and Ship-repairing Yard</p> <p>Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Wholesale Trade</p>

(Please see next page)

# **INDUSTRIAL** (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

# Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

## **Planning Intention**

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

## **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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, 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 restrictions 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	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services
Recyclable Collection Centre	Utility Installation for Private Project
Religious Institution	Zoo
Research, Design and Development Centre	
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", 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 heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (+2) 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 33mPD, or the height of the existing building, whichever is the greater.
- (3) *In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (~~2~~4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions 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.



**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 public 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
<u>For "Cemetery" Only</u>	
Columbarium	Flat (Staff Quarters Only)
Crematorium	Place of Recreation, Sports or Culture
Funeral Facility	Public Transport Terminus or Station
Government Use	Public Utility Installation
Grave	Religious Institution
Public Convenience	Shop and Services (Retail Shop only)
	Utility Installation for Private Project

Planning Intention

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

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 building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**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
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**For "Pier" Only**

Government Use  
Pier

Flat  
Hotel  
Petrol Filling Station  
Public Vehicle Park (excluding container vehicle)

**Planning Intention**

This zone is primarily for pier use providing marine services in the harbour areas.

**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 building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *In determining the relevant maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction 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
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**For "Uses Related to Underground Refuse Transfer Station" Only**

Underground Refuse Transfer Station

Flat (Staff Quarters only)

Government Use

Utility Installation not ancillary to the specified  
Use

**Planning Intention**

This zone is primarily to provide land for a Government underground refuse transfer station and above-ground ancillary facilities.

**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 building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**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
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**For All Other Sites (Not Listed Above)**

As Specified on the Plan

Flat (Staff Quarters only)  
Government Use  
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 primarily to provide/reserve land for purposes as specified on the plan.

**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 building heights, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**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 Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier 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.

(Please see next page)



**GREEN BELT** (cont'd)

**Remarks**

On land designated "Green Belt (1)", in addition to the above uses always permitted under Column 1 and uses that may be permitted with or without conditions on application to Town Planning Board under Column 2, 'Underground Refuse Transfer Station' is also a use always permitted.

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/174**

**EXPLANATORY STATEMENT**

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS**  
**OUTLINE ZONING PLAN NO. S/H1/17A**

**EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 1**

### **DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/17A**

(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 Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/17A. 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 31 October 1986, the draft Kennedy Town & Mount Davis OZP No. S/H1/1, being the first statutory plan covering the Kennedy Town and Mount Davis area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 August 1989, the then Governor in Council referred the draft Kennedy Town & Mount Davis OZP No. S/H1/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 19 September 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/9. On 16 January 2001, the CE in C referred the approved OZP No. S/H1/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/12. On 8 July 2003, the CE in C referred the approved OZP No. S/H1/12 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.
- 2.5 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/14.

- 2.6 On 4 September 2007, 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 Kennedy Town and Mount Davis OZP to cover the Belcher Bay Reclamation Area. On 2 October 2007, the CE in C referred the approved OZP No. S/H1/14 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 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as S/H1/16. On 12 January 2010, the CE in C referred the approved OZP No. S/H1/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 22 January 2010 under section 12(2) of the Ordinance.
- 2.8 On 26 March 2010, the draft Kennedy Town and Mount Davis OZP No. S/H1/17 (~~the Plan~~) incorporating amendments to delete the obsolete alignment of Route 7, incorporate the Mass Transit Railway (MTR) West Island Line (WIL) authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, delete the outdated MTR alignment and station, delete portions of "Open Space" ("O") and "Government, Institution or Community" zones for incorporation of WIL ventilation and plant buildings, as well as rezone a site at Forbes Street from "Comprehensive Development Area (1)" to "O" and "Green Belt", was exhibited for public inspection under section 5 of the Ordinance. The alignment and associated ventilation and plant buildings of the authorized WIL scheme are shown on the Plan for information. *During the exhibition period, 1 representation supporting the deletion of Route 7 was received. The representation was considered by the Board on 17 September 2010.*
- 2.9 *On xx.xx.2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/18 (the Plan) incorporating amendments mainly relating to the imposition of building height restrictions for various zones and rezoning proposals to reflect the planning intention or existing developments was exhibited for public inspection under section 7 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 can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme 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 cases that 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kennedy Town and Mount Davis areas and not to overload the road network in these areas.

#### **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 and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area), about 172 hectares, is situated at the north-western corner of Hong Kong Island. The Belcher Bay and Sulphur Channel constitute the natural boundaries in the north and west; Hill Road and Pok Fu Lam Road delineate the eastern boundary; whilst Mount Davis Road forms its southern limit. The boundaries are shown by a heavy broken line on the Plan.
- 5.2 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

#### **6. POPULATION**

According to the 2006 Population By-Census, the population of the Area was about 71,900. It is estimated that the planned population of the Area would be about 80,400.



## 7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 *In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Kennedy Town & Mount Davis OZP has been undertaken with a view to incorporating appropriate building height restrictions on the Plan for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.*
- 7.2 *The stepped building height concept recommended in the Urban Design Guidelines with lower buildings on the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the local topography and characteristics, local wind environment, compatibility of building masses in the wider setting, as well as the need to strike a balance between public interest and private development right. Due mainly to the topography of the Area, there are different height bands ranging from 100 metres above Principal Datum (mPD) to 160mPD increasing progressively uphill with a stepped height profile. Specific building height restrictions are adopted for some developments to reflect the existing building heights or to preserve the local character.*
- 7.3 *Specific building height restrictions for the “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones in terms of number of storeys or mPD, which mainly reflect the existing and planned building heights of development, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.*
- 7.4 *An area generally bounded by Victoria Harbour in the north, Cadogan Street in the east, foothill of Mount Davis in the south, and the Island West Refuge Transfer Station in the west is under an ongoing land use review. Building height restrictions are imposed on the existing private developments and GIC uses to be retained in the review area to ensure adequate planning control on these sites. As the future land uses for some sites on Government land are under review, these sites are zoned “Undetermined” (“U”) and the building height restrictions will be incorporated upon completion of the land use review.*
- 7.5 *An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and building gap requirements incorporated into the Plan have taken the findings of the AVA into consideration.*

- 7.6 *In general, the major prevailing annual wind comes from the north-east, east and south directions, and the prevailing summer wind mainly comes from the east, south and south-west directions. The major air paths for penetration of wind to the inland area include the existing open space and recreational grounds; north-east wind from Pok Fu Lam Road to Forbes Street; south-west wind along Pok Fu Lam Road; south-west wind along Victoria Road; north-east wind along Victoria Road; south-west wind along Mount Davis Road; and valley wind from the south to the inland area.*
- 7.7 *To facilitate better air ventilation in the Area, the AVA has recommended that the existing open area and low-rise "GIC" or "OU" sites and the major air paths should be maintained to allow penetration of wind inland. Building gaps are stipulated on the Plan ~~and in the Notes~~ to facilitate the air ventilation at ~~major ventilation corridors~~ air paths. Furthermore, future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings, disposition, orientation and perforation of building towers to align with the prevailing winds.*
- 7.8 *In general, a minor relaxation clause in respect of building height restriction is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:*
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;*
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;*
  - (c) providing better streetscape/good quality street level public urban space;*
  - (d) providing separation between buildings to enhance air and visual permeability;*
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and*
  - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.*
- 7.9 *However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as stated*

*in the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation under exceptional circumstances.*

### **Building Gaps**

- 7.10 *Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. To facilitate the air ventilation and to improve air permeability at podium level, two building gaps of 10m wide above 20mPD (about 15m above ground level) are imposed on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher's Street to allow the north-east annual prevailing wind penetrating to the inland area. Two building gaps of 12m wide above 29mPD and 60mPD (about 15m above ground level) are imposed on the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden of 50 Smithfield respectively to facilitate valley wind from the south penetrating to the inland area.*

## **8. LAND USE ZONINGS**

### **78.1 Residential (Group A) ("R(A)") : Total Area ~~23.10~~ 23.01 hectares**

- 78.1.1 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 planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board.
- 78.1.2 The areas zoned for this purpose mainly lie between the waterfront and the foothills. Public housing estates include the existing Sai Wan Estate and Kwun Lung Lau. The remaining areas cover the east of the developed part of the Area. The residential development at 33 Ka Wai Man Road, i.e. Mount Davis 33, is a redevelopment project of the Urban Renewal Authority (URA) completed in 2006.
- 78.1.3 The "R(A)1" site bounded by Belcher's Street, South Lane and Pok Fu Lam Road covers The Belcher's. It has an area of about 3.01 ha and comprises six residential blocks. Development within this zone is restricted to a maximum domestic GFA of 227,273m<sup>2</sup> and a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup>. Government, institution or community uses including a day nursery and a social centre for the elderly and a kindergarten as well as commercial uses are provided on the podium levels of the development. A public open space of about 3,518m<sup>2</sup> and a public pedestrian link connecting South Lane with Pok Fu Lam Road are also provided within the site.

78.1.4 The “R(A)2” site, bounded by Cadogan Street, Kennedy Town New Praya, Davis Street and Belcher’s Street covers The Merton. It is an urban redevelopment scheme of the URA completed in 2005. It has an area of about 0.61ha and comprises three residential blocks. Development within this zone is restricted to a maximum GFA of 70,024m<sup>2</sup>. Public open space of not less than 2,300m<sup>2</sup> is provided within the site. *The existing development, consisting of 3 excessively tall residential towers of 156.9 to 176.3mPD, is considered incompatible with the surrounding developments and the waterfront setting. In order to respect the urban design principle of protecting the waterfront to avoid out-of-context and incompatible developments, a maximum building height restriction of 120mPD is imposed on the site. Future redevelopment to the existing building height is not permitted.*

78.1.5 The “R(A)3” site covering La Maison Du Lord at 12 and 12A North Street has an area of about 0.04ha. It is a residential development completed in 2003. Development within this zone is restricted to a maximum domestic GFA of 3,577m<sup>2</sup> and a non-domestic GFA of 350m<sup>2</sup> for Government, institution or community GIC facilities. In addition, public open space of not less than 135m<sup>2</sup> is provided within the site.

8.1.6 *The “R(A)4” site covering Manhattan Heights at 28 New Praya, Kennedy Town has an area of about 0.29ha. The existing building height of the development at 171.2mPD is considered incompatible with the surrounding developments and the waterfront setting. In order to respect the urban design principle of protecting the waterfront to avoid out-of-context and incompatible developments, a maximum building height restriction of 100mPD is imposed on the site. Future redevelopment to the existing building height is not permitted.*

8.1.7 *Two building gaps of 10m wide above 20mPD (about 15m above ground level) are imposed on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher’s Street to allow the north-east annual prevailing wind penetrating into the inland area. Two building gaps of 12m wide above 29mPD and 60mPD (about 15m above ground level) are imposed on the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden of 50 Smithfield respectively to facilitate valley wind from the south penetrating into the inland area.*

78.1.68 *Minor relaxation of the GFA and/or building height restrictions, and/or reduction in the total GFA for GIC facilities may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.*

78.2 Residential (Group B) (“R(B)”) : Total Area ~~7.91~~ 2.92 hectares

78.2.1 This zone is intended primarily for medium-density residential

development where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

78.2.2 This zone includes Hill View Gardens, *staff quarters of the University of Hong Kong (HKU) at Pokfield Road*, and residential developments along Mount Davis Road, a site at Lung Wah Street *for HKU's student hostel developments* as well as the sites on the seaward side of Victoria Road. *The "R(B)1" sub-area covers residential developments at 2A, 4, 52-54 and 56-62 Mount Davis Road subject to a maximum plot ratio of 3.*

8.2.3 *Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.*

78.3 Residential (Group C) ("R(C)") : Total Area ~~0.70~~ 2.58 hectare

78.3.1 This zone, ~~which only includes the site near the junction of Mount Davis Road and Victoria Road~~, is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. *The "R(C)" zone covers two residential developments near the junction of Mount Davis Road and Victoria Road and is subject to a maximum building height of 13 storeys including carports. The "R(C)2" sub-area covers residential developments at 2 and 6-10 Mount Davis Road and is subject to a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 3 storeys. The "R(C)3" sub-area covers two Government sites on the seaward side of Victoria Road and is subject to a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 4 storeys. Part of the southern "R(C)3" sub-area is occupied by Grade 3 historic buildings of Victoria Road Detention Centre and the Jubilee Battery which is a military site with historic interest.*

78.3.2 Development within this zone is subject to specific controls on building height, plot ratio and site coverage to avoid overloading local road network and to preserve the high landscape value as well as the character of the area. These special controls are shown in the Remarks column in the Notes for this zoning. ~~To provide flexibility for innovative design adopted to the characteristics of particular sites, minor relaxation of the building height, plot ratio and site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

8.3.3 *Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative*



*architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.*

78.4 Residential (Group C)1 ("R(C)1") : Total Area 1.40 hectares

78.4.1 This zone is restricted to low-rise, medium-density residential developments due to the lack of direct vehicular access for loading/unloading activities and fire fighting.

78.4.2 This zone covers sites in Sands Street, Tai Pak Terrace, Li Po Lung Path, Ching Lin Terrace and To Li Terrace where there is no direct vehicular access. Due to the lack of direct vehicular access, loading and unloading activities in the area can only take place at a distance away and the goods have to be carried manually for a long distance.

78.4.3 Due to inadequate access for fire-fighting and servicing and the traffic and infrastructural constraints, development/redevelopment within this zone is restricted to residential use only with a maximum plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of existing building whichever is the greater.

78.4.4 However, such restrictions on plot ratio and building height will not prevent comprehensive developments/redevelopment in the area. Upon submission of comprehensive redevelopment proposals with amalgamation of sites, favourable consideration may be given to minor relaxation of the restrictions and each proposal will be considered on its individual planning merits.

78.5 Residential (Group E) ("R(E)") : Total Area 0.22 hectare

78.5.1 This zone covers two industrial buildings and a ~~newly completed~~ residential building *to the south of Sai Ning Street*. It is intended primarily for phasing out the existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem.

78.5.2 Residential development may be permitted within this zone with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problem. A residential building which was the subject of an approved planning application for residential development has been completed in 2006.

78.5.3 For existing building other than industrial or industrial-office building in this zone, residential and commercial uses may be permitted on application to the Board. 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 planning permission from the Board.

78.5.4 For existing industrial or industrial-office buildings in this zone, non-polluting industrial use and office relating to industrial use are always permitted. Commercial uses such as shop and services and eating place are also always permitted in the purpose-designed non-industrial portion on the lower floors of an existing building.

**8.5.5 *Minor relaxation of the building height restriction may be considered by the Board on application. Each application will be considered on its own merits.***

**78.6 Industrial ("I") : Total Area 0.762 hectare**

78.6.1 The planning intention of the "I" zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in the "I" zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.

78.6.2 An industrial site currently occupied by existing godowns and wharf facilities is located along Sai Ning Street on the north-western coast to take advantage of the marine access. It is located at the fringe of the Area with a reasonable distance away from the major residential area.

**8.6.3 *Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.***

**78.7 Government, Institution or Community ("G/IC"): Total Area ~~30.86~~ 24.29 hectares**

78.7.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of 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. *Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.*

~~78.7.2 This zone covers the former Kennedy Town Incinerator which was closed down in early 1993, the former Kennedy Town Abattoir which has been relocated to Sheung Shui, and the Kennedy Town public swimming pool which would be affected by the proposed West Island Line (WIL) project~~

of the MTR Corporation Limited (MTRCL). The future use of these sites is under review, and for the time being, the "G/IC" zoning of these sites is retained in order to ensure that their future use will be compatible with the existing developments in the vicinity.

~~7.7.3 Other existing facilities serving primarily the Area and its adjoining districts include the public mortuary at Sai Ning Street, the fire station at Kennedy Town New Praya, the Ambulance Depot at Lung Wah Street, the Smithfield Complex at Smithfield, the Kennedy Town Community Complex, the urban clinic at Victoria Road, the community centre at Pokfield Road and a number of existing schools.~~

~~78.7.42 The existing Kennedy Town public swimming pool site will be used for the Kennedy Town Station of the West Island Line (WIL) project of the MTR Corporation Limited (MTRCL). A site at Sai Cheung Street North is being developed reserved for the reprovisioning of the Kennedy Town public swimming pool affected by the WIL project, together with provision of other ancillary facilities. It is designated as "G/IC(1)" within this zone. A maximum building height restriction of 33mPD is imposed on "G/IC(1)" to ensure that the proposed use would not result in adverse visual impact on the surrounding developments taking into account its waterfront location. A site has also been reserved for a primary school at Victoria Road. The future use of the "G/IC" zone covering the former Chung Sing Benevolent Society School and the former Singapore International School is subject to further study.~~

~~8.7.3 Other existing facilities serving primarily the Area and its adjoining districts include the fire station at New Praya, Kennedy Town, the Ambulance Depot at Lung Wah Street, the Smithfield Complex at Smithfield, the Kennedy Town Community Complex, the clinic at Victoria Road, the community centre at Pokfield Road, service reservoirs at Mount Davis, a number of existing schools, as well as HKU's facilities, sports centres and student hostels at Pok Fu Lam Road.~~

~~78.7.54 The reserved school sites should be adequate to meet the needs of the planning area. The provision of secondary school is assessed on a wider district basis. The secondary schools in Sai Ying Pun and the Mid-Levels West area should be able to make good the deficit in Kennedy Town.~~

~~8.7.5 Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.~~

~~78.8~~ Open Space ("O"): Total Area: ~~5.54~~ 6.26 hectares

~~78.8.1~~ 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.

~~78.8.2~~ Existing open spaces are rather limited. The major ones are the Belcher

Bay Park, a playground and basketball courts located at Forbes Street. The others include rest gardens/sitting-out areas at Hill Road, Belcher Street, Pokfield Road, Ka Wai Man Road, North Street, and Cadogan Street, ***Mount Davis Path and at the peak of the Mount Davis.*** In view of the planning intention to provide a promenade at the waterfront and the severe shortage of public open space in the district, a site at the south-western end of Shing Sai Road, which is currently occupied by a temporary bus terminus and a strip of sitting-out area, is reserved for future public open space or promenade use. The temporary bus terminus will be relocated when a suitable site is available to facilitate the implementation of the public open space / promenade.

**78.9 Other Specified Uses ("OU"): Total Area ~~8.42~~**7.98** hectares**

**78.9.1** This zone is intended primarily to provide/reserve land for specific purposes and uses. It includes the Western District public cargo working area (PCWA) north of Shing Sai Road, ~~a public cargo handling area north of Sai Ning Street which is being used as temporary recreation ground,~~ a petrol filling station at Victoria Road, a pier constructed in connection with an industrial site at Sai Ning Street and the Chiu Yuen Cemetery located near the junction of Pok Fu Lam Road and Mount Davis Road. The PCWA occupies a prominent waterfront location. The zoning of the PCWA will be reviewed in the longer term when the PCWA use could be relocated to other area in the future.

**78.9.2** The above-ground ancillary facilities of the Island West Refuse Transfer Station (IWRTS) located in Sai Ning Street are zoned "OU" annotated "Uses Related to Underground Refuse Transfer Station". These uses include ancillary carpark, office, storage and workshop, cargo handling facilities, vent shaft, etc.

**8.9.3** *Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.*

**78.10 Undetermined ("U"): Total Area ~~3.62~~**29.12** hectares**

**78.10.1** This zoning is intended to denote areas where further detailed planning study is required to identify the future uses of the land.

**78.10.2** This covers ~~the~~ *a number of sites within an area generally bounded by the shoreline on the north, Cadogan Street on the east, foothill of Mount Davis on the south, and the Island West Refuse Transfer Station on the west under an ongoing land use review. These include the former Kennedy Town Incinerator, the former Kennedy Town Abattoir, the public mortuary, bus terminus and temporary recreation ground at Sai Ning Street, the ex-police married officer's quarters at Ka Wai Man Road, and the ex-Kung Man Tsuen (Mount Davis Cottage Area) located along Victoria Road, which has been cleared. It is zoned "Undetermined" for development control purpose.* Within the area, there is an underground

refuse transfer station. The "U" zoning, under which all proposed development would require planning permission from the Board, will ensure that any interim development will not jeopardise the future planning and development of the site *pre-empt the recommendations of the land use review.*

78.11 Green Belt ("GB"): Total Area ~~69.61~~ 74.02 hectares

78.11.1 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.

78.11.2 This zone accounts for about 430% of the Area. It includes the sloping area in Mount Davis where difficult topography and steep hillsides prevent it from intensive urban development or active recreational uses.

78.11.3 The "GB" forms a visually and aesthetically pleasant background to the Area. It may also provide additional outlets for passive informal type of recreational uses. Urban type development within this zone will be strictly controlled and assessed individually on its merits through the planning permission system.

78.11.4 Pursuant to the recommendations of the Cavern Project Study and the subsequent study on the Island West Refuse Transfer Station (IWRTS) project, Government has located the IWRTS underground within a man-made cavern in the "GB" area at Mount Davis. The IWRTS is one of the two refuse transfer stations on Hong Kong Island as part of the Government's waste disposal strategy. The other station, i.e. Island East Refuse Transfer Station at Chai Wan, has already commenced operation in 1992. These two stations can transport solid waste in bulk from the urban area to strategic landfills for final disposal. The Kennedy Town Incinerator has already been closed down in accordance with the programme for developing these two stations.

78.11.5 The "GB" area occupied by the IWRTS cavern is designated as Sub-area 1 within this zone on the Plan. The use of underground refuse transfer station is a use always permitted in this sub-area. Due to its deep vertical location, the Station will not affect the surface area.

## 89. COMMUNICATIONS

### 89.1 Roads

89.1.1 Major roads are concentrated along the flat coastal reclamation strip where the majority of the building development exists. Beginning from Victoria Road in the west, major thoroughfares run in an east-west direction whilst other roads are generally laid out in a grid pattern.

89.1.2 Existing roads connecting the Area with other parts of Hong Kong Island are:

- (a) Pok Fu Lam Road, edging the south-eastern fringe of the Area, is a primary distributor linking up Central with Aberdeen;
- (b) Shing Sai Road, situated on the Belcher Bay Reclamation, is an important road linkage between the Western Harbour Crossing, Smithfield and its extension and Pok Fu Lam Road;
- (c) Des Voeux Road West and Queen's Road West are the two district distributors in the eastern part of the Area channelling all traffic running eastward to Central;
- (d) Victoria Road, which is a distributor, runs parallel to the coastline linking up Kennedy Town and the coastal area of Pok Fu Lam; and
- (e) Mount Davis Road, which connects Pok Fu Lam Road with Victoria Road, serves the low-density residential developments at the southern slope of Mount Davis.

## 89.2 Public Transport

The Area is served by various modes of public transport including buses, trams, maxicabs, public light buses and taxis for commuters travelling within the Area as well as to and from other districts.

## 89.3 Waterborne Transport

A number of piers at the waterfront of Kennedy Town provide facilities for loading and unloading of goods. Occasionally, they are also used for casualty evacuation from outlying islands to Queen Mary Hospital by Government vessels.

## 89.4 Railway Development

The WIL, which was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, is scheduled for completion in 2014. The Kennedy Town Station will be located at Smithfield and Forbes Street with a public transport interchange at ground level. Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures (including ventilation and plant buildings in Kennedy Town and University Stations) within the area, as described in the authorized railway scheme, are shown on the Plan for information only.



## **910. UTILITY SERVICES**

910.1 The Area has adequate supply of water, electricity and gas. The service of telephone is also sufficient. No problem is envisaged in meeting the future needs for such services in the district.

910.2 Whilst at present there is no sewage treatment facility for the Area, sewage from Kennedy Town is currently treated by the screening plant in Central. As for the southern part of the Area, treatment will rely on the screening plant in Sandy Bay.

## **101. CULTURAL HERITAGE**

101.1 The Lo Pan Temple at Ching Lin Terrace *is a Grade 1 historic building.* and ~~the~~ The Ex-Western Fire Station at Belcher's Street *and Mount Davis Battery at the Mount Davis* are ~~g~~Graded *2 historic buildings* for their historical value. *Grade 3 historic buildings include Kwong Yuet Tong Public Office at 16-17 Ching Lin Terrace, S.K.H. St. Luke's Settlement Neighborhood Elderly Center and Victoria Road Detention Centre at Victoria Road. Besides, 8-9 Tai Pak Terrace and 9 Ching Lin Terrace are proposed Grade 2 and Grade 3 historic buildings respectively.* ~~A number of historic~~ *Military sites with historic interest* are also located within the Area which include the Jubilee Battery at Victoria Road, ~~the Mount Davis Forts at Mount Davis Path and the Air Raid Tunnels at former Belcher Battery at Belcher Street.~~

101.2 In addition, *Victoria City Boundary Stone* and an arch and foundation stone of the Tung Wah Smallpox Hospital *at Sai Ning Street* are considered having high historic value. These *latter* structures, built in 1910, were relocated to Sai Ning Street from its former hospital site at Ka Wai Man Road.

101.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any *demolition, addition, alteration, modification, redevelopment* or rezoning proposals may affect these ~~monuments~~ *historic buildings/structures.*

## **142. IMPLEMENTATION**

142.1 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 and the various licensing authorities.

142.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These

detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. 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 implementation of the Plan, the Central and Western District Council would be consulted as appropriate.

142.3 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 the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. 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 the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**MARCH FEBRUARY 2010/1**



**Developments with Approved Building Plans**

( Submitted between 1.1.2010 to 31.12.2010 )

Site No	Address	Broad Uses	Site Area (m <sup>2</sup> )	Proposed Building Height Restriction (in mPD) (A)	Latest Building Plans Approval Date @	Proposed Building Height (in mPD) (B)	Building Height Difference (B)-(A)		First Building Plan Approval Date
							m	Percentage	
1	HKU Student Residence, Lung Wah Street, Hong Kong	Residential Institution	9341	Block A & B : 160mPD Block C & D : 150mPD	08/12/2010	Block A & B : 155mPD Block C & D : 146mPD	-5 -4	-3% -3%	05/03/2007
2	12-22 Davis Street	Hotel	461.4	120	30/08/2010	110	-10	-8%	08/03/2007
3 *	<b><i>150-162 Belcher's Street and 1-9 Kwan Yick Street</i></b>	<b><i>Residential</i></b>	<b><i>1318.1</i></b>	<b><i>120</i></b>	<b><i>16/12/2010</i></b>	<b><i>174</i></b>	<b><i>54</i></b>	<b><i>45%</i></b>	<b><i>08/08/2007</i></b>
4 *	<b><i>46 Belcher's Street</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>1017.2</i></b>	<b><i>120</i></b>	<b><i>14/12/2010</i></b>	<b><i>149</i></b>	<b><i>29</i></b>	<b><i>25%</i></b>	<b><i>14/03/2008</i></b>
5	2-4 Hau Wo Street	Hotel	109.4	100	06/01/2011	72	-28	-28%	10/11/2008
6 *	<b><i>11-25 South Lane</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>947.6</i></b>	<b><i>120</i></b>	<b><i>20/12/2010</i></b>	<b><i>148</i></b>	<b><i>28</i></b>	<b><i>23%</i></b>	<b><i>18/12/2008</i></b>
7	32 Sands Street	Residential	309.6	120	14/10/2010	93	-27	-23%	04/09/2009
8 *	<b><i>56C-84 Belcher's Street</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>1601.5</i></b>	<b><i>120</i></b>	<b><i>16/12/2010</i></b>	<b><i>154</i></b>	<b><i>34</i></b>	<b><i>28%</i></b>	<b><i>28/01/2010</i></b>
9	8-18 Catchick Street and 10 North Street	Residential / Commercial	335.5	100	01/12/2010	98	-2	-2%	25/02/2010
10 *	<b><i>11-29 Davis Street</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>847.3</i></b>	<b><i>120</i></b>	<b><i>04/03/2010</i></b>	<b><i>141</i></b>	<b><i>21</i></b>	<b><i>17%</i></b>	<b><i>04/03/2010</i></b>
11 *	<b><i>97 Belcher's Street and 8-20 Catchick Street</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>1305.7</i></b>	<b><i>100</i></b>	<b><i>17/12/2010</i></b>	<b><i>151</i></b>	<b><i>51</i></b>	<b><i>51%</i></b>	<b><i>26/03/2010</i></b>
12 *	<b><i>32-38 Belcher's Street</i></b>	<b><i>Residential / Commercial</i></b>	<b><i>1709.6</i></b>	<b><i>120</i></b>	<b><i>07/09/2010</i></b>	<b><i>178</i></b>	<b><i>58</i></b>	<b><i>48%</i></b>	<b><i>31/03/2010</i></b>
13	Kwun Lung Lau Phase II, 20 Lung Wah Street, Kennedy Town	Residential	22654	120	21/09/2010	91	-29	-24%	13/05/2010
14 *	<b><i>454-462A Des Voeux Road West, 527-531 Queen's Road West &amp; 3 Cheung Kan Lane</i></b>	<b><i>Residential</i></b>	<b><i>1314.2</i></b>	<b><i>100</i></b>	<b><i>14/10/2010</i></b>	<b><i>146</i></b>	<b><i>46</i></b>	<b><i>46%</i></b>	<b><i>21/05/2010</i></b>
15	29-41A North Street	Residential / Commercial	588.4	120	16/12/2010	111	-9	-8%	16/12/2010
16 #	10 Ching Lin Terrace	Residential Institution	492.5	With BH restriction of 12 storeys on the OZP	21/09/2010	70	---	---	Nil
17	4-14 South Lane	Residential	477.7	120	Disapproved (07/01/2011)	127	7	6%	Nil
18	12P Smithfield	Residential	944.1	120	Disapproved (31/01/2011)	150	30	25%	Nil
19	10-16 Pokfield Road	Residential	797.7	160	[ Under Processing ]	164	4	3%	Nil

\* Tall building (shown in bold and italic) with approved building plans exceeding the proposed building height restriction.

@ For sites with more than one approved building plans, only the BH in the latest approved building plan is shown in the table.

# A set of building plans submitted on 24.11.2010 and resubmitted on 14.1.2011 is under processing.

**Summary of Existing Building Heights Developments  
Within “G/IC” Zone in Kennedy Town and Mount Davis Planning Scheme Area  
and Proposed Building Height Restrictions**

Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys above ground (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
<b>Educational Uses</b>				
<b>E1</b>	Chiu Sheung School, Hong Kong 香港潮商學校 (IL 7412 RP) 79B Pok Fu Lam Road	8 (72.7mPD)	8	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>School development straddles on slope</li> </ul>
<b>E2</b>	S.K.H. St. Peter's School 聖公會聖彼得小學 (IL 7179 RP) 88 Hill Road	6 (57.1mPD)	8	<ul style="list-style-type: none"> <li>Building height is in line with general requirement for standard school development</li> <li>School development straddles on slope</li> </ul>
<b>E3</b>	Yam Pak Building, HKU 香港大學任白樓 (IL 2610 s.C RP and NH-0030) 79C Pok Fu Lam Road	5 (72.2mPD)	8	<ul style="list-style-type: none"> <li>Building height restriction generalised for the same cluster of GIC sites (i.e. E2)</li> </ul>
<b>E4</b>	St. Paul's College Primary School 聖保羅書院小學 (GPA H070) 70 Hill Road	7 (55.7mPD)	8	<ul style="list-style-type: none"> <li>Building height in line with general requirement for standard school development</li> </ul>
<b>E5a</b>	Lady Ho Tung Hall, HKU 香港大學何東夫人紀念堂 (IL 2610 s.A & IL 2610 RP) 91A Pok Fu Lam Road	20 (123.7mPD)	140mPD	<ul style="list-style-type: none"> <li>Student hostel</li> <li>In line with the building height restrictions stipulated on the Mid-levels West OZP for HKU Campus to the east</li> <li>Building height restriction generalised for the same cluster of GIC sites (i.e. E5b)</li> </ul>
<b>E5b</b>	Starr Hall, HKU 香港大學施德堂 (IL 2610 s.A & IL 2610 RP) 91B Pok Fu Lam Road	25 (139.3mPD)		<ul style="list-style-type: none"> <li>Student hostel</li> <li>In line with the building height restrictions stipulated on the Mid-levels West OZP for HKU Campus to the east</li> <li>Existing building height is permitted upon redevelopment</li> </ul>
<b>E5c</b>	Ho Tim Hall, HKU 香港大學何添堂 (IL 2610 s.A & IL 2610 RP) Pok Fu Lam Road	1 (70.3mPD)	6	<ul style="list-style-type: none"> <li>Building height restriction generalised for the same cluster of GIC sites (i.e. E5d)</li> </ul>
<b>E5d</b>	Ricci Hall, HKU 香港大學利馬寶宿舍 (IL 2610 s.A & IL 2610 RP) 93 Pok Fu Lam Road	6 (77.1mPD)	6	<ul style="list-style-type: none"> <li>Student Hostel</li> <li>Reflect existing building height</li> <li>Basement not accountable for the purpose of building height restriction</li> </ul>

Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys above ground (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
<b>E6a</b>	The Lindsay Ride Sports Centre, HKU 香港大學賴廉士體育中心 (IL 7704 RP) 111 Pok Fu Lam Road	3 (88.7mPD)	<b>4</b>	<ul style="list-style-type: none"> <li>Building height restriction generalised for the same cluster of GIC sites (i.e. E6a and E6b)</li> <li><i>Lease restrictions :</i> <ul style="list-style-type: none"> <li><i>the provision of recreational facilities for students of HKU or other students as may be authorized by HKU</i></li> </ul> </li> </ul>
<b>E6b</b>	Flora Ho Sports Centre, HKU 香港大學何世光夫人體育中心 (IL 7704 RP) 113 Pok Fu Lam Road	4 (100.9mPD)		
<b>E6c</b>	Lee Shau Kee Hall, HKU 香港大學李兆基堂 (IL 7704 RP) Pok Fu Lam Road	17 (132.7mPD)	<b>135mPD</b>	<ul style="list-style-type: none"> <li>Student hostel</li> <li>Reflect existing building height</li> <li><i>Lease restrictions :</i> <ul style="list-style-type: none"> <li><i>building height not exceeding 133mPD</i></li> <li><i>Domestic GFA not less than 9,293m<sup>2</sup> and not exceeding 15,488m<sup>2</sup></i></li> <li><i>Non-domestic GFA not less than 1,129m<sup>2</sup> and not exceeding 1,881m<sup>2</sup></i></li> </ul> </li> </ul>
<b>E6d</b>	Shen Chi Sun Hall, HKU 香港大學孫志新堂 (IL 7704 RP) Pok Fu Lam Road			
<b>E6e</b>	Morrison Hall, HKU 香港大學馬禮遜堂 (IL 7704 RP) Pok Fu Lam Road	16 (128.0mPD)		
<b>E6f</b>	Pokfield Road Residences Blocks A to E, HKU 香港大學蒲飛路宿舍 A 至 E 座 (IL 7704 RP) 15 Pokfield Road	6-7 (84.7 – 86.6mPD)	<b>120mPD</b>	<ul style="list-style-type: none"> <li>Proposed rezoning of the site from “R(A)” and “G/IC” to “R(B)” to reflect the existing residential use</li> <li><i>Lease restrictions :</i> <ul style="list-style-type: none"> <li><i>Domestic accommodation for the housing of the staff and employees of HKU and dependant members of the facilities of such staff and employees</i></li> <li><i>student hostel is permitted in the GFA of 6,398.2m<sup>2</sup> provided within the 4 building in the Pink Hatched Brown Area</i></li> </ul> </li> </ul>
<b>E7</b>	Our Lady of the Rosary Church St. Charles School 聖母玫瑰堂聖嘉祿學校 (IL 7556) 25 Pokfield Road	6 (51.2mPD)	<b>8</b>	<ul style="list-style-type: none"> <li>Building height is in line with general requirement for standard school development</li> <li>Basement not accountable for the purpose of building height restriction</li> </ul>
<b>E8</b>	St. Clare’s Girls’ School 聖嘉勒女書院 (IL 7388) 50 Mount Davis Road	5 (107.5mPD)	<b>8</b>	<ul style="list-style-type: none"> <li>Building height is in line with general requirement for standard school development</li> </ul>
<b>E9</b>	S.K.H. Lui Ming Choi Memorial Primary School 聖公會呂明才紀念小學 (IL 7611) 31 Ka Wai Man Road	7 (44.7mPD)	<b>8</b>	<ul style="list-style-type: none"> <li>Building height is in line with general requirement for standard school development</li> </ul>

Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
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Government Uses				
<b>G1</b>	Swimming Pool Complex Sai Cheung Street North	Under construction	-	<ul style="list-style-type: none"> <li>Reprovisioning of the Kennedy Town Swimming Pool</li> <li>Site already subject to building height restriction of 33mPD in the OZP</li> </ul>
<b>G2</b>	Kennedy Town Fire Station (GLA-HK163) 6 New Praya, Kennedy Town	11 (36.2mPD)	11	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
<b>G3</b>	Smithfield Road Municipal Services Building (GLA-HK 697) 12K Smithfield Road	9 (60.6mPD)	9	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
<b>G4</b>	Kennedy Town Swimming Pool 12N Smithfield Road	1-3 (21.4 - 91.1mPD)	1	<ul style="list-style-type: none"> <li>Swimming pool to be relocated to a reprovisioning site at Shing Sai Road (under construction)</li> <li>Works site for the construction of MTR West Island Line</li> <li>Proposed MTR West Island Line Kennedy Town Station</li> </ul>
<b>G5</b>	Mount Davis Ambulance Depot (GLA-HK 92 & 282) 2 Lung Wah Street	1-11 (45.2-75.5mPD)	11	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
<b>G6</b>	Kennedy Town Jockey Club Clinic (GLA-HK185) 45 Victoria Road	3 (17.98mPD)	3	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>



Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
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Community Uses				
C1	<i>Ex-Western Fire Station Po Leung Kuk Chan Au Big Yan Home for the Elderly (GLA-HK706) 12 Belcher's Street</i>	4 (20.8mPD)	4	<ul style="list-style-type: none"> <li>Grade 2 historic building</li> <li>Reflect existing building height</li> <li>Redevelopment on site is not encouraged</li> </ul>
C2	Kennedy Town Kai-fong Welfare Association 14 Belcher's Street	3 (16.7mPD)	3	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
C3	Kennedy Town Community Complex (GLA-HK889) 12 Smithfield Road	15 (62.0mPD)	15	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
C4	Caritas Mok Cheung Sui Kun Community Centre (IL 7920) 27 Pokfield Road	11 (63.9mPD)	11	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
C5	Jockey Club Mount Davis Youth Hostel (STT No. HW-474) 123 Mount Davis Path	2 (241.4-243.4mPD)	2	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
C6	Chee Sing Kok Social Centre of the Humanity Love (PMB/217) 404 Victoria Road	3 (66.3mPD)	3	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
C7	Buddhish To Chi Fat She (IL 8444) Victoria Road	2 (35.1 – 37mPD)	2	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions <ul style="list-style-type: none"> <li>Religious including charitable purposes</li> <li>Design, disposition and height clause</li> <li>Height restriction of 6m above formation level upon redevelopment of the original lease condition of Grant No. 11146 dated 12.12.1977 has been removed by a Modification Letter dated 7.4.1986</li> </ul> </li> </ul>
C8	Bayanihan Kennedy Town Centre (STT No. HNX-581) 55 Victoria Road	6 (34.9mPD)	6	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>Non-profit making activity centre for overseas domestic helpers</li> </ul> </li> </ul>
C9	<i>St. Luke's Settlement Neighbourhood Elderly Centre (Gov. Licence No. H0749)) 47 Victoria Road</i>	2 (11.1mPD)	2	<ul style="list-style-type: none"> <li>Grade 3 historic building</li> <li>Reflect existing building height</li> <li>Redevelopment on site is not encouraged</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>Chapel, club house, watchmen's hut, kitchen, lavatory and playground use</li> </ul> </li> </ul>

Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
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Utility and Others				
U1a	Pok Fu Lam Station Building – Low Block (IL 8350) 95 Pok Fu Lam Road - Electricity Substation	2 (82.3mPD)	2	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
U1b	Pok Fu Lam Station Building – High Block (IL 8556) 97 Pok Fu Lam Road - Electricity Substation	6 (117.2mPD)	6	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>building height not exceeding 45.65m above the mean formation level of the lot</li> <li>stairhoods, water tanks and lift machine rooms on the roof (up to 3m in height) may be permitted with written approval from the Director of Lands</li> </ul> </li> </ul>
U2	Kennedy Town Telephone Exchange Substation (IL 8340) 14 Smithfield	5 (52.1mPD)	5	<ul style="list-style-type: none"> <li>Reflect existing building height</li> </ul>
U3a	Mount Davis Police Radio Station (GLA-HK308, GLA-HK MH5517a and GLA-HK HW595/DMS/82) Mount Davis	1 (273.2mPD)	1	<ul style="list-style-type: none"> <li><b><i>Part of the site is occupied by Mount Davis Battery which is Grade 2 historic building</i></b></li> <li>Reflect existing building height</li> <li>Building height restriction is not applicable to the ancillary structure for installation of antennae</li> </ul>
U3b	PCCW Microwave Station (PM GPA H147) Mount Davis	1 (271.0mPD)		
U3c	Mount Davis Microwave Station (IL 8851) Mount Davis	1 (281.5mPD)		<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>any building(s) or other structure(s) erected shall not contain more than one storey provided that the Grantee may erect on the top thereon an antenna tower; which building or buildings, structure or structures together with the antenna tower shall not exceed a height of 281.5mPD</li> </ul> </li> <li>Building height restriction is not applicable to the ancillary structure for installation of antennae</li> </ul>
U3d	PCCW Microwave Station (PM GPA H147) Mount Davis	2 (267.4mPD)		<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Building height restriction generalised for the same cluster GIC sites (i.e. U3a, U3b &amp; U3c)</li> <li>Building height restriction is not applicable to the ancillary structure for installation of antennae</li> </ul>

Site Ref. No.	Existing Use/Planned Use	Height of Existing Building / Structure in No. of Storeys (mPD)	Proposed Building Height Restrictions on OZP (Maximum No. of Storeys unless specified separately)	Remarks/Justifications
O1	Smithfield Road Children's Playground (GLA-HK H2684) New Praya, Kennedy Town	-	1	<ul style="list-style-type: none"> <li>To cater for possible minor structure such as kiosk</li> </ul>
O2	Kennedy Town Fresh Water Service Reservoir and Kennedy Town Service Reservoir Playground (GLA-HK 108 and GLA-HK H2917-D)	1 (100.2mPD)	1	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>To cater for possible minor structure such as kiosk</li> </ul>
O3	Temporary Use (STT Nos. NHX-528 and NHX-529) Mount Davis Road	-	8	<ul style="list-style-type: none"> <li>Potential site for columbarium use subject to further study and public consultation</li> </ul>
O4	Vacant GIC site Mount Davis	-	1	<ul style="list-style-type: none"> <li>Site reserved for future expansion of the Western and Central supply system to cater for the increase in demand arising from developments/redevelopments in the area</li> <li>To cater for possible minor structure such as kiosk and guard room</li> </ul>
O5	Mount Davis Fresh Water Service Reservoir and Mount Davis Service Reservoir Sitting-out-Area (GLA-HK H2835 and GLA-HK820) Mount Davis Path	1 (146mPD)	1	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>To cater for possible minor structure such as kiosk and public toilet</li> </ul>
O6	Mount Davis Sitting-out-Area and Dis-used Battery (GLA-THK546)	-	-	<ul style="list-style-type: none"> <li><b><i>Part of the site is occupied by Mount Davis Battery, which is Grade 2 historic building</i></b></li> <li><b><i>Proposed rezoning from "G/IC" to "O" to reflect current use</i></b></li> </ul>
O7	Mount Davis Temporary Sitting-out-Area (GLA-THK508 and GLA-THK927) Mount Davis	-	-	<ul style="list-style-type: none"> <li>Proposed rezoning from "G/IC" to "O" to reflect current use</li> </ul>
O8a & O8b	3 Existing Structures 405-406 and 410-411 Victoria Road	2 - 3 (66.3 – 75.6mPD)	3	<ul style="list-style-type: none"> <li>Building height restriction generalised for the same cluster GIC sites</li> </ul>
O9	Kennedy Town Salt Water Service Reservoir (GLA-Hk563) Mount Davis Road	1 (75.6mPD)	1	<ul style="list-style-type: none"> <li>To cater for possible low-rise structure(s)</li> <li><b><i>Lease restrictions :</i></b> <ul style="list-style-type: none"> <li><b><i>No part of any structure shall exceed a height 80.7mPD</i></b></li> </ul> </li> </ul>



**Summary of Existing Building Heights of Developments within “Other Specified Uses” (“OU”) and “Industrial” (“I”) Zones  
in Kennedy Town and Mount Davis Planning Scheme Area  
and Proposed Building Height Restrictions**

Site Ref No.	OZP Zoning “OU” Annotation	Existing Use / Planned Use	Height of Existing Building / Structure (No. of Storeys & mPD)		Proposed Building Height Restrictions (No. of Storeys)	Remarks / Justifications
			No. of Storeys	mPD (approx.)		
OU1	“Public Cargo Working Area”	Western District Public Cargo Working Area Shing Sai Road	---	---	2	<ul style="list-style-type: none"> <li>To cater for possible low-rise structure(s)</li> <li>Building height tally with the eastern part of the Public Cargo Working Area</li> </ul>
OU2	“Cemetery”	Chiu Yuen Cemetery Mount Davis Road	2	---	2	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>To cater for possible low-rise structure(s)</li> </ul>
OU3	“Uses Related to Underground Refuse Transfer Station”	Island West Refuse Transfer Station (GLA-HK824) 88 Victoria Road	6	26.8	6	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>not exceed 25m above the existing reclamation for the portion of the site which is north of Victoria Road</li> </ul> </li> </ul>
OU4	"Petrol Filling Station	Petro Filling Station Victoria Road	1	19.3	1	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>Not more than one storey</li> </ul> </li> </ul>
OU5	"Pier"	China Merchants Wharf (Pier) (IL 8623) 18 Sai Ning Street	---	---	1	<ul style="list-style-type: none"> <li>To cater for possible low-rise structure(s)</li> </ul>

Industrial Use						
Ind 1	"Industrial"	China Merchants Godown (GLA-THK 127)) 18 Sai Ning Street	13 - 16	63.7 - 83.6	60 mPD & 80 mPD	<ul style="list-style-type: none"> <li>Reflect existing building height</li> <li>Lease restrictions : <ul style="list-style-type: none"> <li>No part of any structure shall exceed a height of 35 feet above the mean formation level and the maximum built-over areas shall not exceed 5% of the site area</li> </ul> </li> </ul>



Term Consultancies for Air Ventilation Assessment Services Under  
Agreement No. PLNQ 35/2009  
Category A1 – Term Consultancy for Expert Evaluation and  
Advisory Services on Air Ventilation Assessment  
For an Instructed Project for Kennedy Town & Mount Davis Area

Prepared for:  
**Planning Department**

Prepared by:  
**ENVIRON Hong Kong Limited**

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**Feb 2011**

Project Number:  
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Reference:  
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Prepared by:

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Calvin Chiu  
Manager



Approved by:

---

David Yeung  
Managing Principal

**ENVIRON Hong Kong Limited**  
**Room 2310, China Resources Building**  
**26 Harbour Road, Wan Chai, Hong Kong**  
(852) 3743 0788

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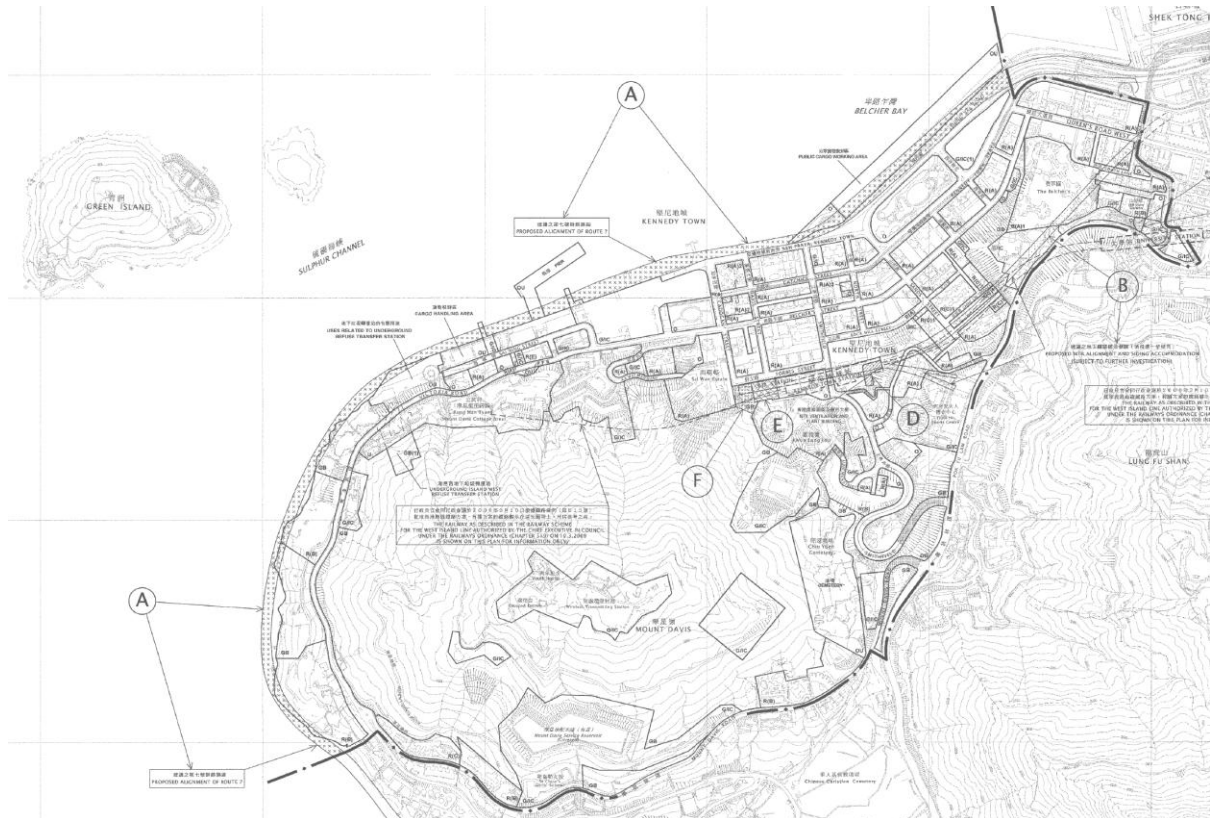
## List of Appendices

Appendix A Photos of Street View of the Study Area

## Executive Summary

### Study Area

The study area is the area covered by Kennedy Town & Mount Davis OZP on the northwest side of Hong Kong Island.



Study Area – Kennedy Town & Mount Davis OZP

### Wind Availability

Northeasterly (including east wind) and southerly wind is prevailing annually whereas southerly, southwesterly and easterly wind is dominant in summer.

### Existing Scenario

The study area has elevation ranging from less than 4mPD at waterfront to 269mPD at Mount Davis. The built area generally elevates at 4 to 80mPD. Within the study area of Kennedy Town and Mount Davis OZP, there exist a number of open spaces, mountain and slope areas, and low-rise G/IC areas including Belcher Bay Park, Cadogan Street Temporary Garden and the adjacent G/IC site, Kennedy Town Temporary Recreation Ground, Kennedy Town Playground, Forbes Street Temporary Playground, Ka Wai Man Road Garden, Mount Davis, other slopes and green belts, etc. As observed, other than Mount Davis and its immediate green belts and low-rise G/IC sites, open areas (which are good for wind penetration) are generally distributed along the waterfront, on the southwest to northwest sides of The Belcher's and HKU's residential halls, and aligned along Forbes Street.

The study area is of generally satisfactory air ventilation performance because there exists considerable coverage of greenery areas, open space (especially those along waterfront) and air paths (carriageways) connecting seafront which allow sea breeze, annual and summer prevailing wind penetration. Nevertheless, some problem areas have been identified within built area of Kennedy Town, foothill area and Pok Fu Lam Road west. They include: wind blockage due to cluster of building along waterfront between Queen's Road West and Des Voeux Road West that block northeasterly wind entry to Belcher's Street and other areas behind (including Queen's Road West); blockage of important southerly valley wind and sea breeze from northern side due to a committed development to the west of Smithfield Garden, and should be addressed in future planning of landuse. There is also air ventilation problem along Collinson Street due to blockage by future swimming pool complex at the waterfront but the impact is considered localized only and not particularly significant and therefore not further addressed in the study.

### **Initial Planned Scenario**

The primary objectives of the imposition of BH restrictions in the initial planned scenario are to prevent out-of-context developments and further improve visual permeability and amenity in the Area. The initial planned scenario does not impose significant additional air ventilation impact. Generally, good design features including open space, greenery areas, streetscape and low- to mid-rise R(C)1 building clusters are maintained. Most identified existing air paths are maintained. Building height variation has been introduced. The air ventilation performance of most areas is considered satisfactory.

For the study area of Kennedy Town and Mount Davis OZP, the general recommendations are as follows:

- a) where there are already development restrictions (including site coverage, plot ratio and building height restrictions), they should be retained;
- b) existing open area and low-rise areas either in the form of open spaces, or GIC or OU sites such as Belcher Bay Park and Forbes Street Temporary Playground, provide useful air space within built area and are advantageous to air ventilation. These areas should be maintained to allow wind penetration in inland area;
- c) various height bands should be proposed taking the topography into consideration and allow wind from seaside and prevailing wind to penetrate to inland area easier;
- d) identified existing major air paths in the study area as mentioned under Section 3.3 above should not be obstructed; and
- e) future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include reduced and permeable podium, wider

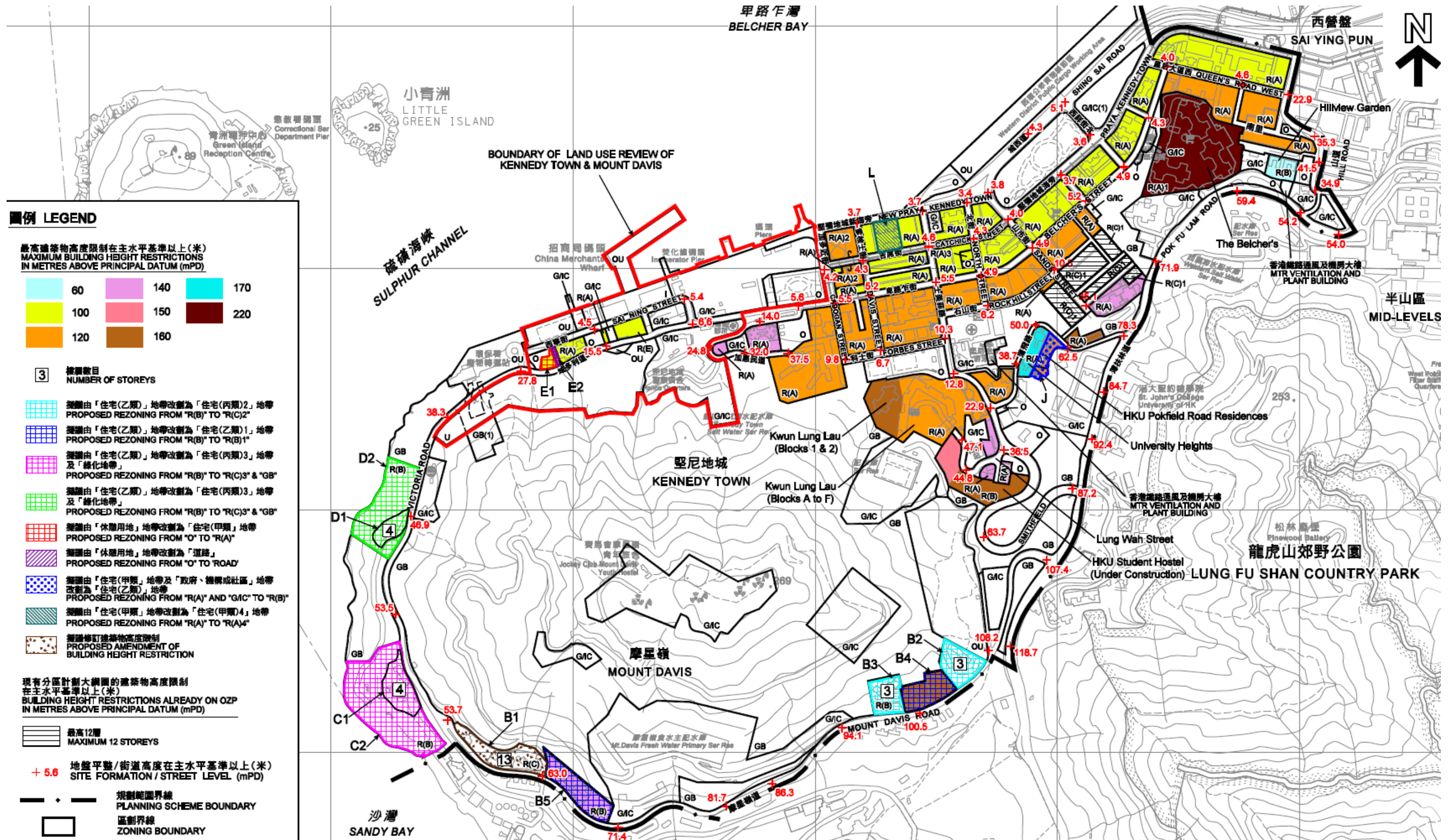


gap between buildings, disposition, orientation and perforation of building towers to align with the prevailing winds, as appropriate.

According to the initial planned scenario, however, identified problems under existing scenario, including wind blockage due to a cluster of building along waterfront between Queen's Road West and Des Voeux Road West, and potential blockage of important southerly valley wind and sea breeze from northern side due to committed development to the west of Smithfield Garden, still exists.

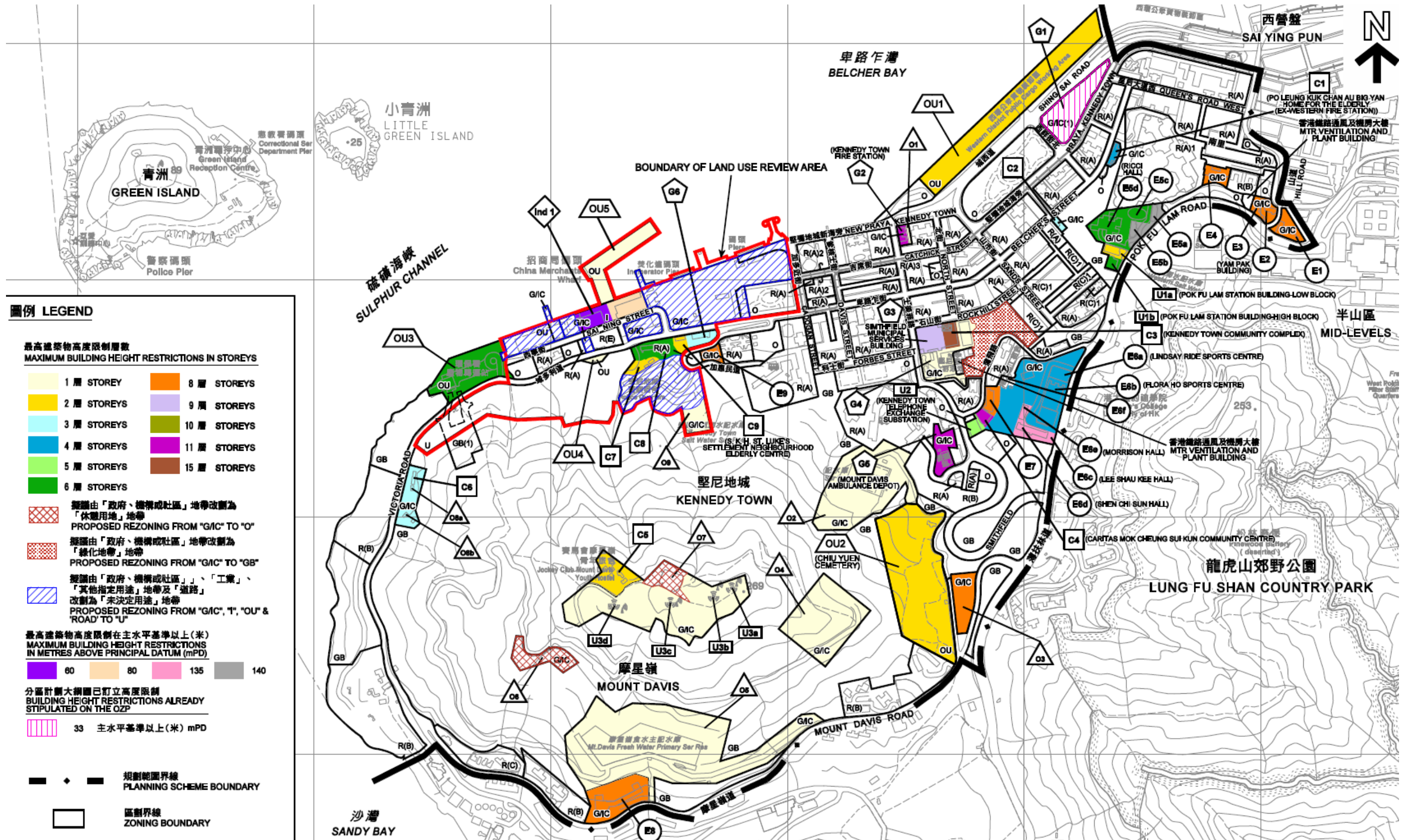
Wind blockage due to Cluster of Buildings between Queen's Road West and Des Voeux Road West

Along the waterfront area, the committed development, Harbour One, is under construction and will block the remaining gap connecting to Belcher's Street later. The lack of an entry area for prevailing northeasterly wind flow in future would reduce wind availability along Belcher's Street. In addition, wind blockage at waterfront will generally reduce wind availability along Queen's Road West behind and further downwind area. Providing adequate gap between buildings can solve the problem. Moreover, the building gap should be positioned to allow further wind penetration to benefit more downwind areas.



Initial Planned Scenario (BH Limit of R(A), R(B), R(C) and R(E) sites)





Initial Planned Scenario (BH Limit of I, G/IC, OU sites)

### Potential Blockage of Important Valley Wind and Sea Breeze due to Committed Development to the West of Smithfield Garden

Eventually when the committed development of HKU student hostel at Lung Wah Street is built, it will leave limited gap between it and existing Smithfield Garden development. It is difficult for major valley wind from southern side and sea breeze to penetrate further. Especially during summer time, wind availability and pedestrian comfort will be impacted at areas to the north of the committed development. Therefore, for future redevelopment of Smithfield Garden, the towers should not be sited close to this committed development in order to maintain building gap for wind penetration.

### **Recommendations**

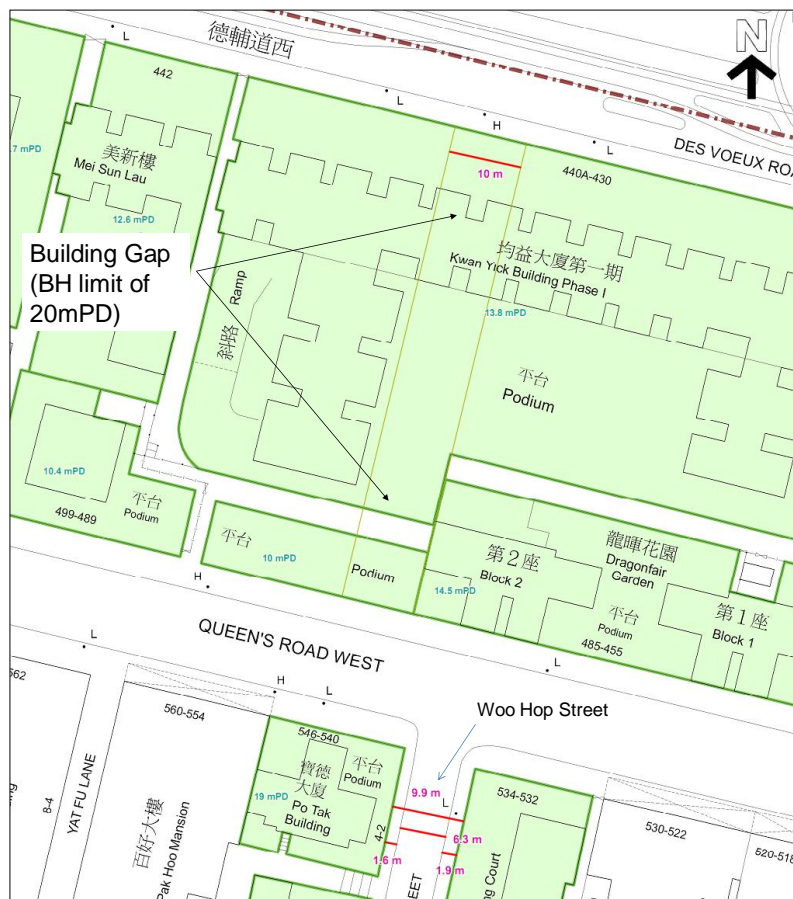
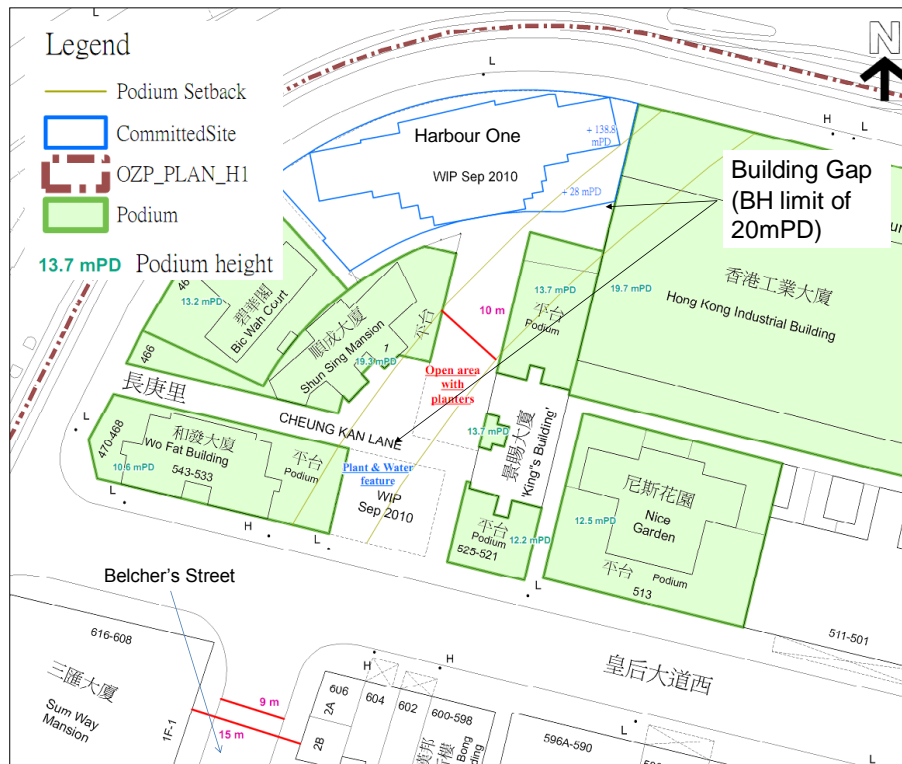
#### Built Area of Kennedy Town

In view of substantial blockage due to cluster of buildings including Yip Cheong, Kwan Yick Building Phase 1, Mei Sun Lau, HK Industrial Building and Harbour One along the northern waterfront, non-building area (NBA) or building gap above 15m (measured from the mean formation level) should be dedicated to allow northeasterly wind penetration to Belcher's Street and Rock Hill Street and further to the inland area. Two building gaps therefore are recommended. One is aligned with Belcher's Street and another is aligned with Woo Hop Street to allow further northeasterly wind penetration to inland areas of Kennedy Town.

Normally, the width of the building gap at the podium level area should be aligned with and at least of the same width of the identified air path behind (e.g. the width of Belcher's Street). Therefore, the two podium setback areas respectively aligned with Belcher's Street and Woo Hop Street should be of 15m and 10m wide. However, the ideal alignment of the building gap is in conflict with the committed development of Harbour One. Hence, for practical reason, the building gap aligned with Belcher's Street for northeasterly wind would to a large extent make use of the existing podia between buildings (including the committed building of Harbour One), and is in a curved alignment. Moreover, the minimum width of 10m is recommended in order to allow sufficient amount of wind penetrating to the inland Area via Belcher's Street

On the other hand, ideal alignment of another building gap will trespass Dragonfair Garden which would unlikely be developed in near future. Therefore, the podium setback area is shifted westward while the width of 10m (which is the same as Woo Hop Street) is designated to improve air ventilation.





### Recommendations for Kennedy Town Built Area

#### Foothill Area and Pok Fu Lam Road West

Another building gap is suggested between Kwun Lung Lau and Smithfield Terrace and to extend southward to the east of the committed development of HKU student hostel at Lung Wah Street in order to form a continuous air path for better air ventilation (Figure 4.4).

This building gap at the podium level (measured 15m from mean formation level) is recommended to tally with the 15m-wide Smithfield Road for better air ventilation. However, in order not to impose undue constraints to adjacent developments and affect their likelihood for future redevelopment, the building gap is revised to 12m wide.





## 1.0 Introduction

### 1.1 Assignment

- 1.1.1 In order to provide better planning control on the building height upon development/redevelopment, the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/17 (the Plan) is being reviewed with a view to incorporating appropriate development restriction in the Plan for the various development zones of the OZP to guide future development/redevelopment. It is considered necessary to conduct an expert evaluation to assess the preliminary air ventilation impacts of the proposed development restrictions.
- 1.1.2 This expert evaluation report for Kennedy Town and Mount Davis Area was prepared based on materials provided by Planning Department in Nov and Dec 2010. Materials for Kennedy Town and Mount Davis Area provided to the Consultant include but not limited to the followings:
- Wind Data
  - Aerial Photo and Site photos
  - Existing Building Height Profile (Number of Storeys/mPD)
  - Existing Spot Height under the Kennedy Town & Mount Davis OZP
  - Committed Development Sites with Podium and Building Heights
  - Draft Kennedy Town & Mount Davis OZP No. S/H1/17 and notes and explanatory statement
  - Existing Building Height Restrictions under the Kennedy Town & Mount Davis OZP
  - Proposed Building Height Restrictions under the Kennedy Town & Mount Davis OZP
  - Two options of Land Use Review of Kennedy Town & Mount Davis
  - Proposed height profiles for three HKU redevelopment sites along Pok Fu Lam Road
  - Expert Evaluation on Air Ventilation Assessment of Sai Ying Pun and Sheung Wan Area
  - Expert Evaluation on Air Ventilation Assessment of Mid-Levels West Area

## **1.2 Scope of Work**

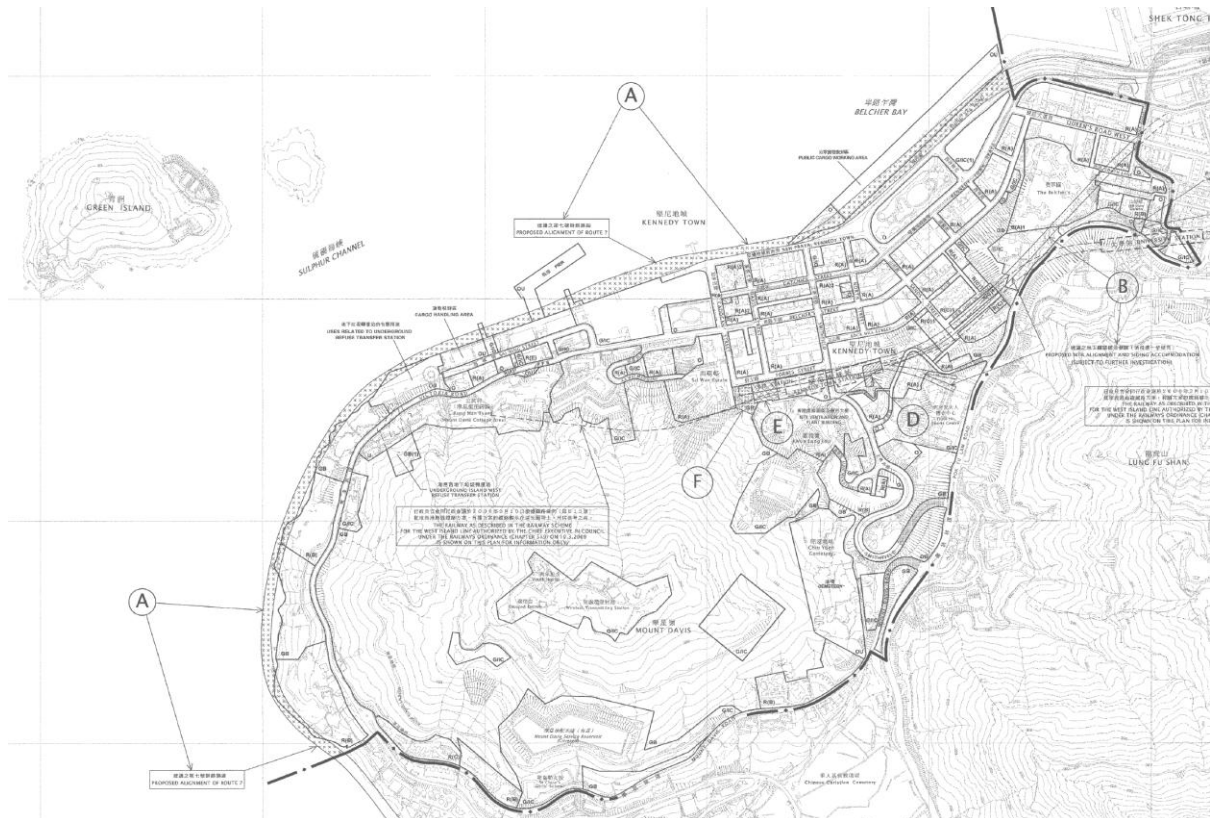
- 1.2.1 In this study, the Consultant is required to conduct a baseline analysis of the study area in Kennedy Town & Mount Davis and followed by an expert evaluation of the Initial Planned Scenario and Revised Scenario, if any.

## **1.3 Methodology**

- 1.3.1 The methodology involves qualitative assessment to the existing situation with committed developments and the proposed scenario(s) to identify problems and issues. In this assessment, the good features and problem areas with respect to air ventilation performance have been identified. Mitigation direction and measures are proposed with respect to the proposed scenario. Recommendations will be made to particular sites for further quantitative air ventilation assessments. This study involves review of information provided by Planning Department as well as verification of situations through site inspection.

## 2.0 Wind Availability

2.1.1 The study area is the area covered by Kennedy Town & Mount Davis OZP on the northwest side of Hong Kong Island. **Figure 2.1** shows the study area.

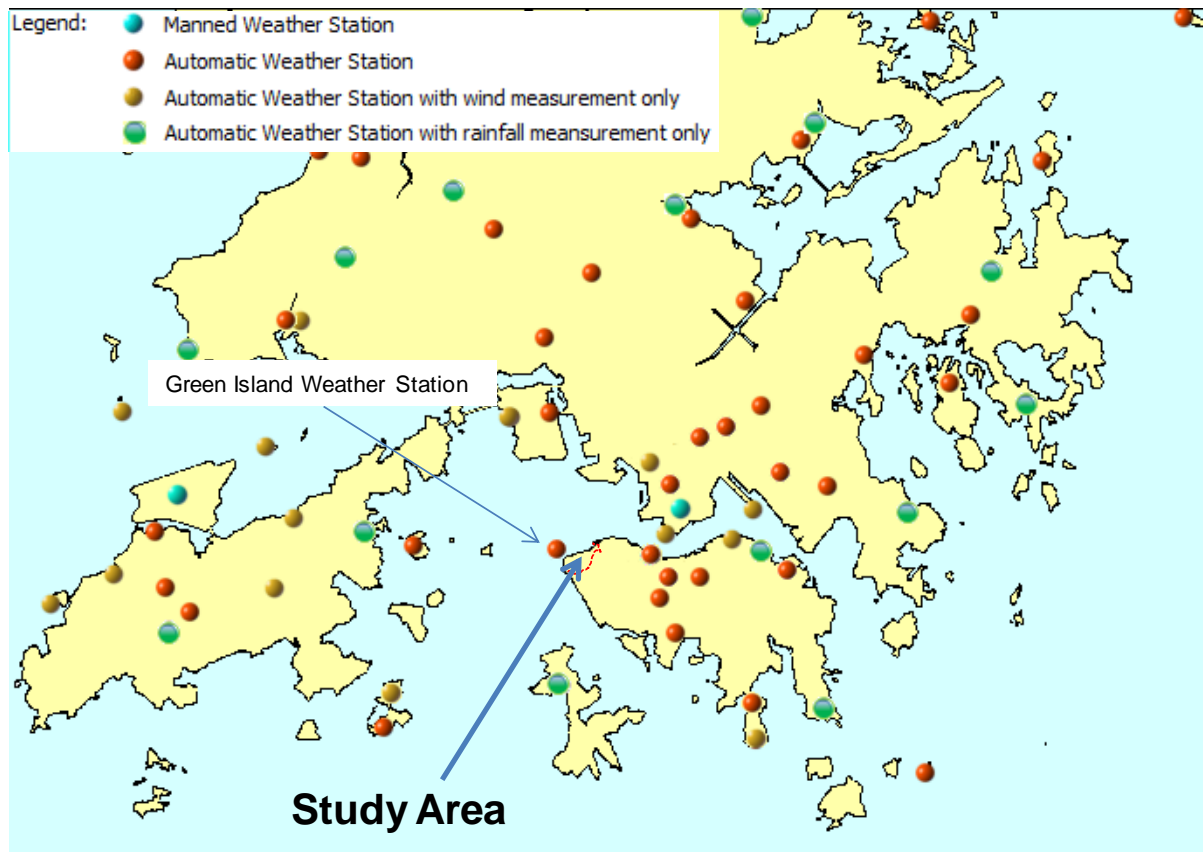


**Figure 2.1 Study Area – Kennedy Town & Mount Davis OZP**

2.1.2 The wind availability analysis is based on both long term measurement data prepared by Hong Kong Observatory (HKO) and simulated wind availability data by Hong Kong University of Science and Technology (HKUST).

## 2.2 Measurement Data at Weather Station

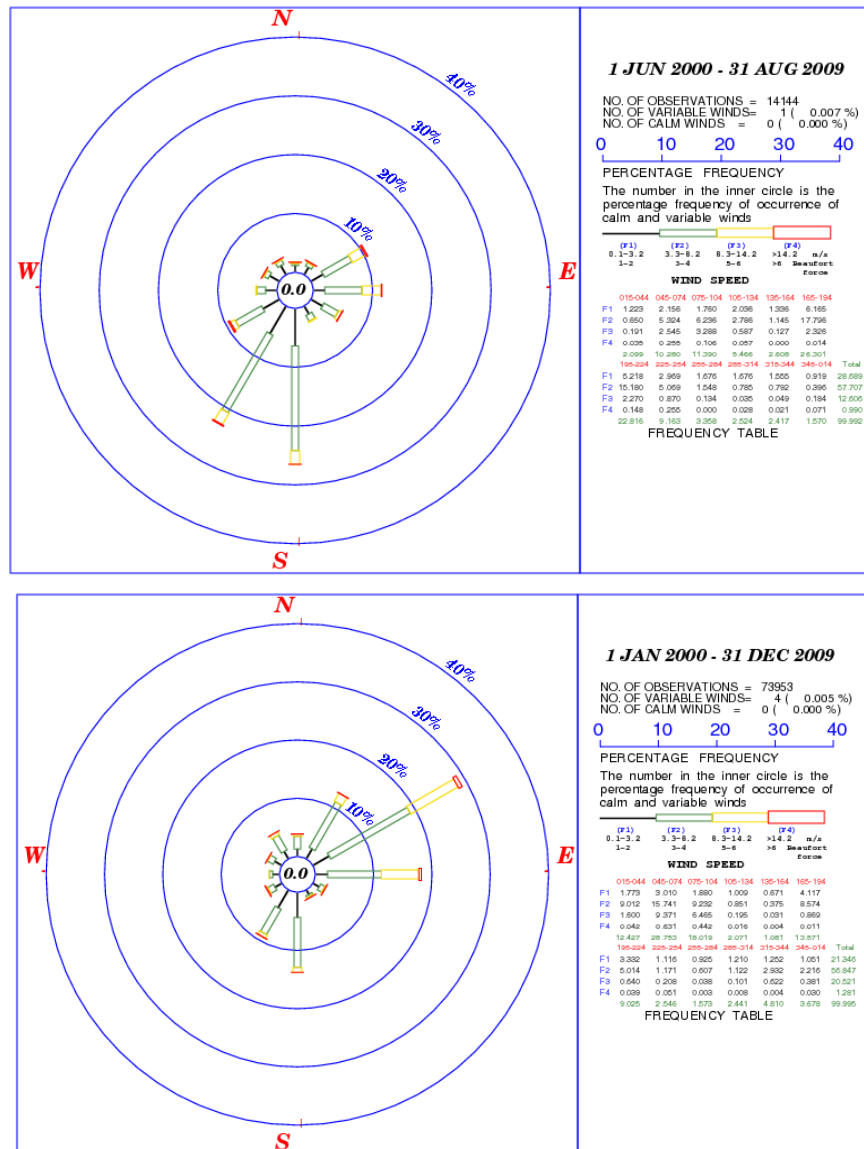
2.2.1 Hong Kong Observatory (HKO)'s weather monitoring stations scattered in Hong Kong provide reliable data of wind environment. **Figure 2.2** shows the locations of the weather station in Hong Kong.



**Figure 2.2 Hong Kong Weather Stations**

- 2.2.2 The weather station nearest to the study area is at Green Island at about 500m to the northwest of the Kennedy Town area, and with ground elevation of 88mPD and measurement height at 107mPD (see **Figure 2.2**).
- 2.2.3 Summer and Annual Wind Rose result at Green Island is presented in **Figure 2.3** for reference. Wind Rose has been prepared based on long term monitoring data (10-year long).
- 2.2.4 According to Wind Rose result, southerly and southwesterly wind is found prevailing in summer (Jun to Aug). Northeasterly, easterly and southerly wind is prevailing annually.
- 2.2.5 The measurement data is affected by both topography and building landscape. Green Island is lack of building structure. The measurement height is at the highest point of the island (88mPD) and would unlikely be affected by topography and any structure on the island. The weather station is at high elevation, remote from the study area (500m apart) and surrounded by sea. There is limited blockage due to topography and building landscape except on the southeast side. The measurement data indicates that southeasterly wind is lacking, which may be attributed to the fact that the topography of Hong Kong Island substantially block southeasterly wind. It is envisaged that such blockage effect is even more significant for lower elevation of the study area.





**Figure 2.3 Summer and Annual Wind Rose Result at Green Island Weather Station**  
(Source: HKO)

### 2.3 Simulated Wind Availability Data

2.3.1 Hong Kong University of Science and Technology (HKUST) have simulated a set of wind data using MM5. The data period covers the whole year of 2004. The simulated data allows to project to different elevations. The simulated data at 450m is representative of wind data above urban canopy and generally least affected by topography and building morphology.

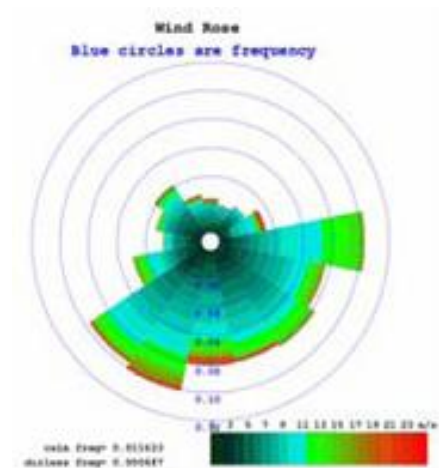
2.3.2 **Figure 2.4** shows the MM5 Wind Rose result at 120m (approximate urban canopy layer height) and 450m (approximate wind boundary layer height) representative of



the study area provided by the Institute of Environment of HKUST. **Figure 2.5** illustrates the concept of urban canopy and wind boundary layer.

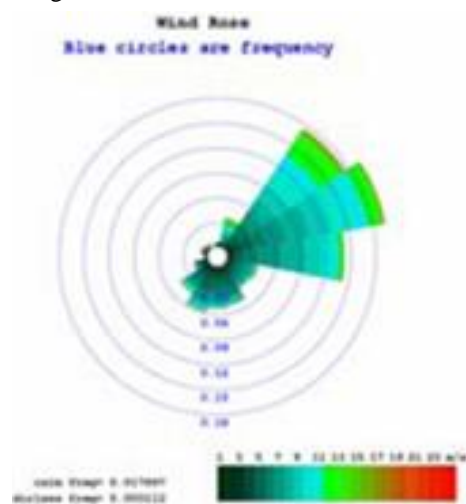
Summer

Height: 450m



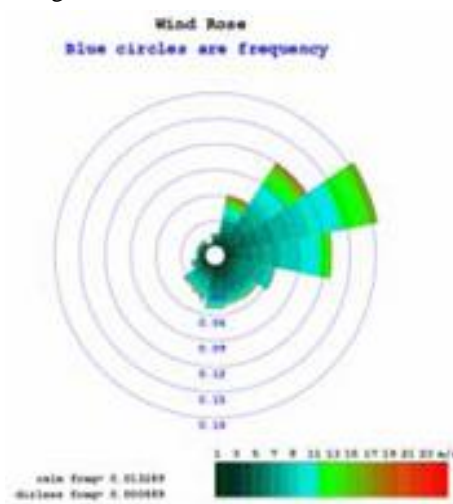
Annual

Height: 120m

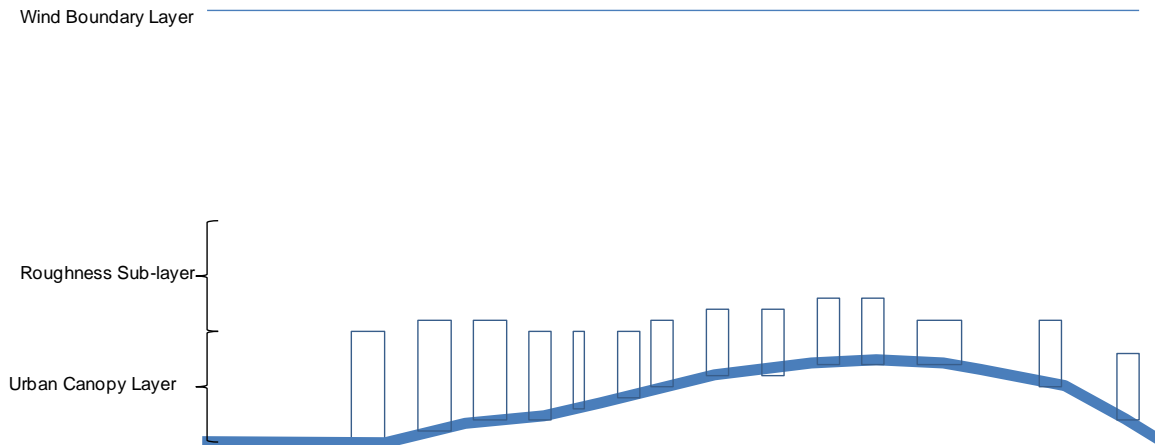


Annual

Height: 450m



**Figure 2.4** Summer and Annual Wind Rose Result based on MM5 Simulation (Source: HKUST)

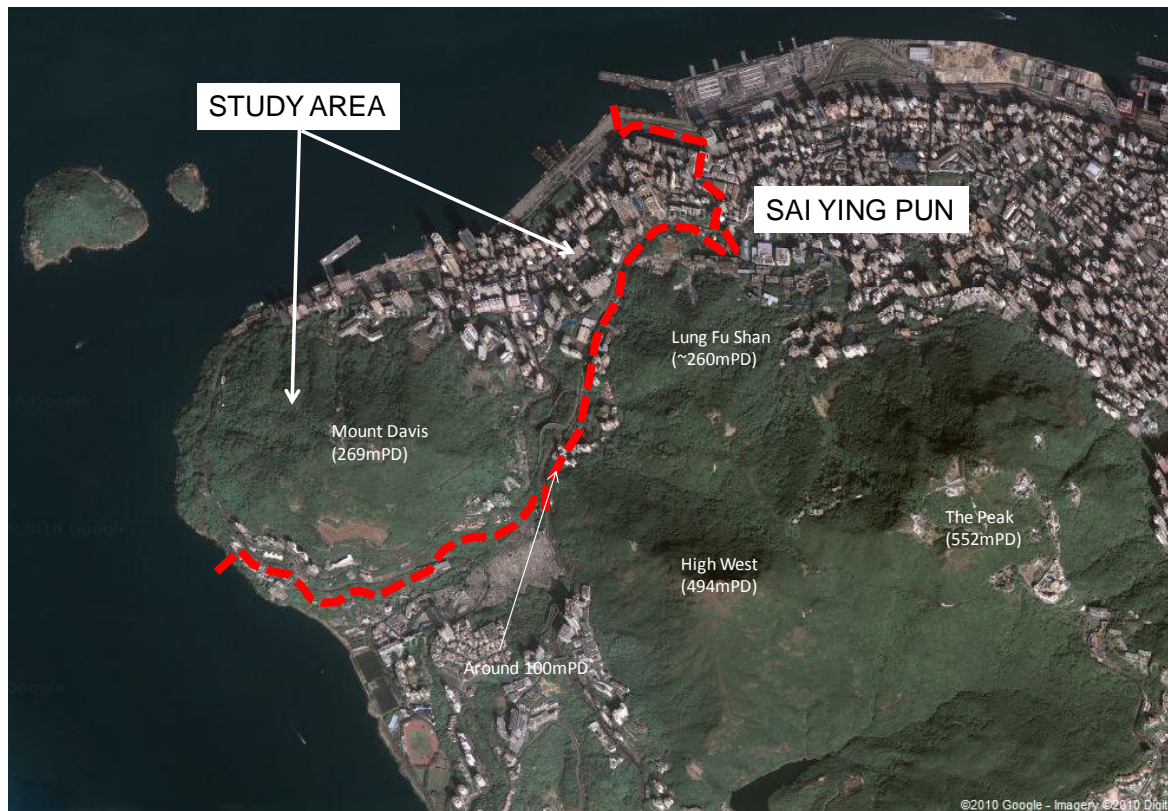


**Figure 2.5** Illustration of Concept of Urban Canopy and Wind Boundary Layer

- 2.3.3 The summer Wind Rose result at 450m (leftmost one) indicates that southwesterly, southerly, southeasterly and easterly wind is prevailing in summer.
- 2.3.4 The annual Wind Rose result at both 120m and 450m shows that northeasterly wind (ENE wind in particular) is dominant annually.

## **2.4 Topography and Building Morphology of the Surroundings**

- 2.4.1 **Figure 2.6** shows the aerial photo of the study area and the surroundings. The surrounding areas include Sai Ying Pun to the east, mid-level west to the southeast.
- 2.4.2 The study area has elevation ranging from less than 4mPD at waterfront to 269mPD at Mount Davis. The built area generally elevates at 4 to 80mPD (along Pok Fu Lam Road).
- 2.4.3 Hilly areas including High West and The Peak amount to around and over 500mPD to the southeast of the study area. Lung Fu Shan to the east amounts to around 260mPD. These hilly areas form significant blockage against southeasterly wind from reaching the study area. There is a trough of around 100mPD between Mount Davis and Lung Fu Shan/High West. This valley is regarded as the main entrance to allow southerly valley wind to the northern portion of the study area.
- 2.4.4 The northern waterfront and further inland area of Hong Kong Island is densely built and occupied by buildings. Existing buildings to the immediate east of the study area in Sai Ying Pun range from 40 to 120mPD. The waterfront area to the north of Connaught Road West is of low-rise and no significant wind blockage effect is envisaged. In further inland area on the northeastern side of this study area, easterly wind may flow along existing air paths such as Des Voeux Road West and Queen's Road West to enter the study area. Easterly wind availability will decrease due to topography descending from Sai Ying Pun to its western areas along Queen's Road West and building density & pattern.



**Figure 2.6** Aerial Photo for the Study Area and Surroundings (Source: Google Map)

- 2.4.5 Wind from other prevailing wind directions is virtually unobstructed. Therefore, there is no problem envisaged for northerly wind and northeasterly wind breeze to reach the study area.

## 2.5 Summary of Wind Availability Data

### Summer Wind Availability

- 2.5.1 The measurement data at HKO Green Island Weather Station indicates that southerly and southwesterly winds are prevailing. On the other hand, the simulated wind availability data representing the study area shows that southwesterly, east and southeasterly winds are important. Taking into account the topography and building landscape, it is anticipated that southerly valley wind, southwesterly wind and easterly wind along air paths are important, especially for the built area at the northern portion of the study area.

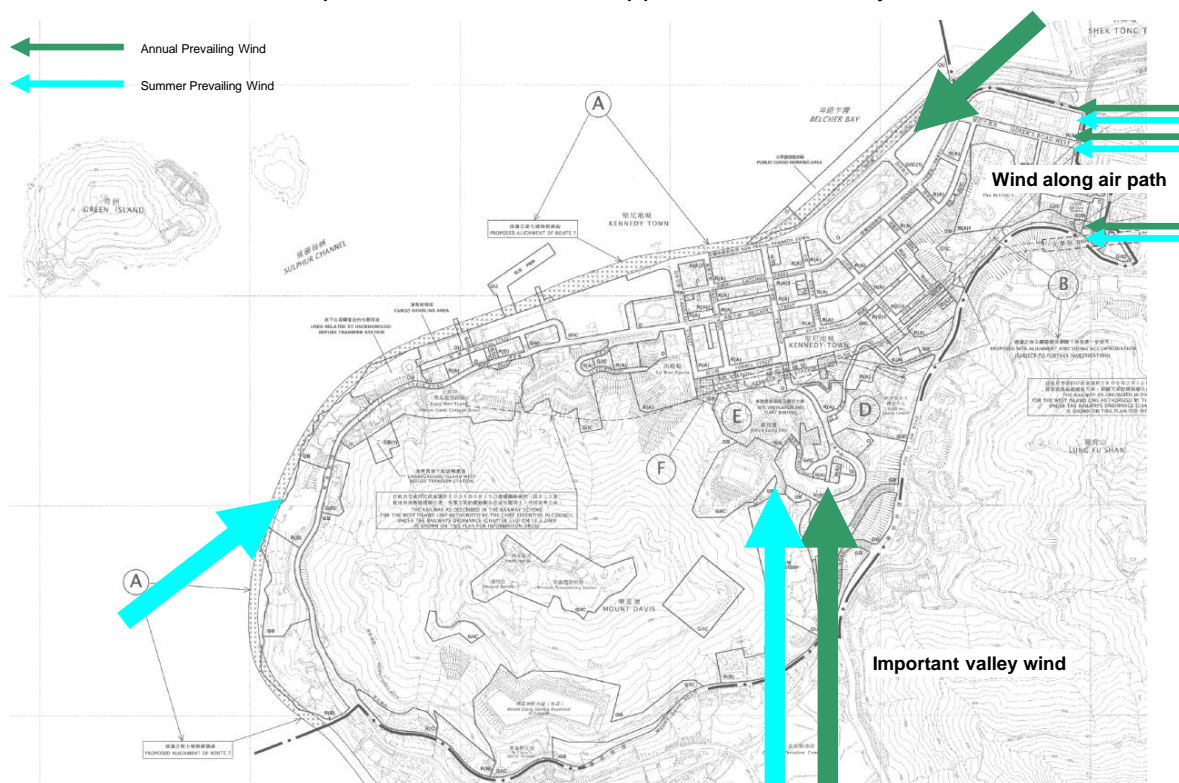
### Annual Wind Availability

2.5.2 The measurement data at HKO Green Island Weather Station indicates that northeasterly and southerly winds are prevailing. On the other hand, the simulated wind availability data shows that northeasterly wind is dominant. Northeasterly (including east) wind is considered prevailing taking into consideration the topography and building landscape. Southerly valley wind is also considered important. **Table 1** summarizes important wind directions discussed above.

**Table 1 Summary of Prevailing Wind Directions**

Period	Green Island Weather Station	MM5 Simulation	
		120m	450m
Summer	S, SW	---	SW, S, E, SE
Annual	NE, E, S	NE, E	NE

2.5.3 **Figure 2.7** summarizes important wind directions for the study area. Taking into account the topography, building landscape and existence of breezeway linking in the surrounding area, the wind availability is depicted. The figure indicates likely scenario of how important wind direction approaches the study area.



**Figure 2.7 Summary of Important Wind Directions for the Study Area**



## 3.0 Existing Condition of the Study Area

### 3.1 Location

- 3.1.1 The study area is on the northwest side of Hong Kong Island. The surrounding areas include Sai Ying Pun and Mid-levels West to the northeast, to the southeast. It includes Mount Davis on the west side which occupies over half of the study area and Kennedy Town on the east side (see **Figure 2.1**). It is bounded by Victoria Harbour to the north, Victoria Road along the western coastal area, Mount Davis Road to the southwest and south, Pok Fu Lam Road to the southeast, Hill Road to the east and Des Voeux Road West to the northeast.

### 3.2 Topography

- 3.2.1 The elevation of the study area ranges from about 4mPD at waterfront to 269mPD at the top of Mount Davis. Most built areas are of elevation from 4mPD (along northern waterfront) to 80mPD (near and along Pok Fu Lam Road and Mount Davis Road on the southeast to southwest sides) (see **Figure 2.6**).

### 3.3 Existing and Committed Building Developments and Wind Flow Regime

- 3.3.1 Within the study area, there exist a number of open spaces, mountain and slope areas, and low-rise G/IC areas including Belcher Bay Park, Cadogan Street Temporary Garden and the adjacent G/IC site, Kennedy Town Temporary Recreation Ground, Kennedy Town Playground, Forbes Street Temporary Playground, Ka Wai Man Road Garden, Mount Davis, other slopes and green belts, etc. (see **Figure 2.6** and **Figure 3.1**). As observed, other than Mount Davis and its immediate green belts and low-rise G/IC sites, other open areas (which are good for wind penetration) are generally distributed along the waterfront, on the southwest to northwest sides of The Belcher's and HKU's residential halls, and aligned along Forbes Street.
- 3.3.2 The major air spaces and air/wind paths in the study area are shown in **Figure 3.2**. The most important air path is the valley area which allows for southerly valley wind to reach the built area. Victoria Road, Pok Fu Lam Road, connected open space and low-rise area from playground along Forbes Street to R(C)1 sites to the northeast, etc. are of effective width (including slope and landscape area) of about 50m or longer mostly, and are considered major air paths. There are other air paths aligned along prevailing wind direction or allows wind breeze from seaside to enter into inland area and are considered important to maintain an environment of good air ventilation performance. For the purpose to facilitate discussion of the air ventilation performance according to the existing and committed developments, the study area is divided into 4 subareas (see **Figure 3.3**).



Figure 3.1 Mountain/Slope, Open Spaces and Low-Rise G/IC Sites under Existing Scenario



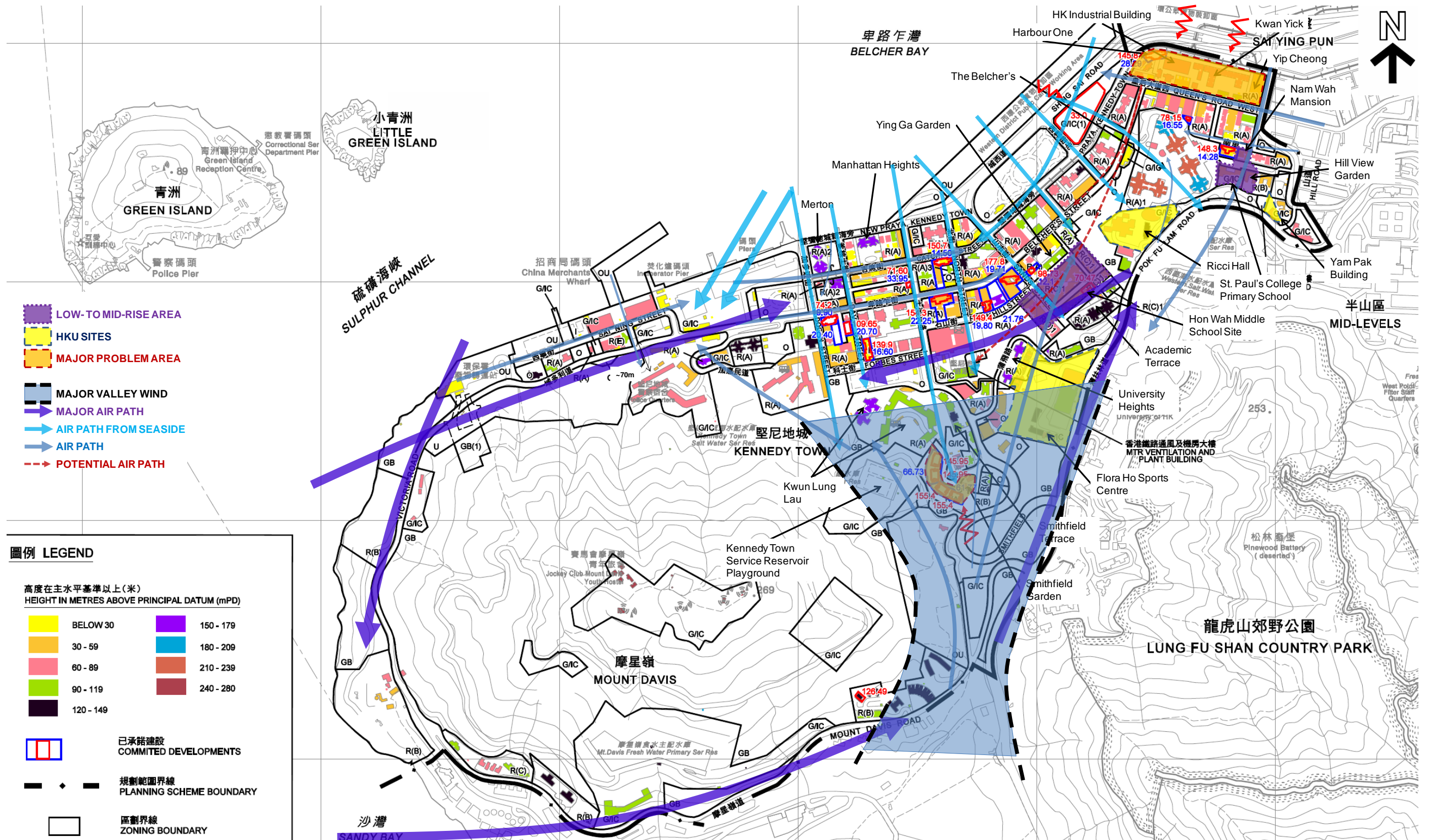


Figure 3-2 General Air Flow



- Built area of Kennedy Town (SA1);
- Foothill Area and Pok Fu Lam Road West (SA2);
- Area to the north of Mount Davis (SA3); and
- Mount Davis and its Southern to Western Periphery (SA4).

### 3.3.3 Appendix A shows photos of street view of the study area.

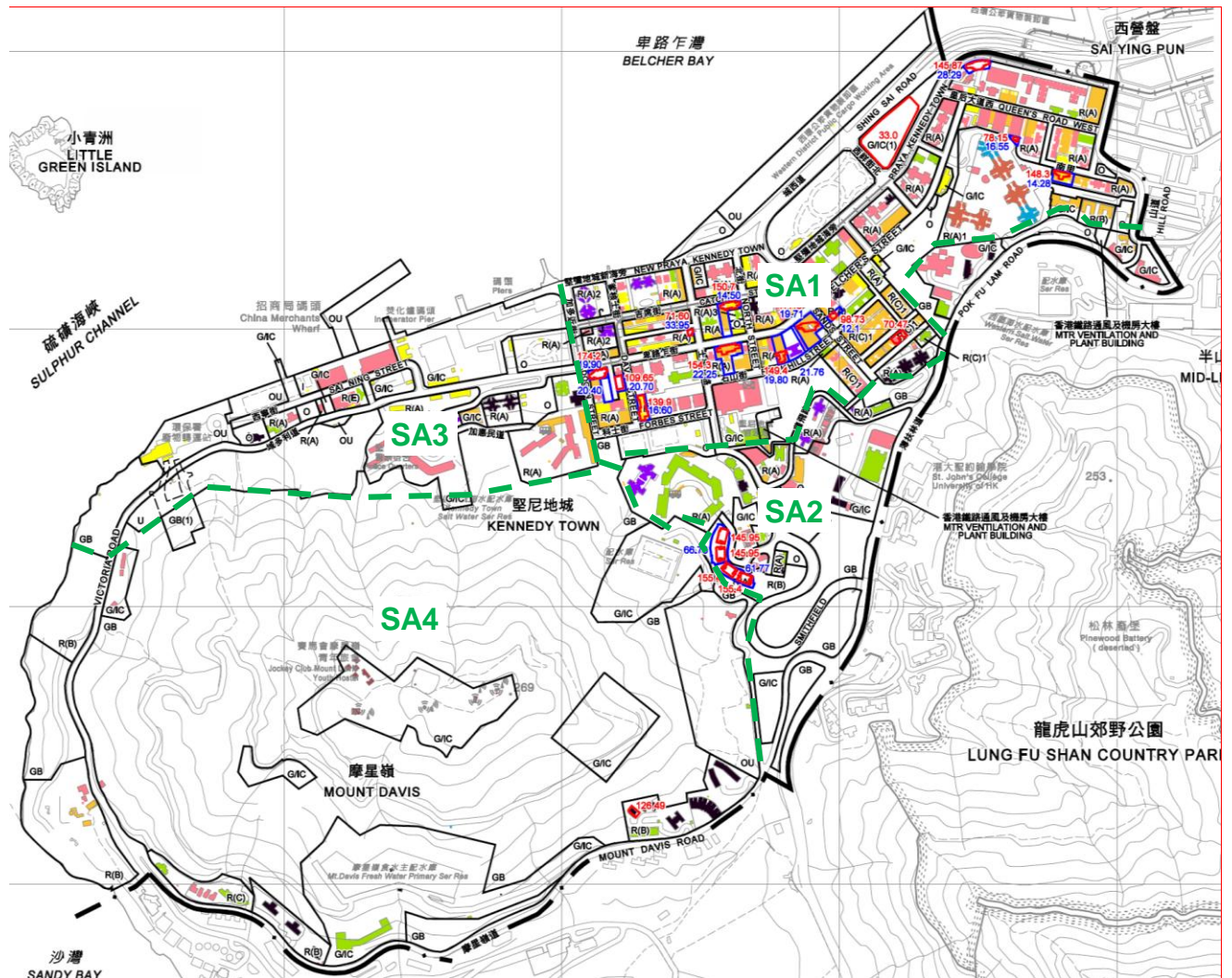


Figure 3.3 Division of Study Area

### Built Area of Kennedy Town (SA1)

- 3.3.4 **Figure 3.4** shows the identified air path, good design feature and problem areas of this sub-area. This sub-area is fronting seashore to the north, bounded by Cadogan Street to the west, Hill Road to the east. The elevation of this sub-area is lower than the foothill area and Pok Fu Lam Road west to its immediate south.
- 3.3.5 Carriageways including Cadogan Street (Photo no.15), Davis Street (Photo no.16), Smithfield Road (Photo no. 19), North Street (Photo no. 23a, 23b) and Sands Street (Photo no. 25a, 25b) (both around 15m to 17m wide) are oriented in grid system connecting from waterfront to inland area. It enables sea breeze to penetrate into inland area easier. Southerly wind can also flow through the carriageways. The general air ventilation performance is therefore considered satisfactory.
- 3.3.6 The street width (building-to-building) of other carriageways oriented along other axis (e.g. Cathick Street (Photo no.17, 22a, 22b, 24a, 24b), Victoria Road (Photo no. 10, 11, 13, 14), Belcher's Street (Photo no.18a, 18b, 21a, 21b, 26a, 26b, 27a, 27b, 29, 31a, 31b, 35), Rock Hill Street (Photo no. 20) and Forbes Street) are around 15m to 19m. These carriageways are aligned along prevailing northeasterly, southerly and southwesterly wind directions and are considered important to act as air path for wind penetration as well.
- 3.3.7 There is a mix of old buildings (4 to 6 storeys) and newly constructed buildings up to 62 storeys. The highest buildings among this sub-area include those at The Belcher's (58 to 62 storeys) (Photo no. 34) along Belcher's Street, The Merton (49 to 57 storeys) (Photo no. 40) and Manhattan Heights (54 storeys) (Photo no. 40) along New Praya, Kennedy Town at the waterfront location.
- 3.3.8 Towers of the Belcher's (Photo no. 34, 37) are divided into two clusters. A gap of 30m wide is maintained between two building clusters and would enable northerly wind penetration from along Collinson Street (Photo no. 32) to Pok Fu Lam Road.
- 3.3.9 High-rise buildings such as The Merton and Manhattan Heights are situated along the waterfront which are in violation with the urban design guidelines under HKPSG. However, both developments are not located at potential air paths. The Merton leaves an open space of around 30m wide fronting seashore and immediate west to Davis Street to enable wind penetration, which is a good feature. However, Tower 3 of The Merton on the south side of Catchick Street is sited right behind the open space so that the effectiveness of the open space is significantly reduced.
- 3.3.10 There are two building clusters (between Davis Street (Photo no. 16) and Smithfield Road (Photo no. 19); between Sands Street (Photo no. 25a) and Holland Street) each with frontage of 120m and 125m and facing waterfront. It would result in larger wake area under sea breeze. The building height to street width (H/W) ratios for carriageways behind these two clusters are respectively 2:1 to 4:1 for Catchick Street and 4:1 to 6:1 for Belcher's Street. The impact due to linear building cluster

between Sands Street and Holland Street is relatively more significant due to higher H/W ratio. Therefore, it is necessary to improve air ventilation along Belcher's Street (e.g. by creating a potential air path for prevailing northeasterly wind penetration).

- 3.3.11 There are a number of committed developments in this sub-area such as the swimming pool complex within the G/IC(1) site at northeast of Sai Cheung Street and Harbour One development along Des Voeux Road West within "R(A)" zone at the waterfront, and other scattered developments in inland area. The highest one is elevated at around 178mPD intersected at Sands Street (Photo no. 25a, 25b, 40a) and Rock Hill Street (Photo no. 20).
- 3.3.12 A cluster of building consisting of St. Paul's College Primary School and Nam Wah Mansion and Hill View Garden on the eastern side of this sub-area is of not more than 56mPD high. It forms a linkage for NE prevailing wind to penetrate from along Hill Road to Pok Fu Lam Road.
- 3.3.13 A cluster of old tenement buildings is sited between Academic Terrace (32 to 33 storeys) and Ying Ga Garden (30 storeys). These tenement buildings are of 4 to 13 storeys high generally (with a few buildings up to 17 storeys) and are connected with the open area on northeast and southwest sides. Such linkage creates air path for important northeasterly wind penetration from along Pok Fu Lam Road to Forbes Street Temporary Playground (Photo no. 2, 3); and another potential air path from Belcher's Street to Forbes Street Temporary Playground as well.
- 3.3.14 One committed development is located at Hon Wah Middle School site for conversion of uses to the northwest of Academic Terrace at the identified NE-SW aligned air path. The building height remains the same as to the existing situation. No additional wind blockage impact is anticipated.
- 3.3.15 Smithfield Municipal Services Building may block some northeasterly wind flow from the NE-SW air path identified above to Forbes Street but the impact is alleviated due to the low-rise existing Kennedy Town Swimming Pool and open space of Forbes Street Temporary Playground.
- 3.3.16 The most prominent area is the cluster of buildings including Yip Cheong, Kwan Yick, Mei Sun Lau, HK Industrial Building and Harbour One (committed development under construction) between Des Voeux Road West and Queen's Road West (Photo no. 36a, 39a, 38) which forms an apparently continuous building structures fronting seashore. These buildings are of 17 to 29 storeys high and wind blockage effect is resulted. Northeasterly wind penetration to Belcher's Street and Rock Hill Street is blocked. Whether the potential air paths identified in this subarea can facilitate wind penetration depends on whether such wind blockage effect can be addressed.
- 3.3.17 Harbour One is located to the west end of Des Voeux Road West which is next to Hong Kong Industrial Building to the east. As this development is under construction, it implies that the problem situation identified before (i.e. blockage to northeasterly

wind entry to Belcher's Street) cannot be altered in near future until redevelopment of nearby development (Hong Kong Industrial Building, for example).

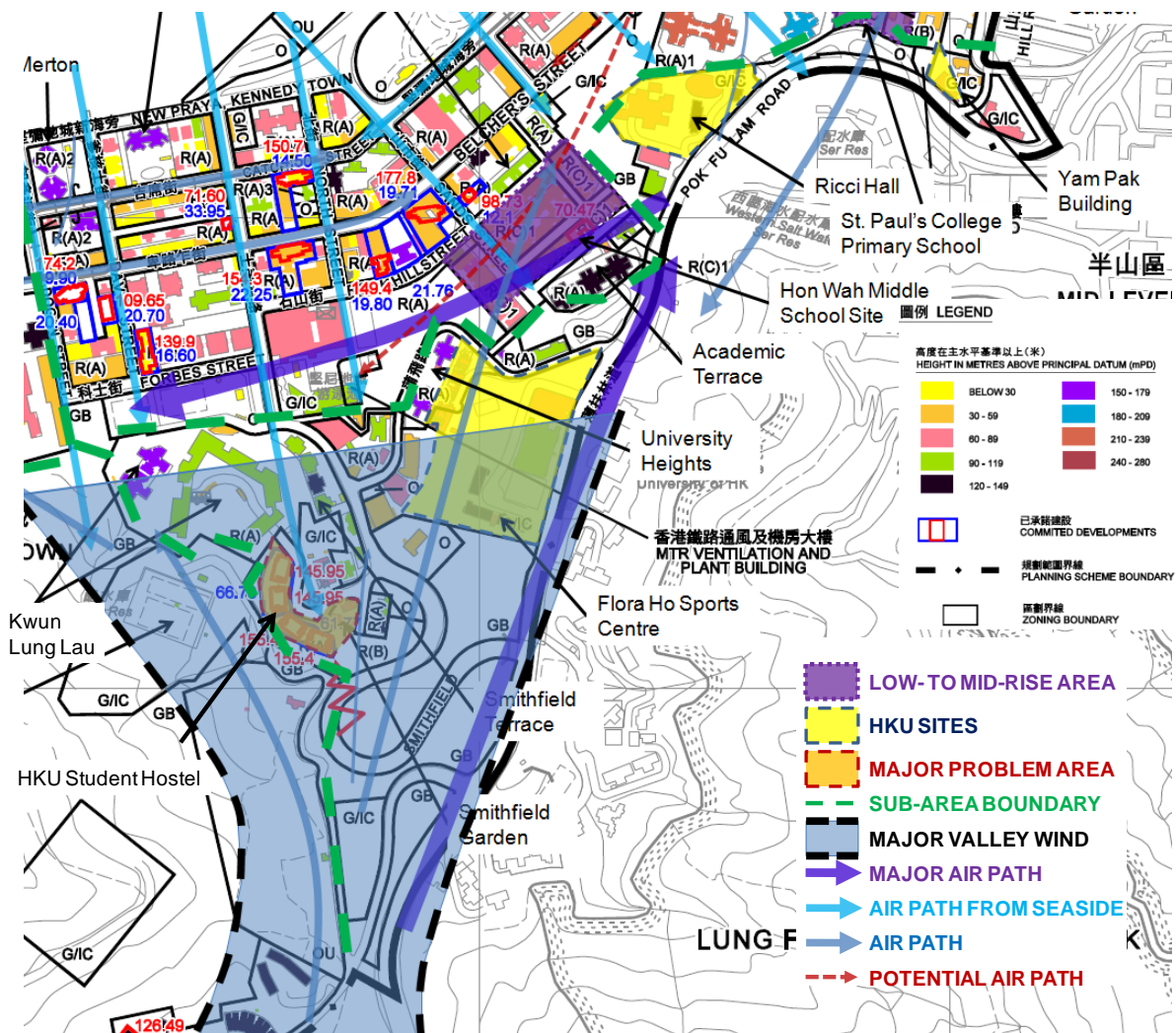
- 3.3.18 The committed development of swimming pool complex at G/IC site at northeast of the Belcher Bay Park has a maximum building height of 33mPD on the OZP. As Kennedy Town Praya (Photo no. 28, 30, 33) on the leeward side under northerly wind is over 16m wide, the building height to street width ratio after development will be 2:1. Such ratio is ideal in urban environment and no adverse air ventilation impact is anticipated. Due to insubstantial building height, air flow to downwind area through the building gap of The Belcher's would not be affected. However, the committed development may weaken air ventilation at pedestrian level along Collinson Street but not considered particularly significant (Photo no. 32).
- 3.3.19 Other committed developments are not located at existing and potential air paths. No significant air blockage impact is anticipated except that the building height to street width (H/W) ratio may increase after redevelopment. However, as there exist adequate number of air paths within the study area, the general air ventilation performance is still considered acceptable.





### Foothill Area and Pok Fu Lam Road West (SA2)

3.3.20 **Figure 3.5** shows the identified major valley wind from the south, major air path allowing for northeasterly and southwesterly winds penetration (from playground along Forbes Street to R(C)1 sites and along Pok Fu Lam Road), and other air path, good design feature and problem areas of this sub-area. This sub-area is next to and on the southern side of Kennedy Town built area. It is bounded by Pok Fu Lam Road to the south; green belt, OU and G/IC sites to the west.



**Figure 3.5** Air Path, Good Design Feature and Problem Area of SA2

3.3.21 This sub-area consists of green belt (on the southern side mainly), G/IC, OU and residential uses. Three sites of HKU (Yam Pak Building, Ricci Hall & Flora Ho Sports Centre) are scattered along Pok Fu Lam Road within this sub-area. Residential developments of larger scale include Kwun Lung Lau, Smithfield Terrace, Smithfield Garden on the southwest side, University Heights and Academic Terrace on the northeast.





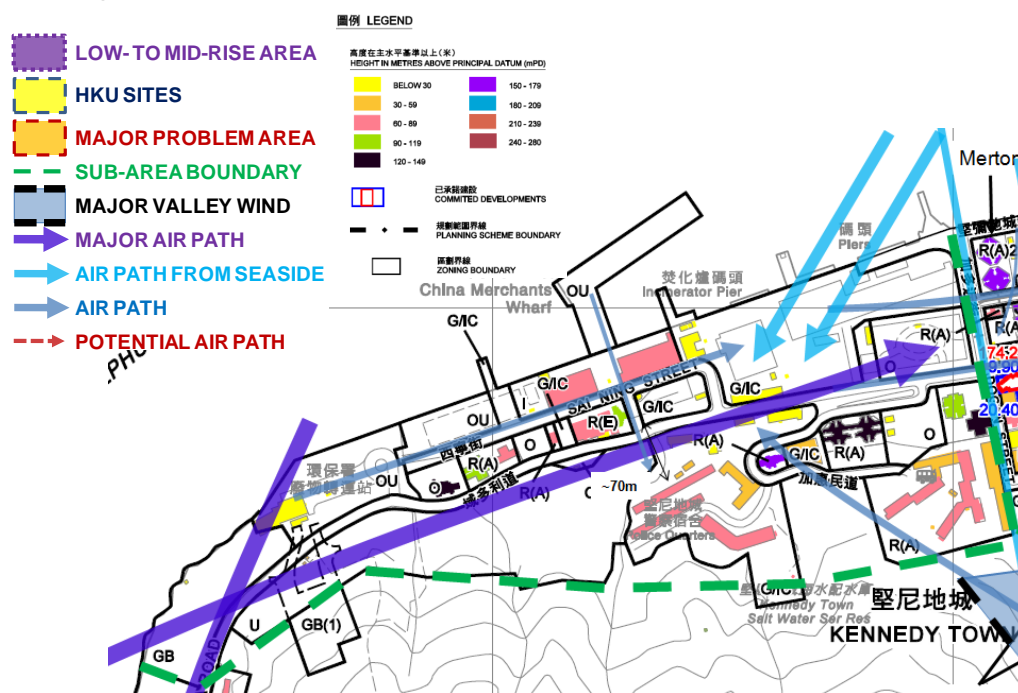
- 3.3.24 Ricci Hall site is to the south of The Belcher's and is near to the identified potential air path linking Belcher's Street to Forbes Street Temporary Playground. In addition, southerly valley wind can flow along Pok Fu Lam Road via this site to Belcher's Street. These air paths are close to the western side of Ricci Hall site. On the other hand, southerly valley wind along Pok Fu Lam Road may also pass via eastern portion of Ricci Hall site and through the building gap of The Belcher's to Belcher's Street. As eastern and western portion of Ricci Hall site bears some importance on air ventilation, substantial building structures should be avoided (see **Figure 3.6**).
- 3.3.25 For Flora Ho Sports Centre site, similar to the argument for Ricci Hall site, southerly valley wind along Pok Fu Lam Road will flow via both eastern and western portion of the site to downwind area. The wind flow via eastern portion of this HKU site along Pok Fu Lam Road is least obstructed under existing condition. The existing low-rise building at this site maintains a setback of 4m from eastern site boundary along Pok Fu Lam Road. As higher building upon redevelopment is envisaged, a minimum 5m wide setback from the lot boundary facing to Pok Fu Lam Road is recommended in order to maintain the air path along Pok Fu Lam Road (see **Figure 3.6**).
- 3.3.26 The southerly valley wind will flow via western portion of the Flora Ho Sports Centre site. Substantial building structures should be avoided among the western portion of this HKU site (see **Figure 3.6**).
- 3.3.27 A committed development of HKU student hostel (up to 156mPD) at Lung Wah Street is composed of 4 towers. It rests at the location of the north-south air path along Smithfield Road (Photo no. 1, 4). The existing developments such as Kwun Lung Lau, Smithfield Terrace, Mount Davis Ambulance Depot maintains building separation of around 20m wide for this identified air path except the portion between HKU Student Hostel at Lung Wah Street and Smithfield Garden. Both important valley wind from the south and sea breeze from northerly direction along Smithfield Road will be blocked and is considered a problem area.

### Area to the north of Mount Davis (SA3)

3.3.28 **Figure 3.7** shows the identified major air path allowing southwesterly wind penetration, other air paths and good design feature of this sub-area. This sub-area is generally bounded by Cadogan Street to the east and green belt areas to the south. Its northern side is fronting to the sea. Victoria Road is at about 100m apart from the northern seafront. Most seafront areas are open. Therefore, the inner area can enjoy sea breeze without any blockage.

3.3.29 SW wind can flow along Victoria Road (Photo no. 10, 11, 13, 14), and low-rise developments along Sai Ning Street and Victoria Road. Victoria Road has an existing building to building width of around 70m wide at least and serves as a major air path. Sai Ning Street (Photo no. 12) is of the same orientation as Victoria Road. The general orientation of road carriageways is considered beneficial for air ventilation.

3.3.30 There is no committed development within this sub-area at present. As Victoria Road (effectively 70m wide) is connected to Belcher's Street, it is important to maintain it as the major air path so that southwesterly wind (occurs in summer) can benefit the pedestrian area along Belcher's Street as well. The O site and G/I/C site on the northeast side, especially the eastern side close to Cadogan Street, should remain open or for low-rise building development to allow sea breeze to enter Victoria Road and Belcher's Street easier. Long and continuous buildings fronting seashore should be avoided. While there is no definite air path identified to be crucial so that no measure such as non-building area would be recommended, good design directions in the next sub-section (para. 3.4) should be observed and followed where practicable.



**Figure 3.7 Air Path and Good Design Feature of SA3**



### Mount Davis and its Southern to Western Periphery (SA4)

3.3.31 **Figure 3.8** shows the identified major southwesterly air path along carriageways with scattered development along it, and good design feature of this sub-area. This sub-area is mostly covered by green belt which would minimize extent of urban heat island effect. Built areas are along the southern to western periphery of Mount Davis. Prevailing northeasterly wind can flow along Victoria Road. Southwesterly wind in summer can flow along Mount Davis Road (Photo no.8, 9). The committed development (3 storeys) at 8 Mount Davis Road (around 126mPD) also bears no significance in terms of air ventilation performance. No significant air ventilation problem is anticipated.

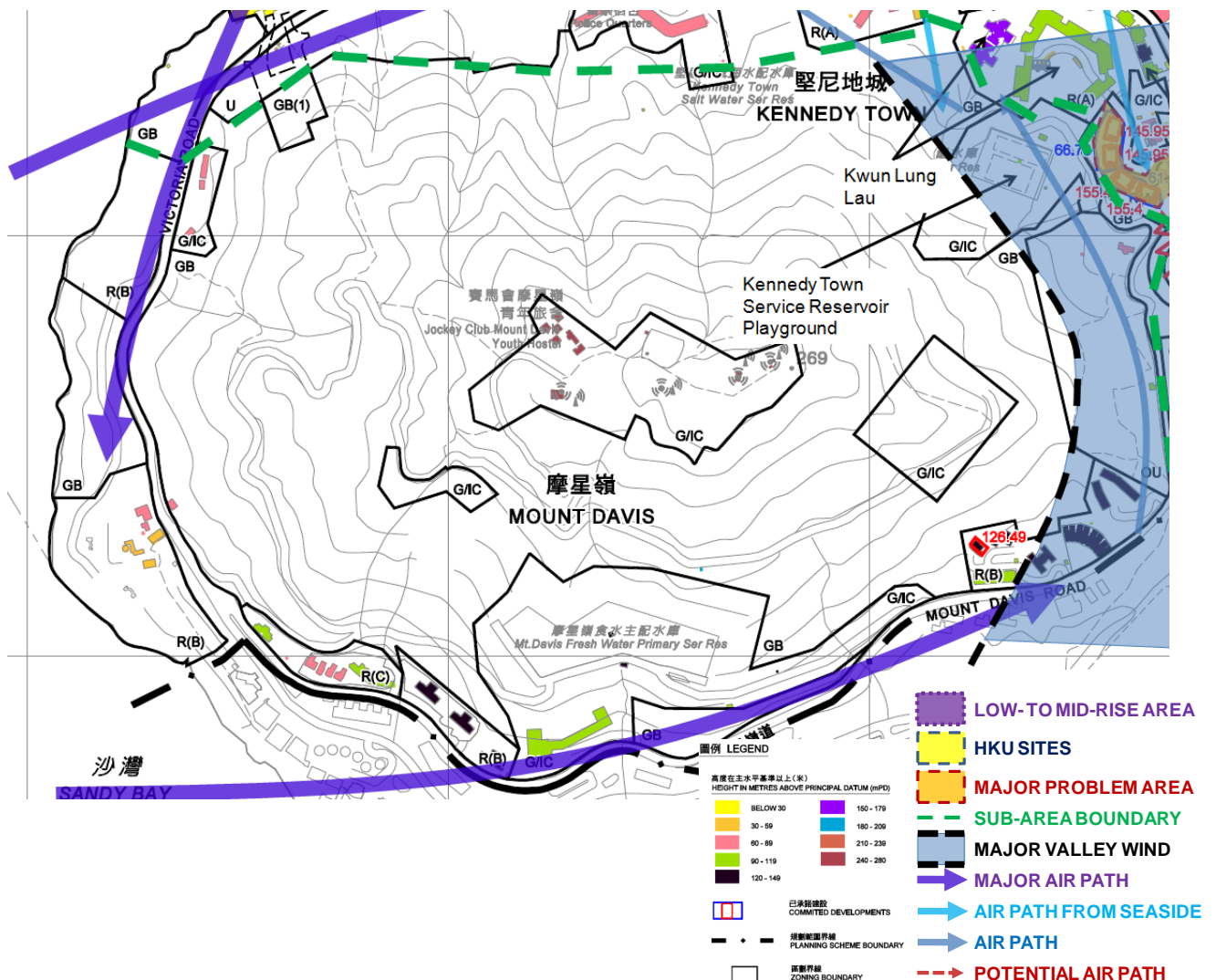


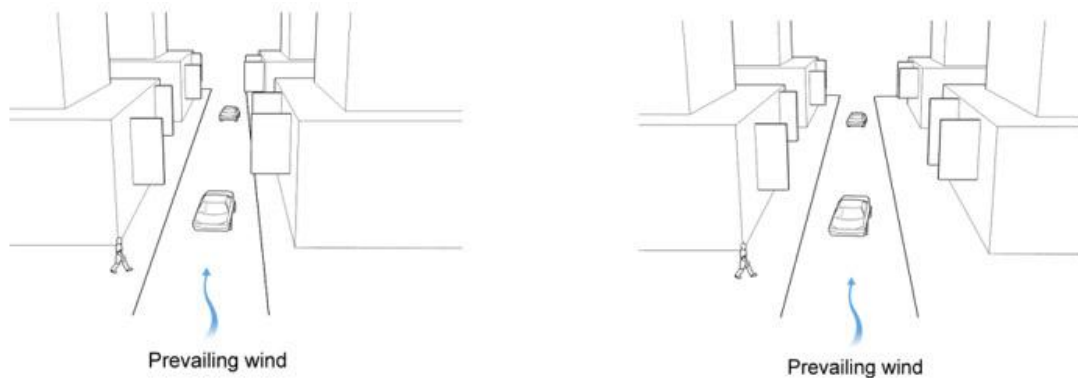
Figure 3.8 Air Path and Good Design Feature of SA4

3.3.32 Overall speaking, the study area of Kennedy Town and Mount Davis OZP is of generally satisfactory air ventilation performance. There exists considerable

coverage of greenery areas, open space (especially those along waterfront), low-rise GIC and OU facilities along the waterfront, and air paths connecting seafront which allow important sea breeze, annual and summer prevailing wind penetration. Nevertheless, some problem areas have been identified within built area of Kennedy Town, foothill area and Pok Fu Lam Road west, which should be addressed.

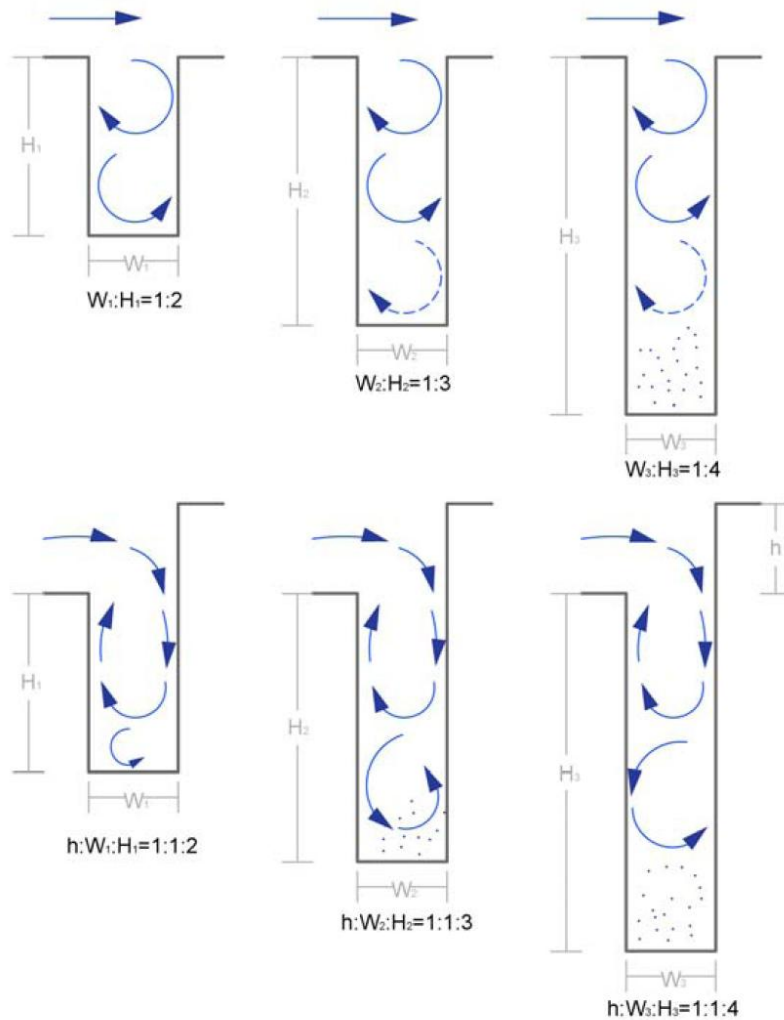
### 3.4 General Direction for Air Ventilation Improvement

- 3.4.1 The usual air ventilation problem of urban area is due to building blockage. Urban canyon effect due to tall and compacted buildings prohibits wind flow to pedestrian area. There is a strong reliance on the building profile to provide necessary breezeway and air corridor for wind penetration. Existing carriageways usually serve such purpose. Therefore, there is a genuine need to preserve the existing street grid pattern and identified air path. It should aim to explore opportunities for improvement by widening particular carriageways or air path identified of importance (e.g. along prevailing wind). Carriageway of at least 15m to 20m is preferred to act as air path to allow wind penetration (see **Figure 3.9**). Moreover, through air path should be created where possible by removing existing/potential blockage.



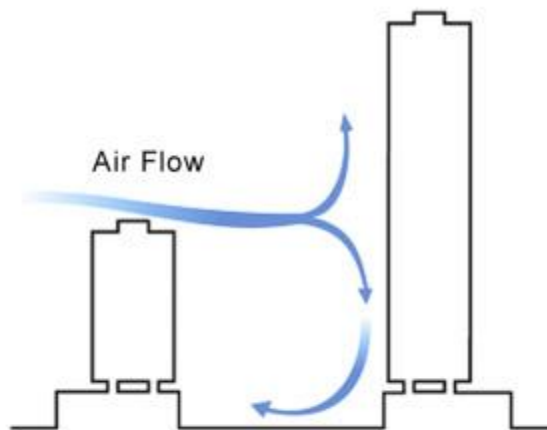
**Figure 3.9** Widening of Potentially Important Air Path by Building Setback

- 3.4.2 In addition, open area within the urban area can provide linkage to allow wind distribution and even serve as breezeway for wind entry. Open space with greening can help to reduce urban heat island effect. All open space already dedicated should be preserved as well.
- 3.4.3 H/W ratio is a measure of the urban canyon effect. A ratio of 2:1 is ideal while hard to achieve in urbanized area. A high H/W ratio would, however, render the situation difficult for wind to reach pedestrian level. Referring to **Figure 3.10**, there will be difficulty to remove air pollutants at street level under a H/W ratio of 3:1. The higher H/W ratio would result in weaker air flow then. Even downwash effect (see **Figure 3.11**), which urban area usually relies heavily on would become ineffective. The H/W ratio all along carriageways should be kept as low as practicably possible.



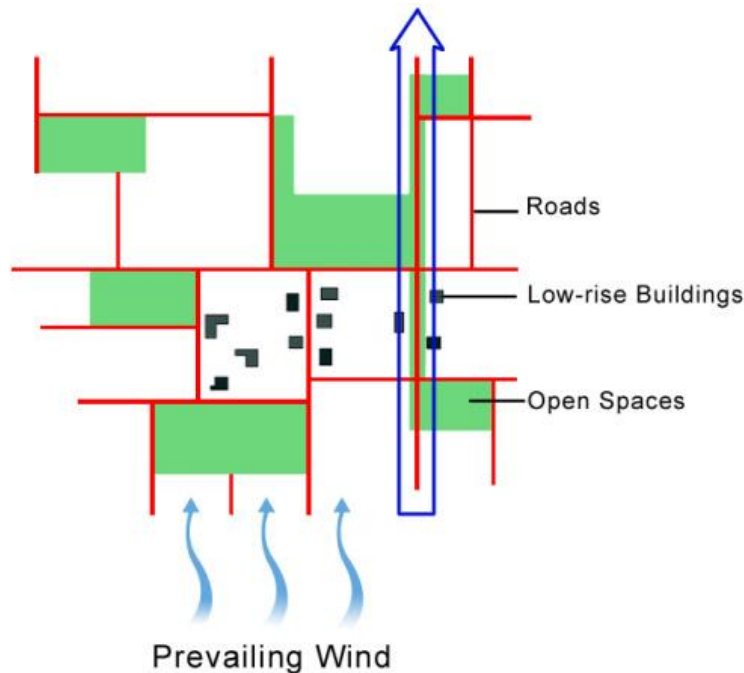
(Source: A. KOVAR-PANSKUS, P. LOUKA, J.-F. SINI, E. SAVORY, M. CZECH, A. ABDELQARI, P. G. MESTAYER and N. TOY, INFLUENCE OF GEOMETRY ON THE MEAN FLOW WITHIN URBAN STREET CANYONS – A COMPARISON OF WIND TUNNEL EXPERIMENTS AND NUMERICAL SIMULATIONS, Water, Air, and Soil Pollution: Focus 2: 365–380, 2002, Kluwer Academic Publishers)

**Figure 3.10 General Understanding of Urban Canyon Effect**



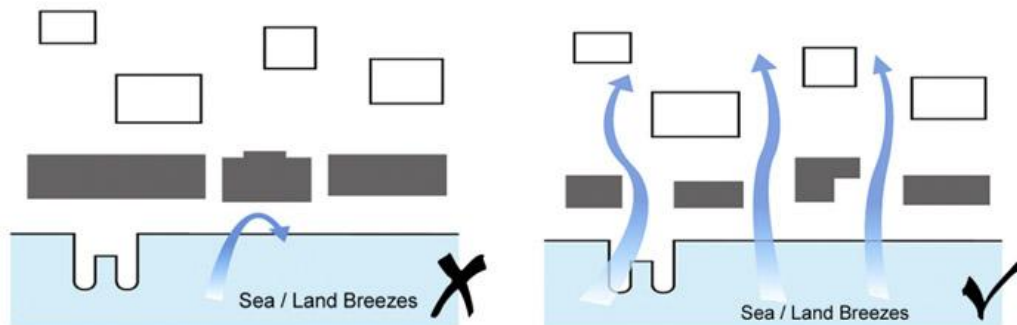
**Figure 3.11 Illustration of Building Downwash Effect (Source: HKPSG)**

- 3.4.4 In order to improve air ventilation in urbanized area at which taller building can hardly be avoided, the more important direction should be to retain, enhance and/or create breezeway/air path through designation of open space, non-building area, setback of buildings, building gap, etc. (**Figure 3.12**).



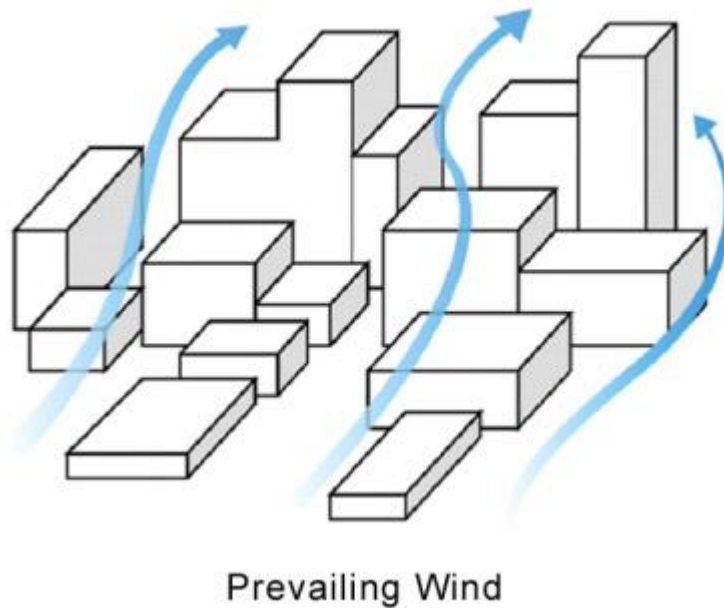
**Figure 3.12** Linkage of Roads, Open Spaces and Low-rise Buildings to Form Air Paths/Breezeways  
(Source: HKPSG)

- 3.4.5 As a general rule, buildings nearer to seashore should have shorter building height (BH) and with increasing height in inner region to promote air flow to inner area by means of downwash (see **Figure 3.11**). Especially, breezeway leading sea breeze to inner region is particularly important. Wind blockage must be avoided near the shore (see **Figure 3.13**).



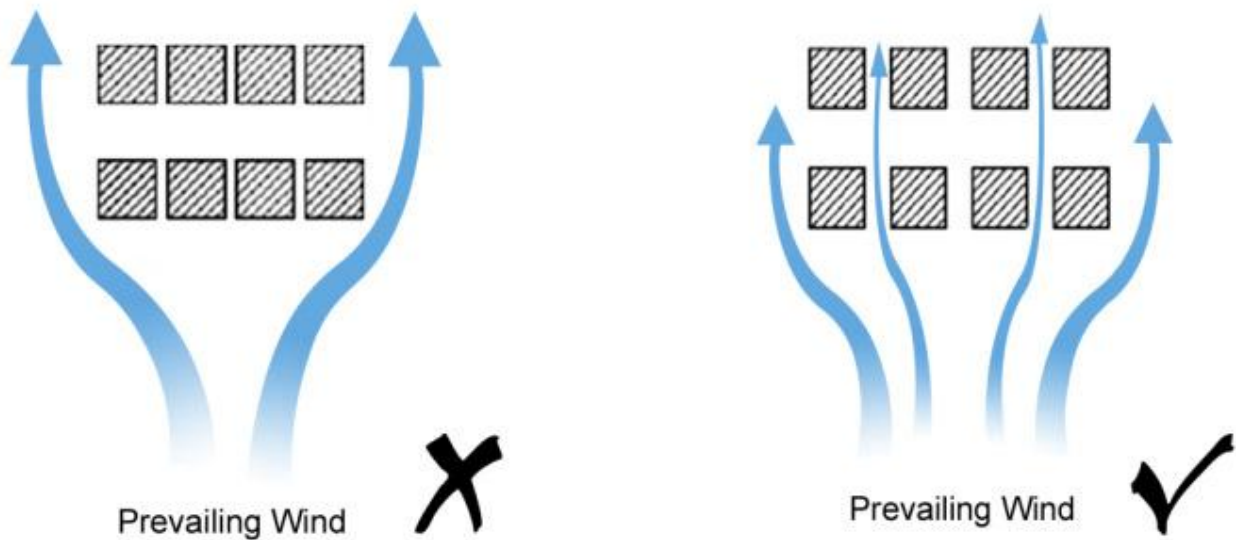
**Figure 3.13** Avoidance of Blockage at Waterfront

- 3.4.6 A stepping building height profile would allow wind from seaside or prevailing wind direction to penetrate to inland or further downwind region easier (**Figure 3.14**).



**Figure 3.14** Good Building Height Profile

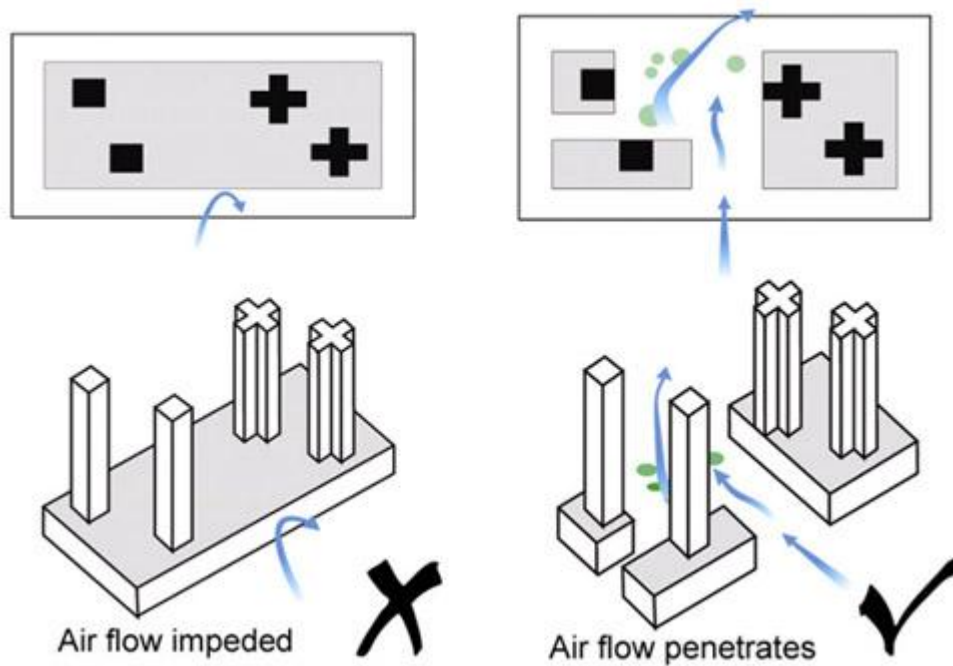
3.4.7 Building clusters with longer aspect perpendicular to prevailing wind direction should be avoided or significant wind blockage effect would be resulted. Breaking of continuous building structures should be considered (**Figure 3.15**).



**Figure 3.15** Avoidance of Long and Continuous Building Cluster perpendicular to Prevailing Wind Directions

3.4.8 Development with less site coverage of podium buildings would also help improve air ventilation in adjacent areas (**Figure 3.16**).





**Figure 3.16** Avoidance of Massive Podium Structure wherever possible

### 3.5 General Recommendation for the Study Area

3.5.1 For the study area of Kennedy Town and Mount Davis OZP, the general recommendations are as follows:

- a) where there are already development restrictions (including site coverage, plot ratio and building height restrictions), they should be retained;
- b) existing open area and low-rise areas either in the form of open spaces, or GIC or OU sites such as Belcher Bay Park and Forbes Street Temporary Playground, provide useful air space within built area and are advantageous to air ventilation. These areas should be maintained to allow wind penetration in inland area;
- c) various height bands should be proposed taking the topography into consideration and allow wind from seaside and prevailing wind to penetrate to inland area easier;
- d) identified existing major air paths in the study area as mentioned under Section 3.3 above should not be obstructed; and
- e) future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include reduced and permeable podium, wider gap between buildings, disposition, orientation and perforation of building towers to align with the prevailing winds, as appropriate.

## 4.0 Evaluation of Initial Planned Scenario

### 4.1 Key Characteristics of Initial Planned Scenario

- 4.1.1 **Figure 4.1** and **Figure 4.2** shows the initial planned scenario. The primary objectives of the imposition of BH restrictions in the initial planned scenario are to prevent out-of-context developments and further improve visual permeability and amenity in the Area. According to the initial planned scenario (R(A), R(B), R(C) and R(E) sites), the waterfront site of the built area (on the northeast side of the study area) would have BH limit of 100mPD and gradually raised to 120mPD on the opposite side of Belcher's Street and to a maximum of around 160 to 170mPD at the foothill area. An exception is The Belcher's with BH limit of 220mPD with respect to the existing condition. For R(C)1 site between Academic Terrace and Ying Ga Garden, a BH limit of not more than 12 storeys is allowed to preserve the existing condition. Residential sites along Mount Davis road are of BH limit reflecting the existing situation generally. For other undeveloped areas on the seaward side of Victoria Road, BH limit of 4 storeys are generally allowed.
- 4.1.2 Generally, good design features including open space, greenery areas, streetscape and low- to mid-rise R(C)1 building clusters are maintained. Most identified existing air paths are maintained. The air ventilation performance of most areas is considered satisfactory.
- 4.1.3 With respect to the initial planned scenario (I, G/IC and OU sites), there is generally a maximum of 8 storeys allowed within the built area for school sites on the northeast side of the study area. Some scattered sties, however, would allow higher BH limit including 2 HKU sites along Pok Fu Lam Road which allow BH limits of 135mPD and 140mPD. Another waterfront site currently occupied by China Merchants Godown allows for BH limit of 60mPD and 80 mPD. Most of these BH limits reflect the existing building height conditions.



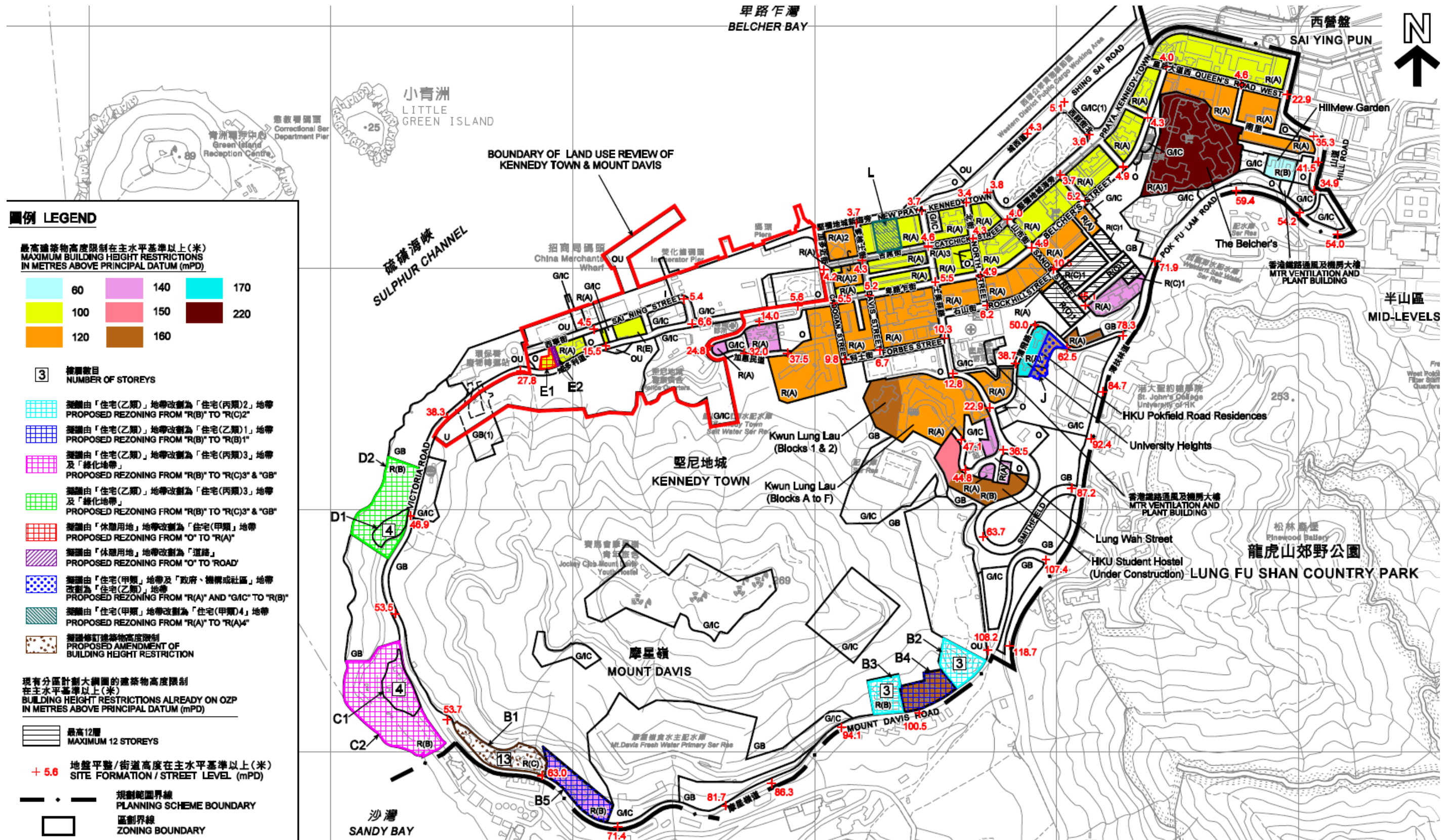


Figure 4.1 Initial Planned Scenario (BH Limit of R(A), R(B), R(C) and R(E) sites)



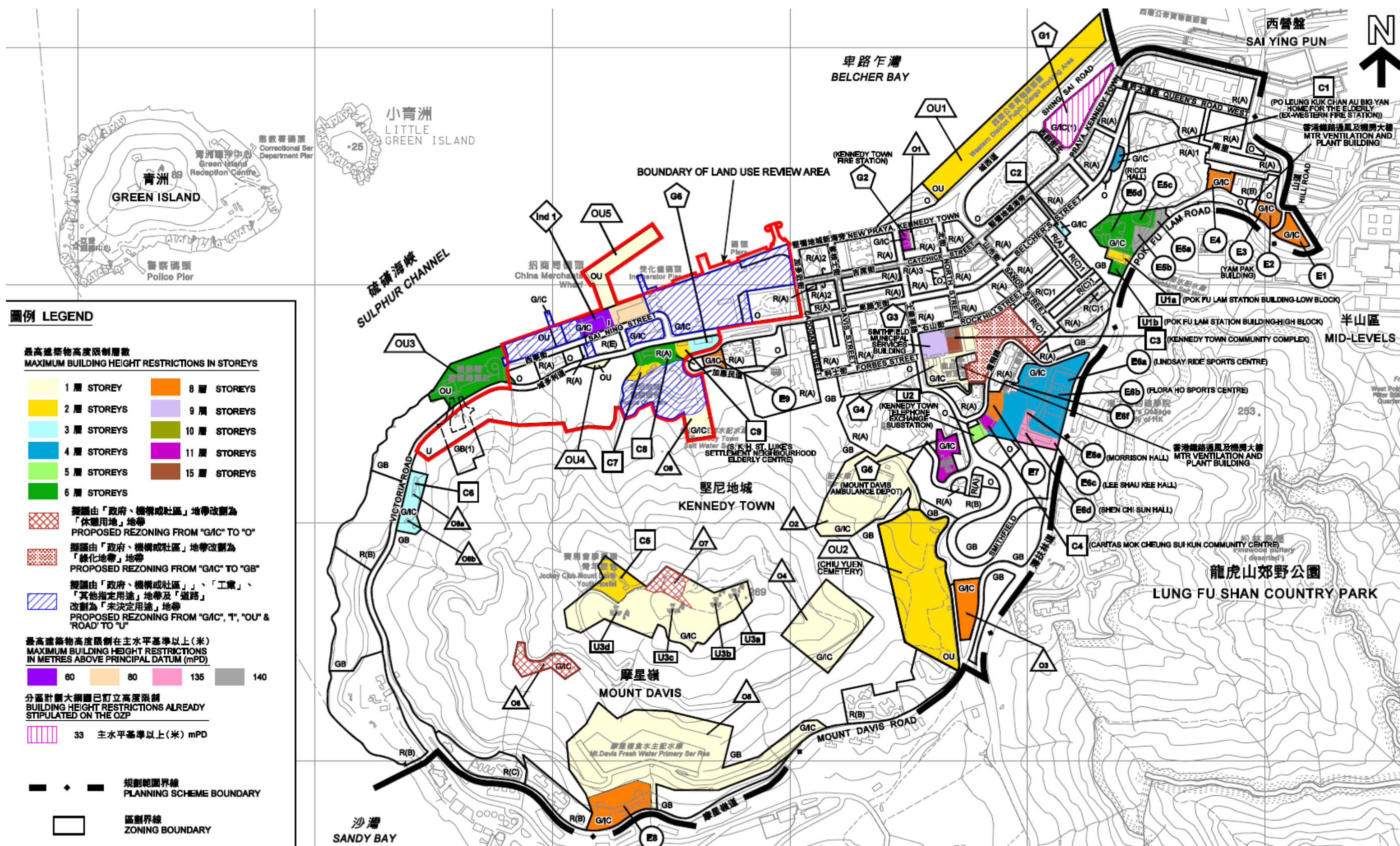


Figure 4.2 Initial Planned Scenario (BH Limit of I, G/IC, OU sites)



## 4.2 Evaluation of Air Ventilation Performance

### Built Area of Kennedy Town (SA1)

- 4.2.1 As discussed before with respect to existing condition, the built area of Kennedy Town already has a major problem area regarding blockage of northeasterly wind entry to Belcher's Street and Queen's Road West due to compacted linear buildings, of Yip Cheong, Kwan Yick, Mei Sun Lau, HK Industrial Building and Harbour One. Other problem such as blockage due to long building cluster between Sands Street and Holland Street should be addressed by improving air ventilation along Belcher's Street behind. The committed development, Harbour One, is under construction and will block the remaining gap connecting to Belcher's Street later. The lack of an entry area for prevailing northeasterly wind flow in future would reduce wind availability along Belcher's Street and should be addressed. In addition, the wind blockage effect at waterfront will generally reduce wind availability along Queen's Road West behind and further downwind area. Providing adequate gap between buildings can solve the problem. Moreover, the building gap should be positioned to allow further wind penetration to benefit more downwind areas in Kennedy Town.
- 4.2.2 In the initial planned scenario, BH limit of 100mPD is allowed for waterfront site. It will increase the H/W ratio up to 6:1 to 8:1 and is theoretically more difficult for air flow over the building to reach street level. However, a number of existing grid-system carriageways connecting seafront to inland area within this sub-area can alleviate the problem. The overall impact becomes less significant than other inland urban built area in Hong Kong.
- 4.2.3 As discussed before under existing scenario, low- to mid-rise building clusters and open space is identified that can form a potential air path for northeasterly wind flow. The R(C)1 building cluster has a BH restriction of 12 storeys and is comparable to the existing situation. The existing NE-SW aligned air path identified in previous section can be conserved.

### Pok Fu Lam Road West and Foothill Area (SA2)

- 4.2.4 As discussed before, the committed development (up to 156mPD) of HKU student hostel at Lung Wah Street is located to the east of Kennedy Town Service Reservoir Playground and will block the air path extended from along Smithfield. Eventually when such committed development is built, it will leave limited gap between the committed development and existing Smithfield Garden development. Important valley wind from south and sea breeze can be blocked. Especially during summer time, wind availability and pedestrian comfort will be impacted at areas to the north of this committed development. Therefore, for future redevelopment of Smithfield Garden, the towers should not be sited close to this committed development in order to maintain building gap for wind penetration.



#### Area to the north of Mount Davis (SA3)

- 4.2.5 The BH limit in this sub-area shown in **Figure 4.1 & 4.2** mainly reflects the low-rise developments and the existing condition.
- 4.2.6 The existing good design feature with open space, vast vegetation and low-rise GIC and OU structures should be preserved. They include: Victoria Road and immediate area which acts as a major air path for southwesterly wind flow; and open space (especially the area to the west of Cadogan Street) along waterfront which allows sea breeze from reaching Victoria Road and Belcher's Street.

#### Mount Davis and its Southern to Western Periphery (SA4)

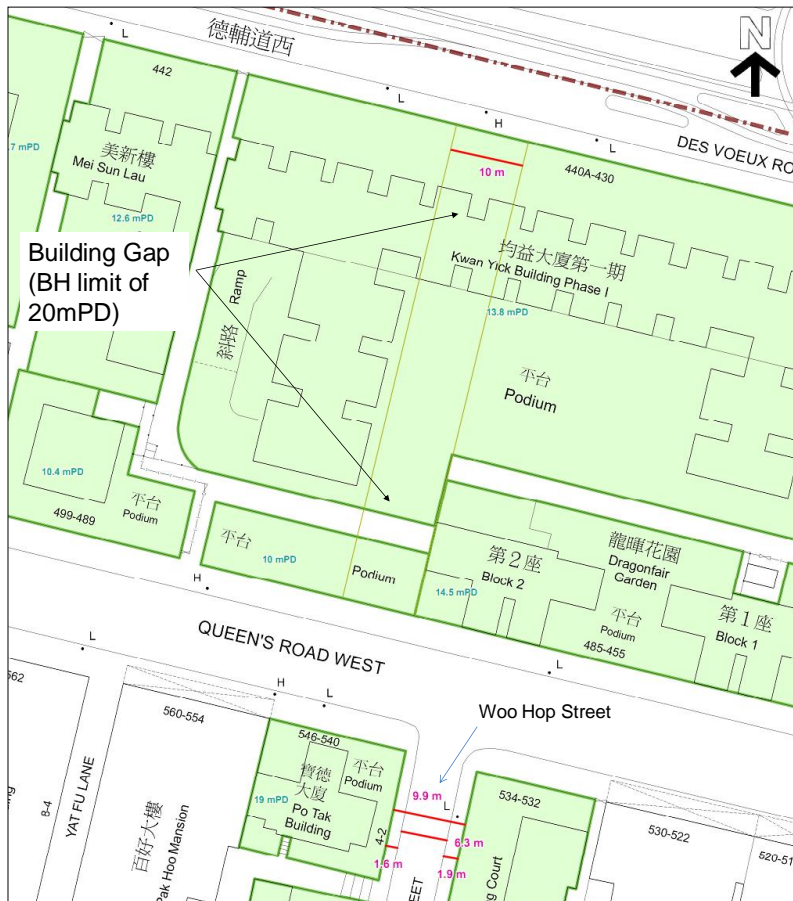
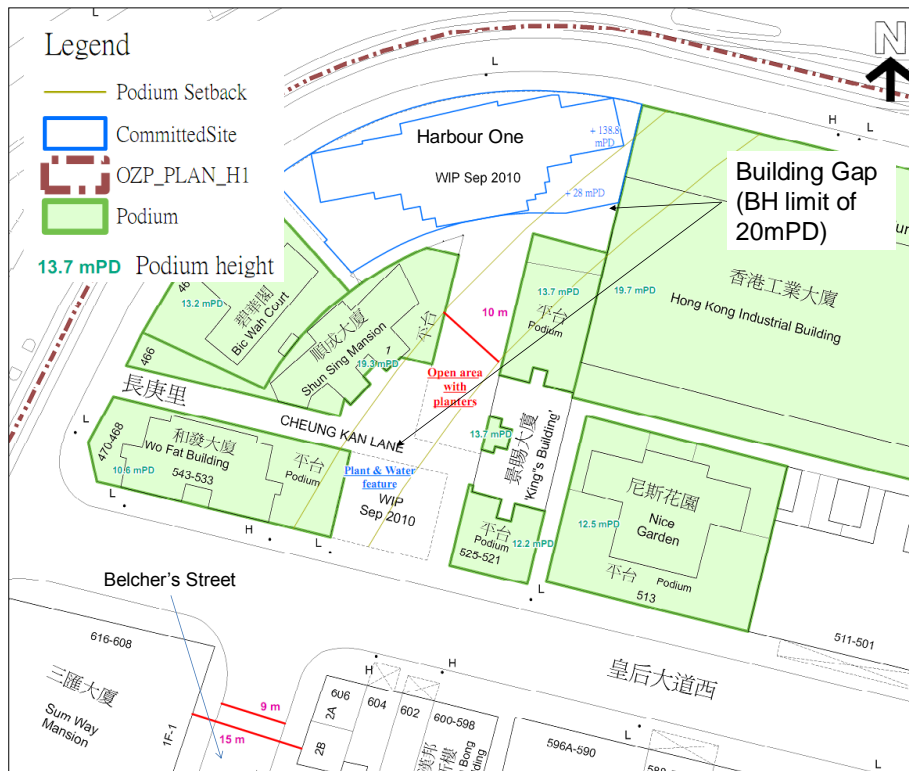
- 4.2.7 The mountain area condition is not altered under initial planned scenario. Generally, BH limit of 1 to 2 storeys are allowed. Moreover, the area is generally zoned as GB. It is anticipated that only scattered building structures would be built. Therefore, it would not bear any significant adverse air ventilation impact or contribute to any significant heat island effect.
- 4.2.8 The periphery area consists of GB, G/IC, R(B), R(C) and OU sites, etc. The BH limit generally reflects the existing situation. For remaining undeveloped sites at the western coastal area, the BH limit is 4 storeys. The BH limit of both sites is not considered excessive as there is no important pedestrian area behind under sea breeze from southwest direction. No significant adverse air ventilation impact is envisaged.
- 4.2.9 Regarding the initial planned scenario within this region, the existing condition is generally respected. As the identified air paths remain unchanged, the proposed BH tallies with the existing situation and would not worsen the air ventilation performance.

### **4.3 Recommendations**

- 4.3.1 General recommendations have been discussed under Section 3.5. According to the initial planned scenario, most existing open areas have been preserved. Various height bands are also introduced. More importantly, most existing identified air paths are preserved. For three HKU redevelopment sites, recommendations have been given to avoid adverse air ventilation impact. The air ventilation performance of the study area is generally satisfactory.
- 4.3.2 However, there remain some problem areas among Kennedy Town built area, foot hill area and Pok Fu Lam Road west. Specific recommendations are suggested below to alleviate adverse air ventilation.

#### Built Area of Kennedy Town (SA1)

- 4.3.3 **Figure 4.3** shows the recommendations for this sub-area and the details is described below.
- 4.3.4 In view of substantial blockage due to cluster of buildings including Yip Cheong, Kwan Yick Building Phase 1, Mei Sun Lau, HK Industrial Building and Harbour One along the northern waterfront, non-building area (NBA) or building gap above 15m (measured from the mean formation level) should be dedicated to allow northeasterly wind penetration to Belcher's Street and Rock Hill Street and further to the inland area. Two building gaps therefore are recommended. One is aligned with Belcher's Street and another is aligned with Woo Hop Street to allow further northeasterly wind penetration to inland areas of Kennedy Town.
- 4.3.5 Normally, the width of the building gap at the podium level area should be aligned with and at least of the same width of the identified air path behind (e.g. the width of Belcher's Street). Therefore, the two podium setback areas respectively aligned with Belcher's Street and Woo Hop Street should be of 15m wide and 10m wide. However, the ideal alignment of the building gap is in conflict with the committed development of Harbour One. Hence, for practical reason, the building gap aligned with Belcher's Street for northeasterly wind would to a large extent make use of the existing podia between buildings (including the committed building of Harbour One), and is in a curved alignment. Moreover, the minimum width of 10m is recommended in order to allow sufficient amount of wind penetrating to the inland Area via Belcher's Street.
- 4.3.6 On the other hand, ideal alignment of another building gap will trespass Dragonfair Garden which would unlikely be developed in near future. Therefore, the podium setback area is shifted westward while the width of 10m (which is the same as Woo Hop Street) is designated to improve air ventilation.
- 4.3.7 There is ventilation problem along Collinson Street due to blockage of wind flow from sea side by future swimming pool complex. However, the problem is considered localized only and not particularly significant. No further recommendation is made on this issue.



**Figure 4.3 Recommended Scenario for SA1**

Foothill Area and Pok Fu Lam Road West (SA2)

- 4.3.8 Another building gap is suggested between Kwun Lung Lau and Smithfield Terrace and to extend southward to the east of the committed development of HKU student hostel at Lung Wah Street in order to form a continuous air path for better air ventilation (**Figure 4.4**).
- 4.3.9 This building gap at the podium level (measured 15m from mean formation level) is recommended to tally with the 15m-wide Smithfield Road for better air ventilation. However, in order not to impose undue constraints to the adjacent developments and affect their likelihood for future redevelopment, the building gap is revised to 12m wide.

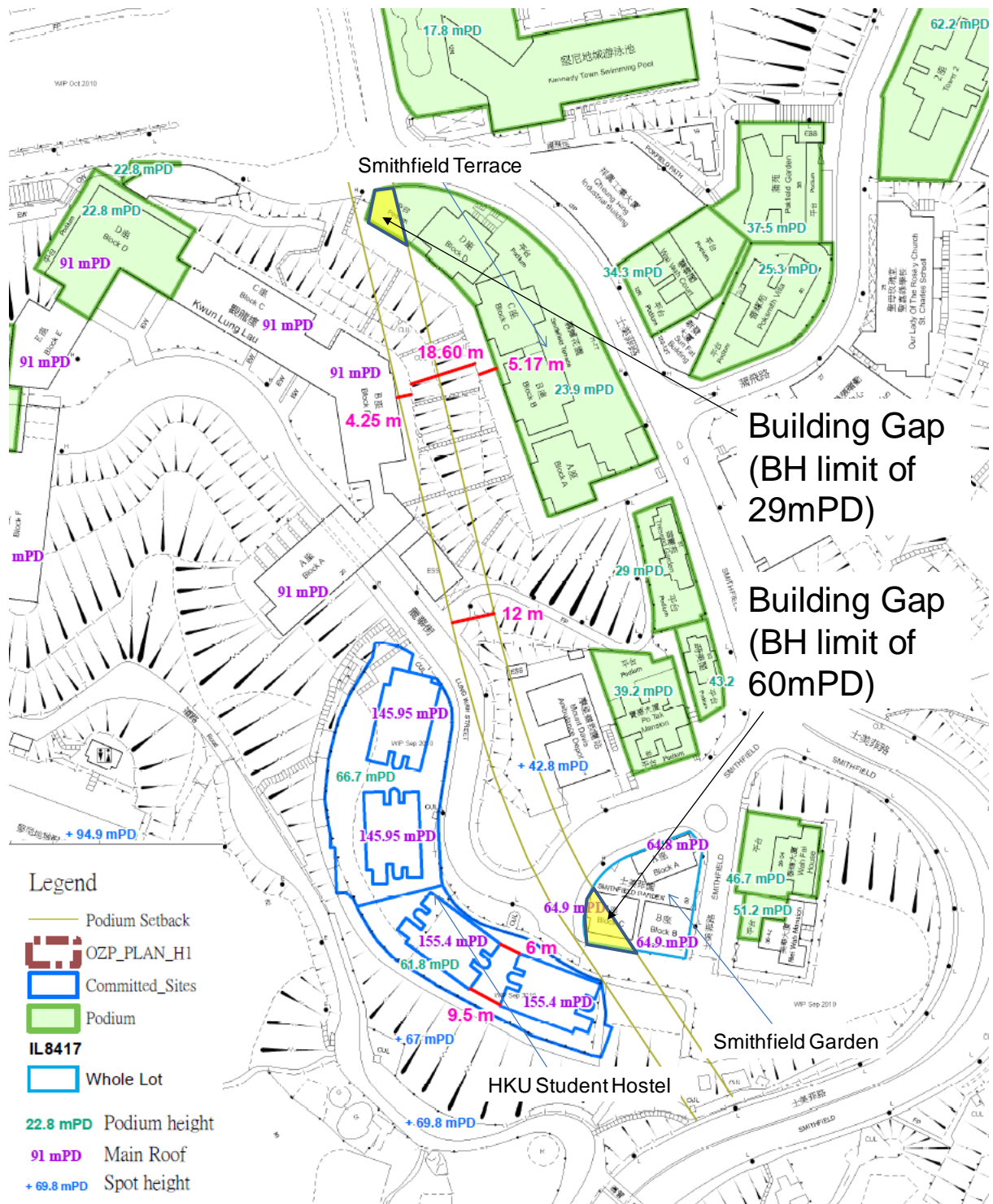


Figure 4.4 Recommended Scenario for SA2



## **5.0 Conclusion and Further Recommendations**

### **5.1 Conclusion**

- 5.1.1 The initial planned scenario has been evaluated qualitatively taking into consideration of the site wind availability, topography, existing and committed building morphology and potential development sites and the information listed in para. 1.2.
- 5.1.2 The prevailing annual wind comes from the north-east, east and south; and the prevailing summer wind is mainly from the east, south, and south-west. Streets are in grid system and well aligned in the Area, and the Area comprises a number of open space, low-rise GIC and OU facilities along the waterfront area, slope areas with vegetations and some other open space and low-rise GIC facilities scattered throughout the area and along the Pok Fu Lam Road. Mount Davis and adjacent mountain of Lung Fu Shan at the east allow good penetration of wind in-between to the built area. The Area is of generally satisfactory air ventilation performance.
- 5.1.3 Recommendations with three building gaps mentioned under Section 4.3 have been made to improve the initial planned scenario from air ventilation standpoint. The recommended mitigations are considered practical and balance the development right with the benefits for better air ventilation for this study area.

### **5.2 Further Recommendations**

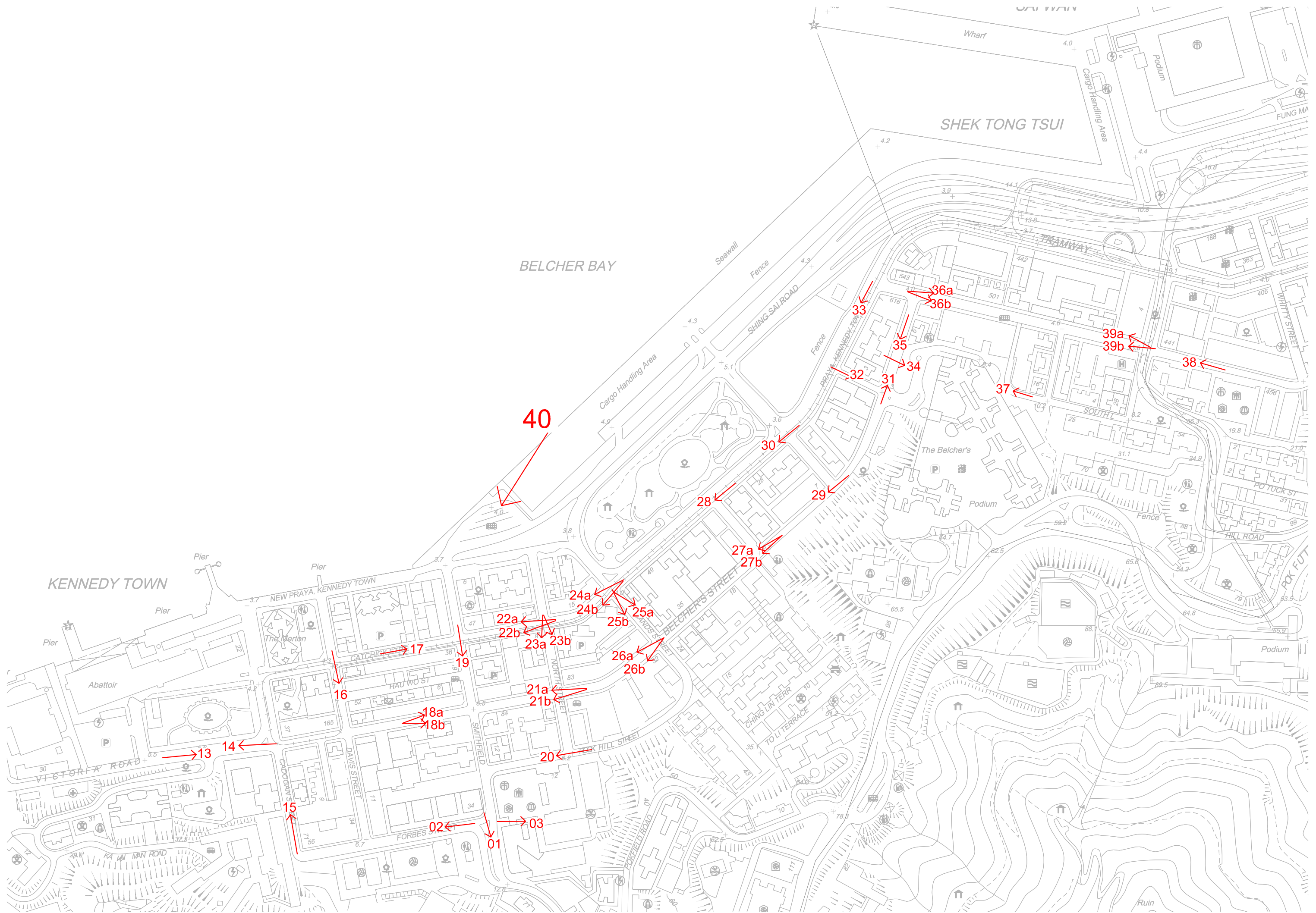
- 5.2.1 Recommendations on redevelopment of 3 HKU sites are included in this context. Future redevelopment is encouraged to make reference to the recommendations and finetune the detailed design to avoid blockage to existing air paths.
- 5.2.2 No further study is suggested for the study area if the recommendations made in this report are incorporated in formulating the BH restrictions and to address the air ventilation issues earlier identified.

## **6.0 References**

Hong Kong Planning Standards and Guidelines – Chapter 11 Urban Design Guidelines

## **Appendix A**

### **Photos of Street View of the Study Area**





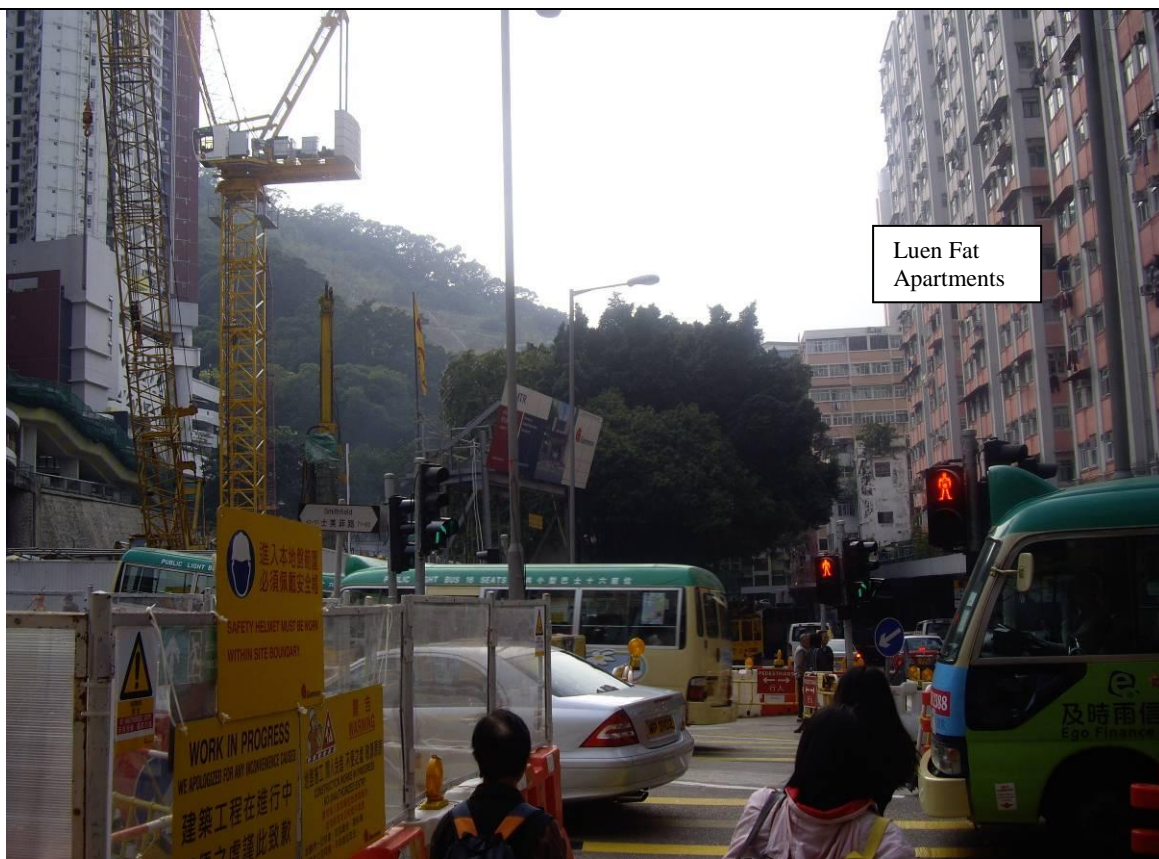


Smithfield Terrace

Kwun Lung Lau

Location No.: 1

Location: Smithfield Road



Luen Fat  
Apartments

Location No.: 2

Location: Forbes Street

Project:

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ENVIRON






**Location No.: 3**

**Location: Forbes Street**



**Location No.: 4**

**Location: Smithfield Road**

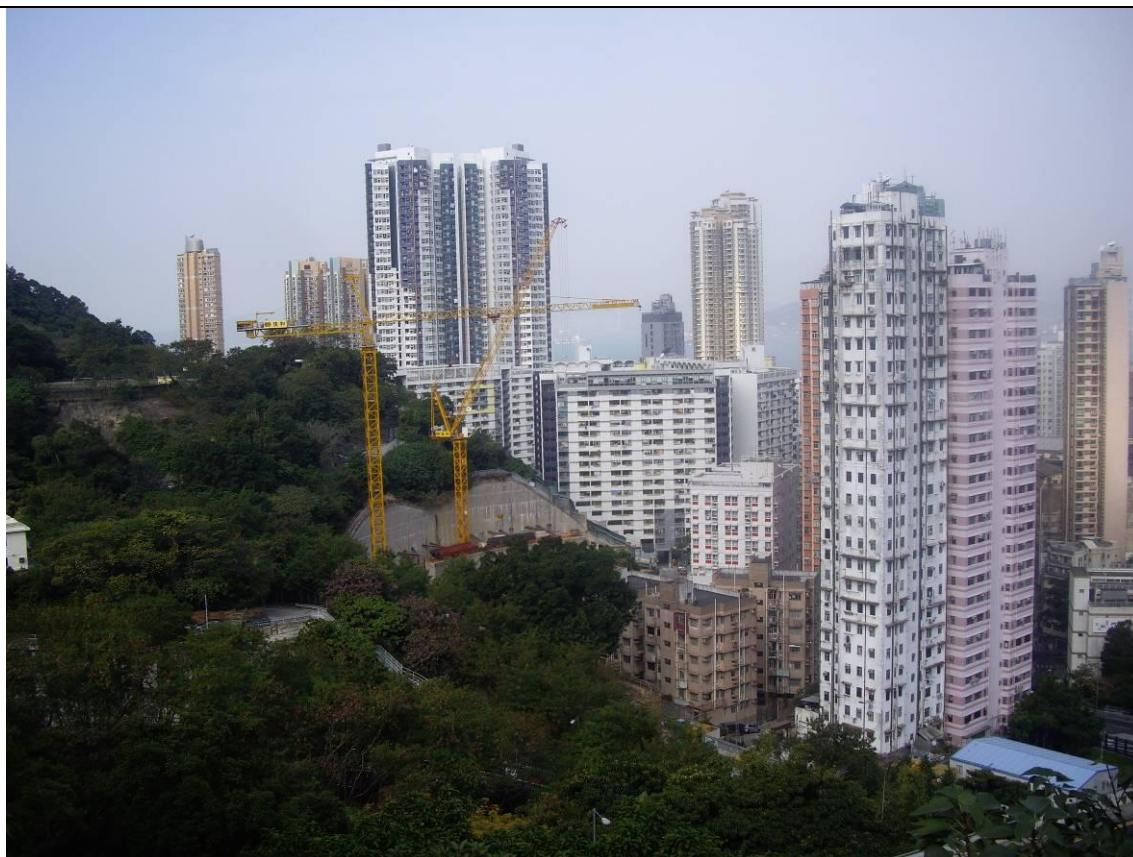
Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 5**

**Location: Smithfield Road**



**Location No.: 6a**

**Location: Mount Davis Road**

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**Location No.: 6b**

**Location: Mount Davis Road**



**Location No.: 7a**

**Location: Mount Davis Road**

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**Location No.: 7b**

**Location: Mount Davis Road**



**Location No.: 8**

**Location: Mount Davis Road**

**Project:**

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**ENVIRON**






**Location No.: 9**

**Location: Victoria Road**



**Location No.: 10**

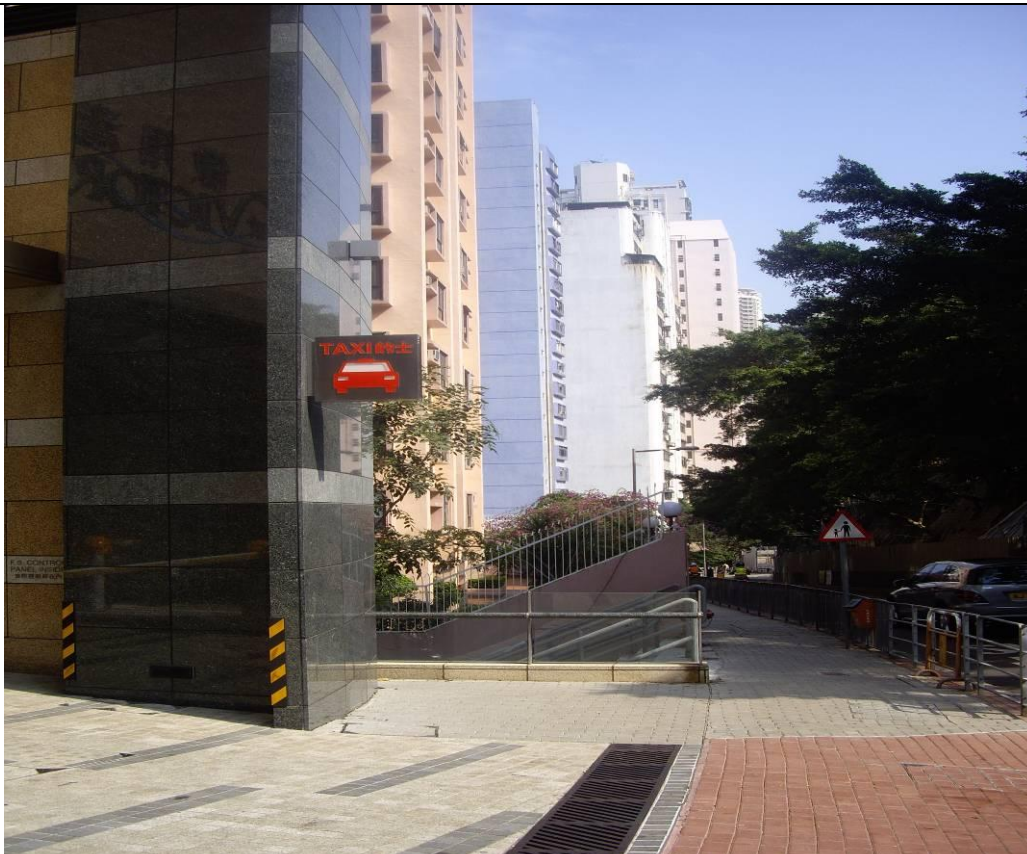
**Location: Victoria Road**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 10**

**Location: Victoria Road**



**Location No.: 11**

**Location: Victoria Road**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 12**

**Location: Sai Ning Street**



**Location No.: 12**

**Location: Sai Ning Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 13**

**Location: Victoria Road**

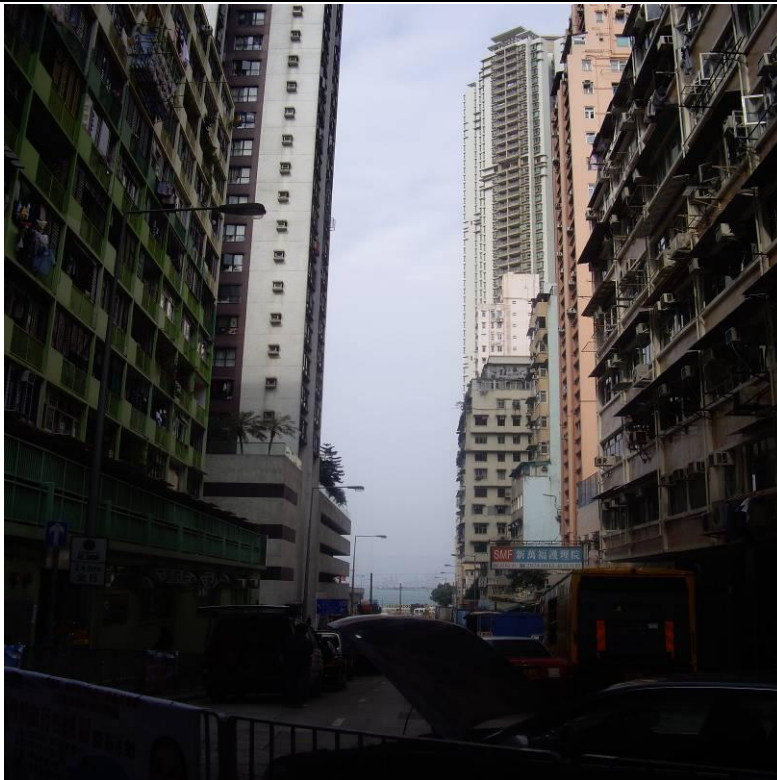


**Location No.: 14**

**Location: Victoria Road**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 15**

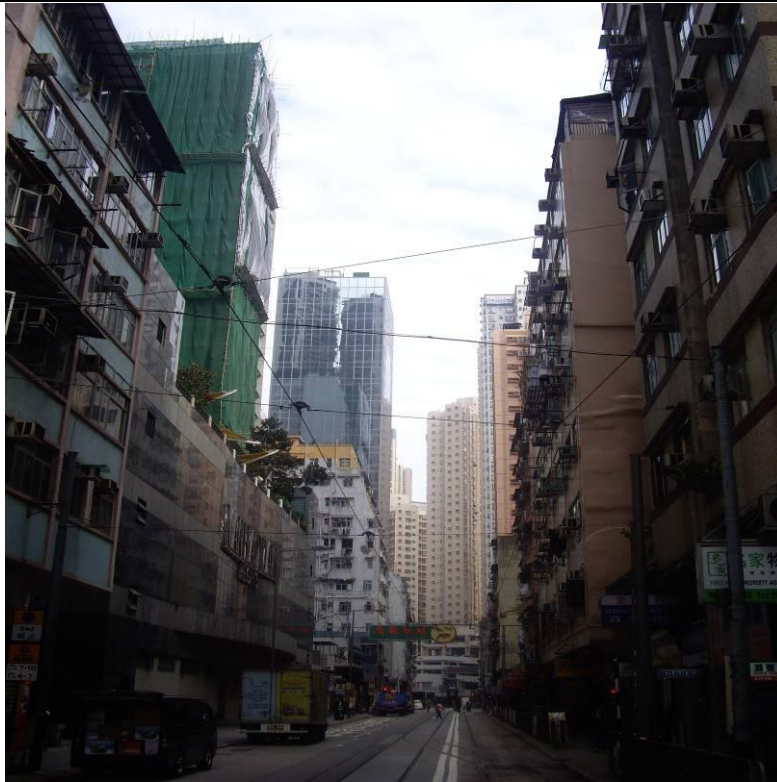
**Location: Cadogan Street**



**Location No.: 16**

**Location: Davis Street**

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**Location No.: 17**

**Location: Catchick Street**



**Location No.: 18a**

**Location: Belchers Street**

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**Location No.: 18b**

**Location: Belchers Street**



**Location No.: 19**

**Location: Smithfield Road**

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Smithfield  
Municipal  
Services Bldg

Man Kwong  
Court


**Location No.: 20**

**Location: Rock Hill Road**



**Location No.: 21a**

**Location: Belchers Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 21b**

**Location: Belchers Street**



**Location No.: 22a**

**Location: Catchick Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 22b**

**Location: Catchick Street**



**Location No.: 23a**

**Location: North Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 23b**

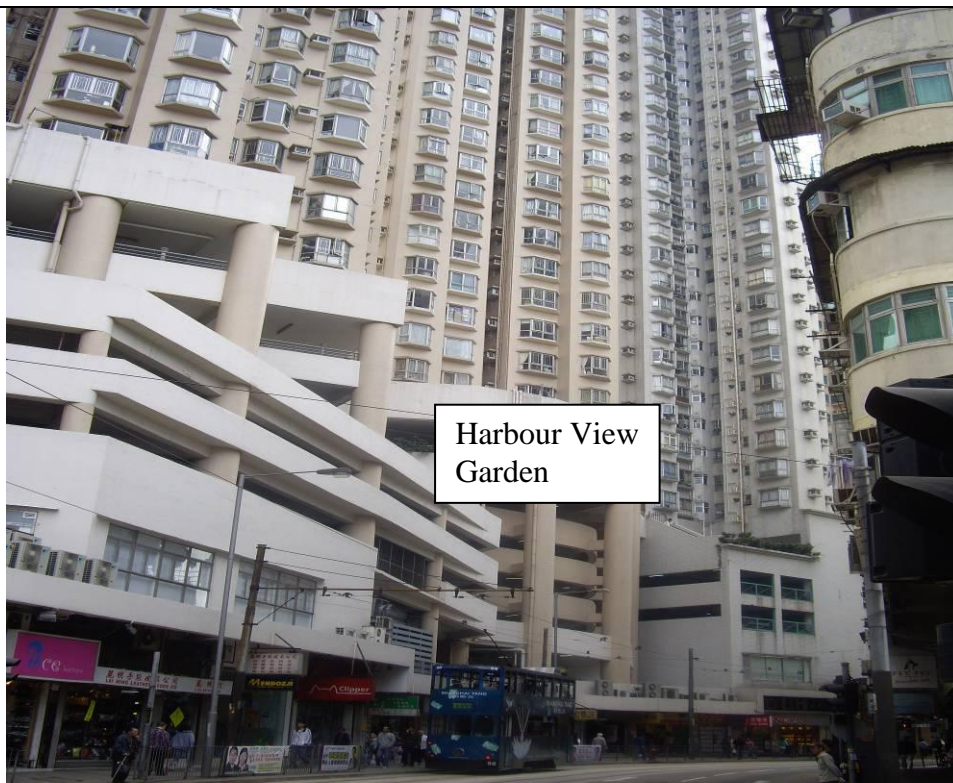
**Location: North Street**



**Location No.: 24a**

**Location: Catchick Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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Harbour View  
Garden

**Location No.: 24b**

**Location: Catchick Street**



**Location No.: 25a**

**Location: Sands Street**

**Project:**

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**ENVIRON**






**Location No.: 25b**

**Location: Sands Street**



**Location No.: 26a**

**Location: Belchers Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 26b**


**Location: Belchers Street**



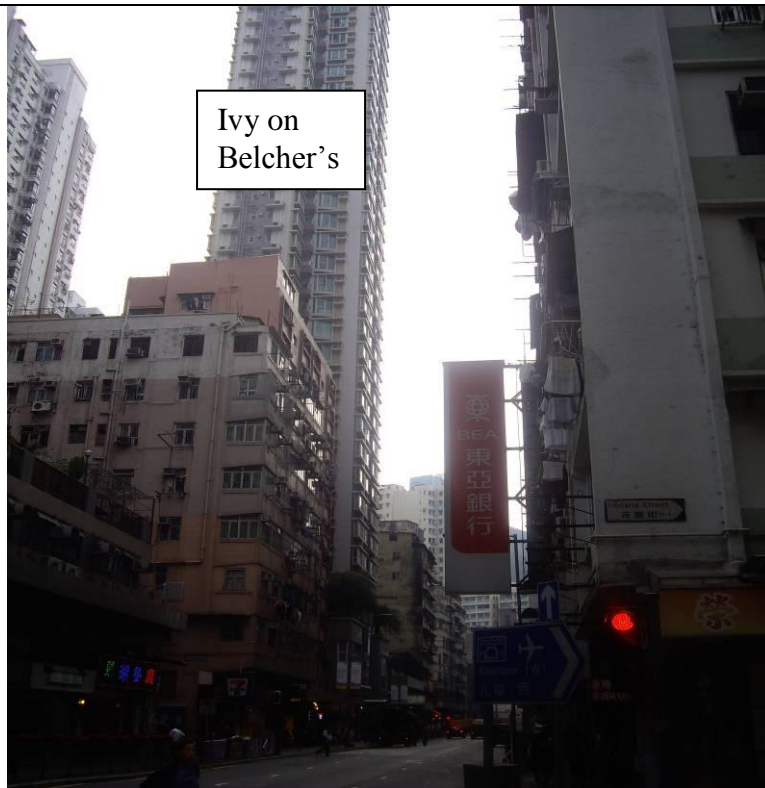
**Kennedy  
Town Centre**

**Location No.: 27a**

**Location: Belchers Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 27b**

**Location: Belchers Street**



**Location No.: 28**

**Location: Praya Kennedy Town**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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Hoi Tao Building

Location No.: 29

Location: Belchers Street



Brilliant  
Court

Peart Court

Location No.: 30

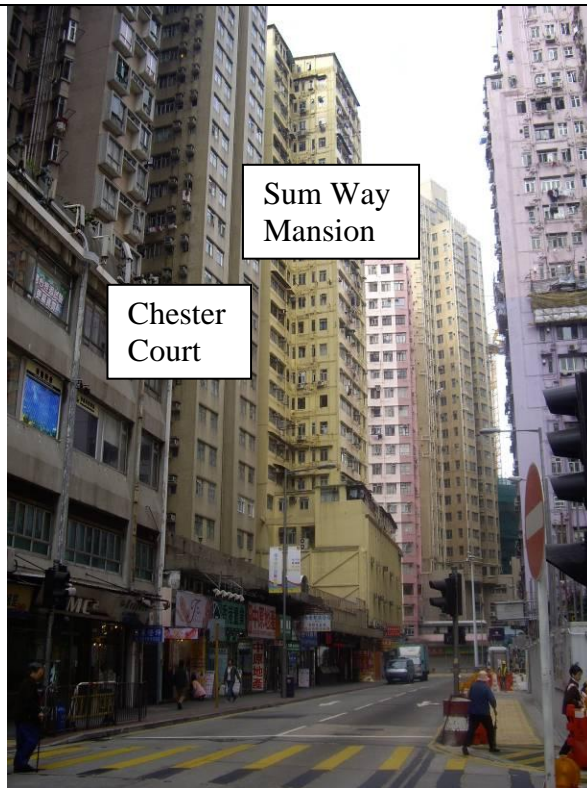
Location: Praya Kennedy Town

Project:

Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for Kennedy Town Area

ENVIRON






**Location No.: 31a**

**Location: Belchers Street**



**Location No.: 31b**

**Location: Belchers Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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Location No.: 32

Location: Praya Kennedy Town



Location No.: 33

Location: Praya Kennedy Town

Project:

Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for Kennedy Town Area

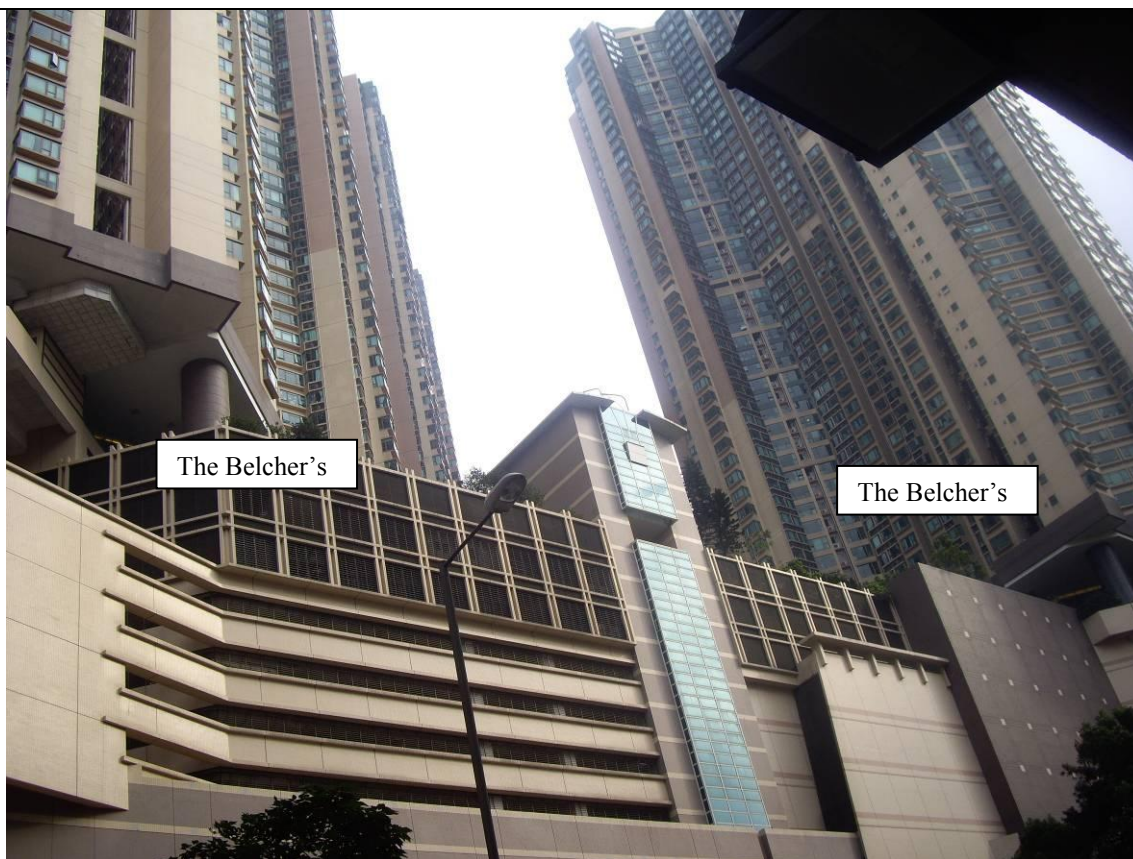
ENVIRON





**Location No.: 34**

**Location: Belchers Street**



**Location No.: 34**

**Location: Belchers Street**

**Project:**

Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for Kennedy Town Area

**ENVIRON**



The Belcher's


**Location No.: 34**

**Location: Belchers Street**



**Location No.: 34**

**Location: Belchers Street**

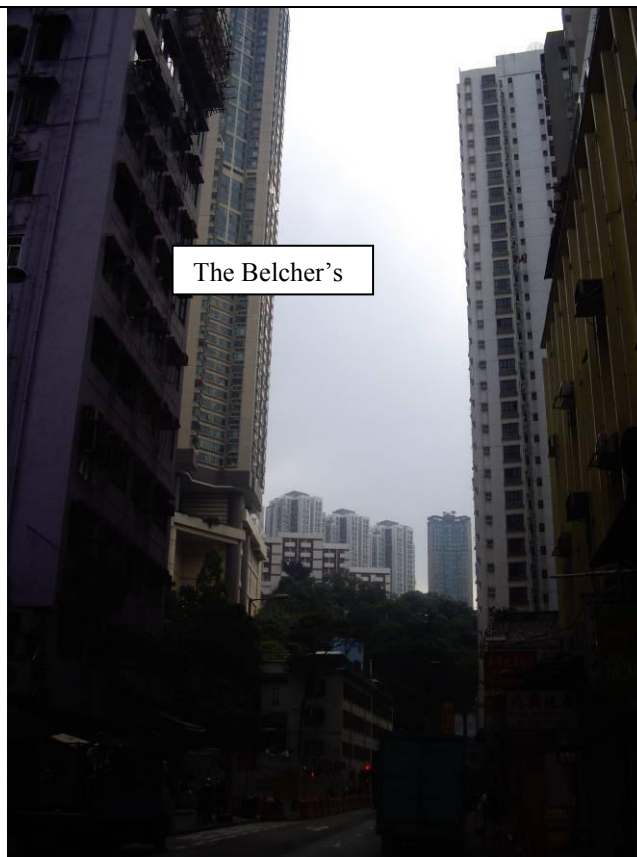
Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 35**

**Location: Belchers Street**



**Location No.: 35**

**Location: Belchers Street**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 36**

**Location: Queen's Road West**



**Location No.: 37**

**Location: South Land**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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The Belcher's

**Location No.: 37**

**Location: South Land**



**Location No.: 38**

**Location: Queen's Road West**

**Project:**

Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for Kennedy Town Area

ENVIRON




**Location No.: 39a**

**Location: Queen's Road West**



**Location No.: 39b**

**Location: Queen's Road West**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**Location No.: 40**

**Location: Shing Sai Road**



**Location No.: 40**

**Location: Shing Sai Road**

Project:	Term Consultancies for Air Ventilation Assessment Services Under Agreement No. PLNQ 35/2009 Category A1 – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment For an Instructed Project for <u>Kennedy Town Area</u>	
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**URBAN DESIGN APPRAISAL  
FOR PROPOSED AMENDMENTS TO  
THE DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/17**

**1. Background and Purpose**

- 1.1 In order to provide better planning control on the building height (BH) upon development/redevelopment and to meet public aspirations for better living condition and greater certainty and transparency in the statutory planning system, Planning Department (PlanD) has been reviewing the Kenney Town & Mount Davis Outline Zoning Plan with a view to incorporating BH restrictions for development zones to guide future development/redevelopment.
- 1.2 The main objectives of this paper are to provide principles and considerations from urban design perspectives in formulating BH restrictions for the Kenney Town & Mount Davis Planning Scheme Area (the Area) with a view to assessing the visual impacts of the proposed BH restrictions.

**2. Spatial Context and Profile of the Area**

**General Context**

- 2.1 The Area (about 172 hectares) is located at the north-western end of Hong Kong Island facing the western gateway to Victoria Harbour. It is a predominantly residential area (about 19%) with the green mountain backdrop of Mount Davis at the south-west of the Area (about 40%) (**Plans 2A & 2B of MPC Paper No. 2/11 (the Paper)**). Lung Fu Shan, which lies to the southeast of the Area, forms a green backdrop for the north-eastern part of the Area. In general, high-rise, high-density residential developments are concentrated in the eastern and north-eastern parts of the Area, as well as the Kennedy Town centre. Low to medium-rise residential developments are in the southern and central parts of the Area.
- 2.2 Based on the existing configuration, the Area can be broadly divided into 7 sub-areas (SA) (**Plan 4 of the Paper**) as follows:
  - Belcher Bay Cluster (SA1) ;
  - Kennedy Town Residential Cluster (SA2);
  - Foothill Residential Area (SA3);
  - Pok Fu Lam Road West Cluster (SA4);
  - Area which is under an ongoing land use review (SA5) (see paragraphs 2.12 and 2.13);
  - Mount Davis Coastal Area (SA6); and
  - Green Mountain Backdrop (SA7).



## Local Context and Evaluation

### SA1: Belcher Bay Cluster (Plans 5B & 5C of the Paper)

- 2.3 This subarea is on the waterfront and in the north-eastern part of the Area. The Western District Public Cargo Working Area (PCWA), temporary bus terminus with sitting-out area, and Belcher Bay Park are open air developments while a swimming pool complex under construction in the "G/IC(1)" zoning is subject to a BH restriction of 33mPD.
- 2.4 Belcher Bay Park (about 16,835m<sup>2</sup>) and the swimming pool complex form a major recreation node for the local residents (**Plan A**). The open air temporary bus terminus, which is zoned "O", has open view to Victoria Harbour, Green Island and Little Green Island and Stonecutters Bridge (Photos 12 & 13 of **Plans C & D**). The site will be developed as an open space upon relocation of the bus terminus.

### SA2: Kennedy Town Residential Cluster (Plans 5B to 5D, & 5I of the Paper)

- 2.5 This sub-area is predominantly occupied by residential developments mainly along Queens' Road West, Belcher's Street, Catchick Street, Kennedy Town Praya, Rock Hill Street, Cadogan Street and Smithfield, etc. Many of them are around 40 years old with BH generally below 90mPD (**Plans 6 & 8 of the Paper**). Some new residential developments of less than 20 years old are over 120mPD. Major residential developments include The Belcher's (about 208.6-220.9mPD or 204.4-216.7m), Manhattan Heights (about 171.2mPD or 167.1m), The Merton (about 156.9-176.3mPD or 152.8-172.7m), and Harbour View Garden (about 104.7-125.8mPD or 100.2-121.3m). Details of the existing BH are shown on **Plans 6 & 7 of the Paper**. The Merton and Manhattan Heights are excessively tall in the context of the waterfront setting (**Plan 5A of the Paper**). Besides, a number of sites at Belcher's Street, Catchick Street and Des Voeux Road West with approved building plans are for redevelopments into very tall buildings (range from 146mPD to 178mPD).
- 2.6 The main streets in this cluster are in a grid form and act as view corridors. The north-east/south-west alignments of Praya Kennedy Town/Catchick Street, Belcher's Street, Rock Hill Street/Forbes Street, and Pok Fu Lam Road/Mount Davis Road facilitate air ventilation in particular the annual prevailing wind from north-east (**Plans 10 and 11 of the Paper**).

### SA3: Foothill Residential Area (Plans 5E & 5I of the Paper)

- 2.7 This cluster comprises open air open spaces at Forbes Street, low to medium-rise GIC uses at Rock Hill Street/Smithfield (1 to 15 storeys), low to medium-rise residential developments in the "R(C)1" zone (4 to 17 storeys) in the eastern part, and high-rise residential developments (reach BHs of about 160 to 170mPD) at higher site levels (up to about 60mPD) along Smithfield and Pokfield Road.
- 2.8 Forbes Street Temporary Playground and the existing Kennedy Town Swimming Pool (which will be used as MTR Kennedy Town Station) form a node and breathing space between the Foothill Residential Area and the Kennedy Town Residential Cluster (**Plan A**). It also acts as a major air path for the northeasterly wind from Belcher's Street and Pok Fu Lam Road (**Plan 11 of the Paper**).

- 2.9 This sub-area, which is at the foothill of Mount Davis and Lung Fu Shan, has a unique urban fringe character. The area is bisected by Smithfield which runs along the valley between Mount Davis and Lung Fu Shan and becomes a major view corridor to the sea. As the existing BH profile to the east of Smithfield increases gradually along Pokfield Road, the Smithfield has a valley-like terrain which echoes with the valley between Mount Davis and Lung Fu Shan.

SA4: Pok Fu Lam Road West Cluster (Plans 5E & 5I of the Paper)

- 2.10 This sub-area is generally located to the west of Pok Fu Lam Road in the south-eastern part of the Area and is mainly G/IC in nature, comprising electricity substation, schools, sports centre, student hostels and staff quarters of the University of Hong Kong (HKU) (2-8 storeys). There are also interspersed "O" and "GB" zones in this cluster. A "G/IC" site located to the east of Chiu Yuen Cemetery is proposed for columbarium use subject to further study and public consultation.
- 2.11 Pok Fu Lam Road, with a topography generally increases from about 54mPD at the north-eastern part to about 119mPD at the south-western part, is the main distributor connecting Pok Fu Lam, Cyber-port and Aberdeen with Sai Ying Pun and Mid-levels West (Photo 23 of **Plan E**). It serves as a view corridor and major air path of annual prevailing wind from northeast and summer prevailing wind from southwest (**Plan 11 of the Paper**). The mountain backdrop of Lung Fu Shan to the east of Pok Fu Lam Road provides a visual relief for the urban environment.

SA5: Area which is under an ongoing land use review (Plans 5F & 5G of the Paper)

- 2.12 An area located near the waterfront bounded by Cadogan Street on the east and the Island West Refuse Transfer Station on the west, covering the ex-Kennedy Town Incinerator and Abattoir site, ex-police married officer's quarters and ex-Mount Davis Cottage Area, is under an ongoing land use review. The waterfront area is mainly occupied by a temporary recreation ground, two godown buildings of China Merchants Wharf (63.7mPD and 83.9mPD), salt water pumping station and Victoria Public Mortuary (1 to 2 storeys). The residential developments and industrial buildings to the south of Sai Ning Street range from 73mPD to 126mPD. Some "GIC" and "OU" uses are located at the south of Victoria Road (1 to 6 storeys).
- 2.13 The linear cluster of open spaces including sitting-out area and temporary recreation ground along Sai Ning Street, as well as Cadogan Street Temporary Garden (**Plan A** and Photo 20 of **Plan E**) form the recreation nodes and breathing spaces for the local residents. Furthermore, views to Victoria Harbour, Green Island and Little Green Island, Stonecutters Bridge, and the green mountain backdrop of Mount Davis are available in these areas.

SA6: Mount Davis Coastal Area (Plan 5A of the Paper)

- 2.14 This sub-area is elongated in shape and is located along the coastal area on the western part of the Area, facing the western gateway to Victoria Harbour. While the Island West Refuse Transfer Station (6 storeys) is located at the eastern end of this cluster, the "GB" and "R(B)" zones in the western part of Victoria Road are undeveloped. The Victoria

Road Detention Centre (1 to 3 storeys) and Jubilee Battery, which are Grade 3 historic buildings and military site with historic interest respectively, are located at the southern end of this sub-area.

- 2.15 Majority of the area is designated as “Landscape Protection Area” or “Development Area of High Landscape Value” under the Metroplan Landscape Strategy. This sub-area is characterized with dense vegetation and natural coastlines, interspersed with low-rise developments.

**SA7: Green Mountain Backdrop (Plans 5H & 5I of the Paper)**

- 2.16 Mount Davis, with patches of GIC uses scattered in the foothill (1 to 5 storeys) and at the top (1 storey), forms the green Mountain Backdrop in the southern part of the Area. Some low-rise houses and medium-rise residential developments are along Mount Davis Road at the southern end of this cluster. The area mainly falls within “Landscape Protection Area”, and partly falls within “Development Area of High Landscape Value” designated under the Metroplan Landscape Strategy. The southern part of the area along Mount Davis Road also falls within the Pok Fu Lam Moratorium area where land sale is deferred and no lease modification is allowed for more intensive development to avoid aggravating the traffic conditions.

**3. Urban Design Principles and Considerations**

- 3.1 In conducting the BH review, the broad urban design principles set out in the Urban Design Guidelines (Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG)) should be taken into consideration. Also, the topography, local character, existing BH profile, predominant land uses, the waterfront and foothill setting, as well as compatibility with the surrounding areas including the BH restrictions imposed on the Sai Ying Pun & Sheung Wan OZP and the Mid-levels West OZP, have been taken into account. The urban design principles considered and adopted in formulating the BH control for the Area are as follows:

- stepped height concept with lower developments along the waterfront and gradation of height profile to echo the natural topographical profile should be adopted;
- the existing BH profile, except the excessively tall buildings on the waterfront (**Plans 6 & 7 of the Paper**), and the development character of the Area should be respected;
- the view to the Area and Victoria Harbour from the local vantage points should be preserved as far as possible;
- the BH profile should be sympathetic and compatible in scale and proportion with the surrounding developments and to protect the setting of and views towards the heritage buildings;
- building heights should relate to the scale of the streets to avoid canyon effect; and

- existing green/view corridors and major air paths should be preserved. Open spaces and low-rise GIC sites should be retained to serve as visual and spatial relief.

#### 4. **Urban Design Concept**

4.1 Taking into account the considerations mentioned in paragraph 3.1 above, the BH profile for the Area is formulated based on the following concepts (**Plan 12 of the Paper**):

- A stepped BH concept is generally adopted with BH gradually increases from the waterfront to the uphill areas of Mount Davis and Lung Fu Shan with a view to preserving the view to the sea. The existing open spaces and low-rise developments at the waterfront should be maintained as far as practicable. Excessively tall buildings on the waterfront should be avoided.
- The open spaces, parks and playgrounds along the waterfront will be retained. Moreover, the “O” and “GB” sites, as well as the low to medium-rise GIC developments scattered throughout the Area should be retained to serve as breathing spaces and visual relief in the Area (**Plans A & Plan 12 of the Paper**). In particular, the existing Forbes Street Temporary Playground, the future MTR Kennedy Town Station and the “stepped street” sites (“R(C)1” zone) provide a linear low to medium-rise development zone and delineate a buffer between the Kennedy Town Residential Cluster and the Foothill Residential Area. As this area falls within the major air path, the existing character should be preserved.
- As Smithfield runs along the valley between Mount Davis and Lung Fu Shan, the BH profile for developments at both sides of the road should echo with the valley so as to preserve an open view towards the sea.
- Pok Fu Lam Road, which provides a buffer between uphill area and urban environment, serves as a view corridor and gateway to the southern areas (e.g. Pok Fu Lam Area and Cyber port). Given the local character, existing BH profile and topography, a gradually increase BH profile from Pok Fu Lam Road to Pokfield Road is proposed.
- The Mount Davis Coastal Area with natural coastline and rich vegetations is facing the gateway to Victoria Harbour. Low-rise developments are proposed in the area to preserve the natural setting. A gradually increase BH profile from the western coastal area to east along Victoria Road would commensurate with the transition from the urban fringe towards the urban core.
- The low to medium-rise development character at the south of the Area along Mount Davis Road should be maintained with a view to preserving the high landscape value of the Area.

4.2 For the area under land use review, BH restrictions will be imposed for the existing developments and uses to be retained in the review area to ensure adequate development control on these sites. As the land uses for some of the Government sites are still under review, these sites will be rezoned to “Undetermined” and the BH restrictions will be incorporated upon completion of the land use review.



## 5. Proposed Building Height Restrictions

- 5.1 The proposed BH restrictions for “Residential (Group A)” (“R(A)”), “R(B)”, “R(C)” and “R(E)” sites are shown in **Plan 13 of the Paper**. The proposed BH restrictions for “Industrial” (“I”), “G/IC” and “OU” sites are shown in **Plan 14 of the Paper**. The existing and committed developments exceeding the BH restrictions are shown in **Plan 16 of the Paper**.

## 6. Visual Assessment

### Scope of Assessment

- 6.1 This assessment encompasses the built-up areas and evaluates the visual effects of the proposed BH restrictions from identified local vantage points. For the purpose of visual assessment, sites with redevelopment potential are identified based on the assumption that existing buildings are mostly under multiple ownership, and developments having fewer storeys and therefore smaller number of units would more likely undergo ownership assembly. Moreover, older buildings would have a greater opportunity for redevelopment, especially for sites that have not been fully developed to the maximum development potential. As such, developments with a building age of 30 years or over and with a BH of 15 storeys or below are assumed to have greater potential for redevelopment. As most lots in the Area are small in size, it would be more realistic to assume some site amalgamation<sup>1</sup>, which would result in taller buildings than those for piecemeal developments on individual small lots. In addition, committed developments<sup>2</sup> in the area are also included to show the possible built form in the Area.

### Selection of Local Vantage Points

- 6.2 The Urban Design Guidelines of HKPSG sets out 7 strategic vantage points (VP), but the Area does not fall within the “view fan” of all these strategic VPs. The 2 nearest VPs are located at the West Kowloon Reclamation and Lion Pavilion of the Peak (**Plan 5 of the Paper**). As such, two local VPs taking into consideration the available view, accessibility and popularity to the public are selected for assessing the visual impact of the proposed BH restrictions. One of which is located at the major ferry route in the western gateway to Victoria Harbour (VP1 in **Plan 5 of the Paper**). This VP is selected since the Area is located at the western end of Hong Kong Island, no land-based local vantage point can be identified to provide a front view from the north to the Area. This VP is accessible by ferries entering Victoria Harbour from the west such as Lantau Island and Macau. Another local VP is at a popular hiking trail of Harlech Road within the Lung Fu Shan Country Park (VP9 in **Plan 5 of the Paper**). It provides a panoramic view from a highland area over the major residential developments in the northern part of the Area.

<sup>1</sup> Site amalgamation is assumed for the purpose of urban design appraisal to assess the visual impact of the proposed BH restrictions. In general, it is assumed that site amalgamation would take place for small sites within the same street block having an area generally less than 200m<sup>2</sup>. In determining the reasonable area for amalgamation, references have been made to the existing local characteristics and the approved building plans within the Area.

<sup>2</sup> Committed developments are those sites with planning permission and/or building plan approval.

## Appraisal of Visual Changes

### Major ferry route in the western gateway to Victoria Harbour

- 6.3 As shown in the photomontage (**Plan 15A of the Paper**), the proposed BH restrictions of 100mPD and 120mPD are compatible with the existing built form and a stepped BH profile is enabled. The standout buildings include The Merton and Manhattan Heights on the waterfront, and The Belcher's in the eastern part of the Area. The ridgelines of Mount Davis and the Peak are generally preserved.

### Hiking trail of Harlech Road within the Lung Fu Shan Country Park

- 6.4 A panoramic view at Harlech Road is shown in **Plan 15B of the Paper**. A number of existing and committed developments including the Belchers, The Merton, Manhatttan Heights, Cayman Rise and Mount Davis 33 and some committed developments along Belcher's Street have some impact on the harbour view. However, the maximum BH proposed for the Area would not cause adverse visual impact to the view to harbour.

## Appraisal of Urban Design Changes

### Stepped Height Profile

- 6.5 The proposed BH restrictions from 100mPD at the waterfront to 160mPD at Lung Wah Street and 170mPD at Pokfield Road generally follow the stepped BH profile and the existing topography which gradually increases from flat land (below 6mPD) at the waterfront to uphill areas (about 70mPD) of Mount Davis and Lung Fu Shan. Besides, with lower BH restrictions along Pok Fu Lam Road and at the western end of the Area, gradually increase BH profiles from Pok Fu Lam Road to Pokfield Road, and from the western coastal area to east along Victoria Road commensurating with the transition from the urban fringe towards the urban core, are enabled.

### Avoid Excessively Tall Buildings on the Waterfront

- 6.6 Restricting the development at The Merton and Manhattan Heights to maximum BHs of 120mPD and 100mPD without the provision for redevelopment to the existing BH has respected the urban design principle to avoid excessively tall buildings on the waterfront, having regard to the specific considerations relating to the two sites as set out in paragraphs 10.2 and 10.3 of the Paper.

### Preserve View/Wind Corridors

- 6.7 The proposed BH restrictions at residential zones ensure the BHs of the redevelopments are commensurate with the scale of the streets to avoid canyon effect and preserve the existing view/wind corridors at main streets. In particular, the linear low to medium-rise development zone at Forbes Street Temporary Playground, the future MTR Kennedy Town Station and the "stepped street" sites is maintained to facilitate northeasterly wind from Belcher's Street and Pok Fu Lam Road.

### Provide Visual Relief at "O", "GIC" and "OU" sites

- 6.8 The open spaces, and low to medium-rise GIC and OU developments scattered throughout the Area are retained to serve as visual relief and breathing spaces in the Area.

The rezoning of a site to the east of MTR Kennedy Town Station from “G/IC” to “Green Belt” (“GB”) to preserve natural slopes, and the rezoning of two “G/IC” sites at top of Mount Davis to “O” to reflect existing use, preserve greenery in the proposed “GB” and increase the provision of “O” in the Area.

#### Respect Heritage Buildings

- 6.9 BH restrictions of 4 and 2 storeys are proposed for ex-Western Fire Station (Grade 2 historic building) and K. H. St. Luke’s Settlement Neighbourhood Elderly Centre (Grade 3 historic building) to reflect the existing BH. Development restrictions of plot ratio 0.75, site coverage 25% and BH of 4 storeys are proposed for southern coastal “R(C)3” site within which the Victoria Road Detention Centre (Grade 3 Buildings) is situated. The proposed BH is compatible with the historic buildings (1 to 3 storeys). Besides, as BH restriction of 1 storey is proposed for the microwave station at top of Mount Davis, the setting of and view towards the historic structures are respected.

#### Compatible with Natural Setting

- 6.10 The BH restrictions are generally in line with the natural topography of the Area with the lowest development in the waterfront and ascending towards the hill. The BH restrictions echo the natural topographical of the Area. The proposed rezoning of parts of the two coastal “R(B)” sites to the west of Victoria Road to “GB” has respected the high landscape value of the area and helps to preserve the natural coastline. Besides, the rezoning of two other “R(B)” sites at Mount Davis Road to “R(C)2” with maximum BH of 3 storeys to generally reflect the existing BH also helps to preserve the development character in the southern part of the Area.

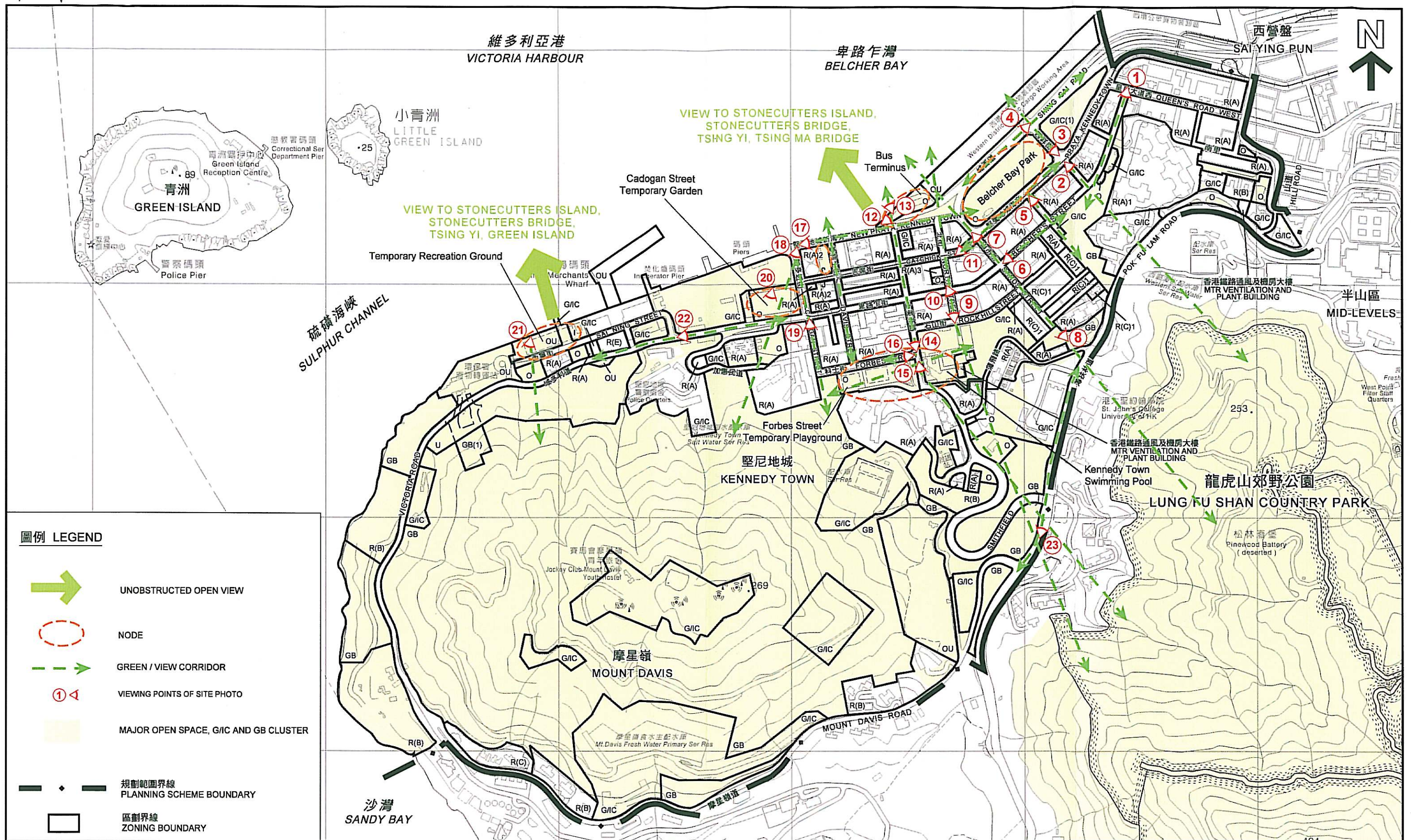
### **7. Conclusion**

- 7.1 Based on the visual assessment, it is considered that the proposed BH profile is sympathetic and compatible with the topography, the local character and as-built environment in the Area. Due respect has been given to preserving the waterfront setting and the mountain backdrop of Mount Davis. Low-rise GIC facilities, open spaces and “OU” developments are maintained to act as spatial and visual relief, as well as breathing spaces in the Area. The overall BH profile is generally in harmony with existing environment and no adverse visual impact would be envisaged.








#### **Attachments**

<b>Plan A</b>	Green/view Corridors
<b>Plans B to E</b>	Site Photos of Green / View Corridors





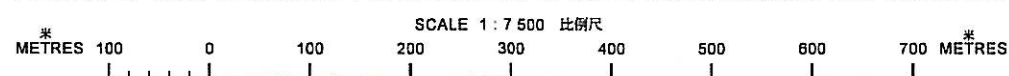
圖例 LEGEND

-  UNOBSTRUCTED OPEN VIEW
-  NODE
-  GREEN / VIEW CORRIDOR
-  VIEWING POINTS OF SITE PHOTO
-  MAJOR OPEN SPACE, G/C AND GB CLUSTER
-  規劃範圍界線  
PLANNING SCHEME BOUNDARY
-  區劃界線  
ZONING BOUNDARY

本摘要圖於2011年2月15日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SURVEY SHEET No. HM10C

GREEN / VIEW CORRIDORS

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17



規劃署  
PLANNING DEPARTMENT

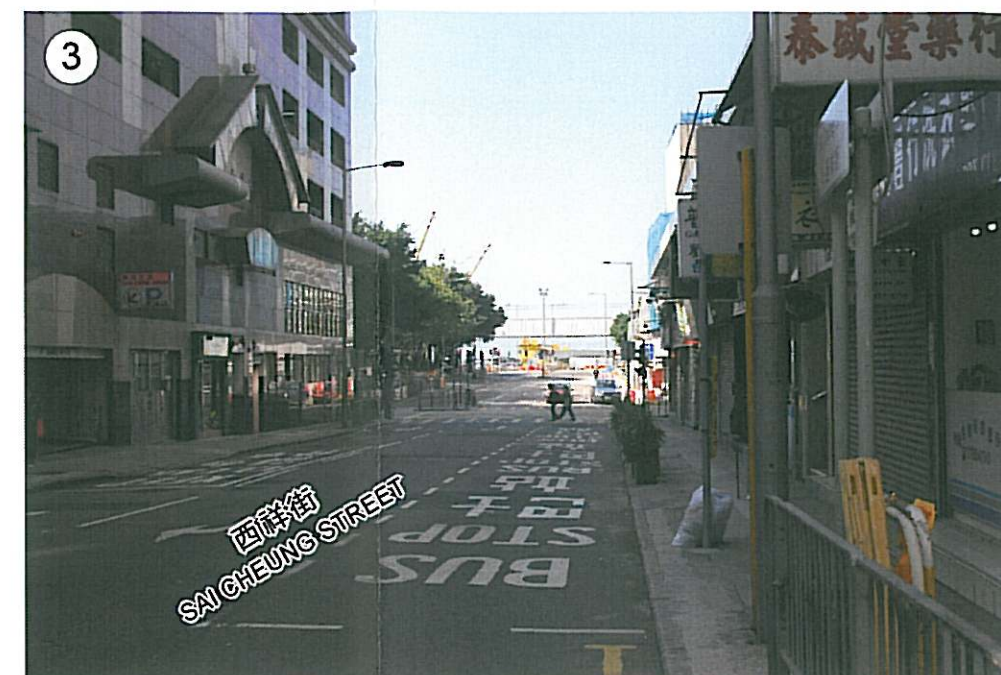
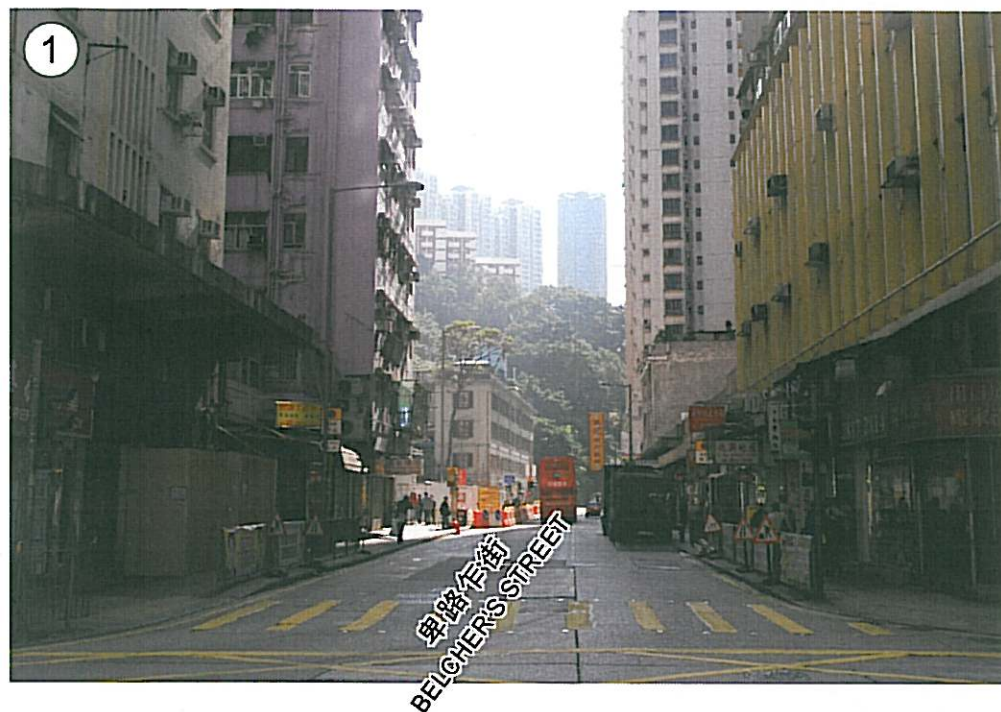


參考編號  
REFERENCE No.

M/H1/11/27

圖 PLAN  
A





本圖於2011年2月15日擬備，所根據的  
資料為攝於2011年1月8日的實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTOS TAKEN ON 8.1.2011

#### SITE PHOTOS OF GREEN / VIEW CORRIDORS

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/28

圖 PLAN  
B





本圖於2011年2月15日擬備，所根據的資料為攝於2011年1月8日的實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTOS TAKEN ON 8.1.2011

# SITE PHOTOS OF GREEN / VIEW CORRIDORS

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/29

圖 PLAN  
C



13

青衣  
TSING YI

昂船洲大橋  
STONECUTTERS BRIDGE



14



士美菲路  
SMITHFIELD

15



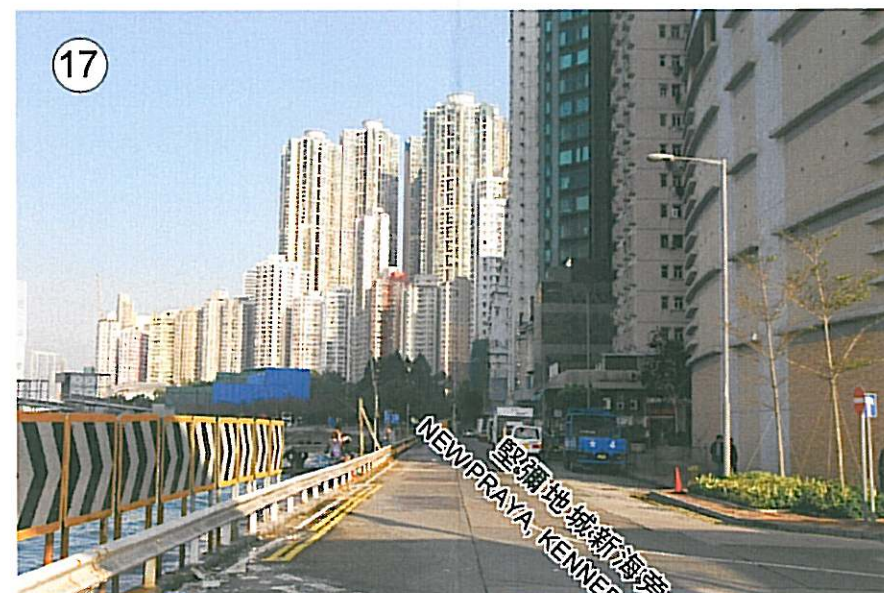
士美菲路  
SMITHFIELD

16



佛士街  
FORBES STREET

17



堅尼地城新海旁  
NEWPRAYA, KENNEDY TOWN

18



加多近街  
CADOGAN STREET

本圖於2011年2月15日擬備，所根據的  
資料為攝於2011年1月8日的實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTOS TAKEN ON 8.1.2011

# SITE PHOTOS OF GREEN / VIEW CORRIDORS

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

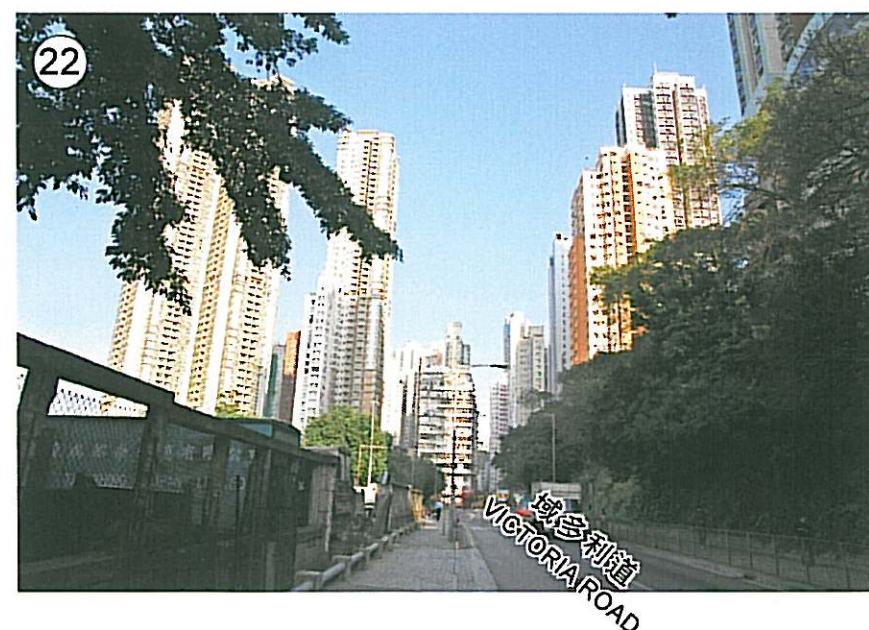
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/30

圖 PLAN  
D





本圖於2011年2月15日擬備，所根據的  
資料為攝於2010年12月27日及2011年1月8日的實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTOS TAKEN ON 27.12.2010 & 8.1.2011

# SITE PHOTOS OF GREEN / VIEW CORRIDORS

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

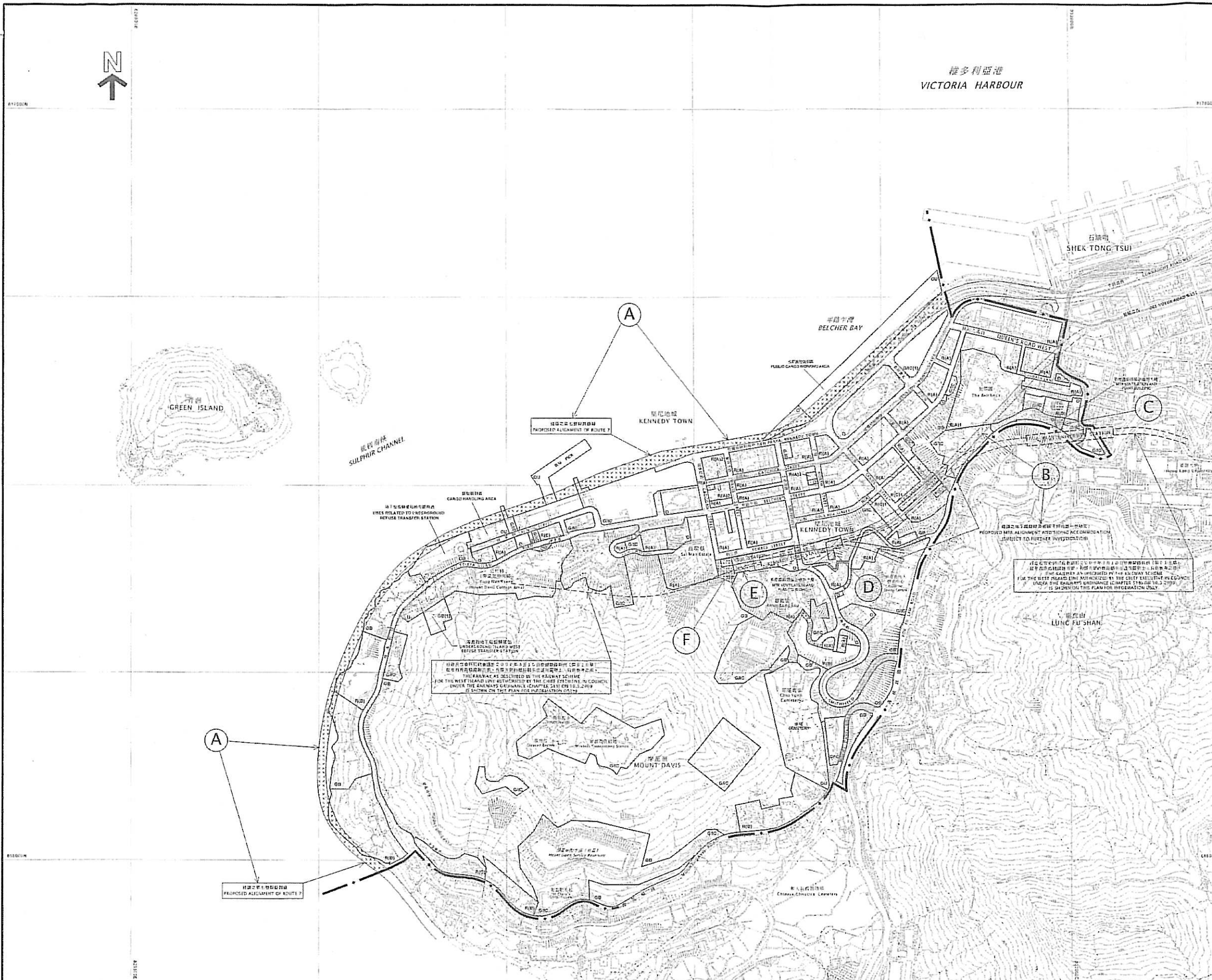
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/31

圖 PLAN  
E





圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
RESIDENTIAL (GROUP A)	23.10	13.40	住宅 (甲類)
RESIDENTIAL (GROUP B)	7.01	4.59	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.10	1.22	住宅 (丙類)
RESIDENTIAL (GROUP D)	0.22	0.13	住宅 (丁類)
INDUSTRIAL	0.76	0.44	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	20.08	17.91	政府、機構或社區
OPEN SPACE	5.54	3.21	休憩用地
OTHER SPECIFIED USES	8.42	4.89	其他指定用途
UNDETERMINED	3.62	2.10	未決定用途
GREEN BELT	60.81	40.39	綠化地帶
RAILWAY	0.19	0.11	鐵路
MAJOR ROAD ETC.	20.20	11.61	主要道路等
TOTAL PLANNING SCHEME AREA	172.33	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

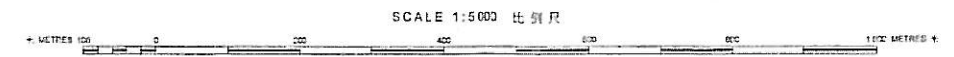
核准圖編號 S/H1/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H1/16  
按照城市規劃條例第5條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 D 項 AMENDMENT ITEM D	修訂項目 G 項 AMENDMENT ITEM G
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 E 項 AMENDMENT ITEM E	修訂項目 H 項 AMENDMENT ITEM H
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 F 項 AMENDMENT ITEM F	

(參看附表)  
(SEE ATTACHED SCHEDULE)

2010年3月26日 按照城市規劃條例第5條展示的  
修訂圖則 S/H1/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H1/16 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
29 MARCH 2010  
Ophelia Y. S. WONG 黃曉雲  
SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的堅尼地城及摩星嶺 (港島規劃區第1區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 1 - KENNEDY TOWN & MOUNT DAVIS - OUTLINE ZONING PLAN



規劃署連同城市規劃委員會指示圖  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD  
圖則編號  
PLAN No. S/H1/17





本摘要圖於2011年1月17日擬備，所根據的資料為地政總署拍得的航攝照片  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON AERIAL PHOTO  
TAKEN BY LANDS DEPARTMENT

堅尼地城及摩星嶺規劃區空中鳥瞰圖  
AERIAL OVERVIEW OF KENNEDY TOWN & MOUNT DAVIS PLANNING SCHEME AREA

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/09/42

圖 PLAN  
2A





本摘要圖於2011年1月7日擬備，所根據的資料為地政總署於2009年拍得的航攝照片編號CW83433  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON AERIAL PHOTO No. CW83433  
TAKEN ON 2009 BY LANDS DEPARTMENT

堅尼地城及摩星嶺規劃區空中鳥瞰圖  
AERIAL OVERVIEW OF KENNEDY TOWN & MOUNT DAVIS PLANNING SCHEME AREA

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

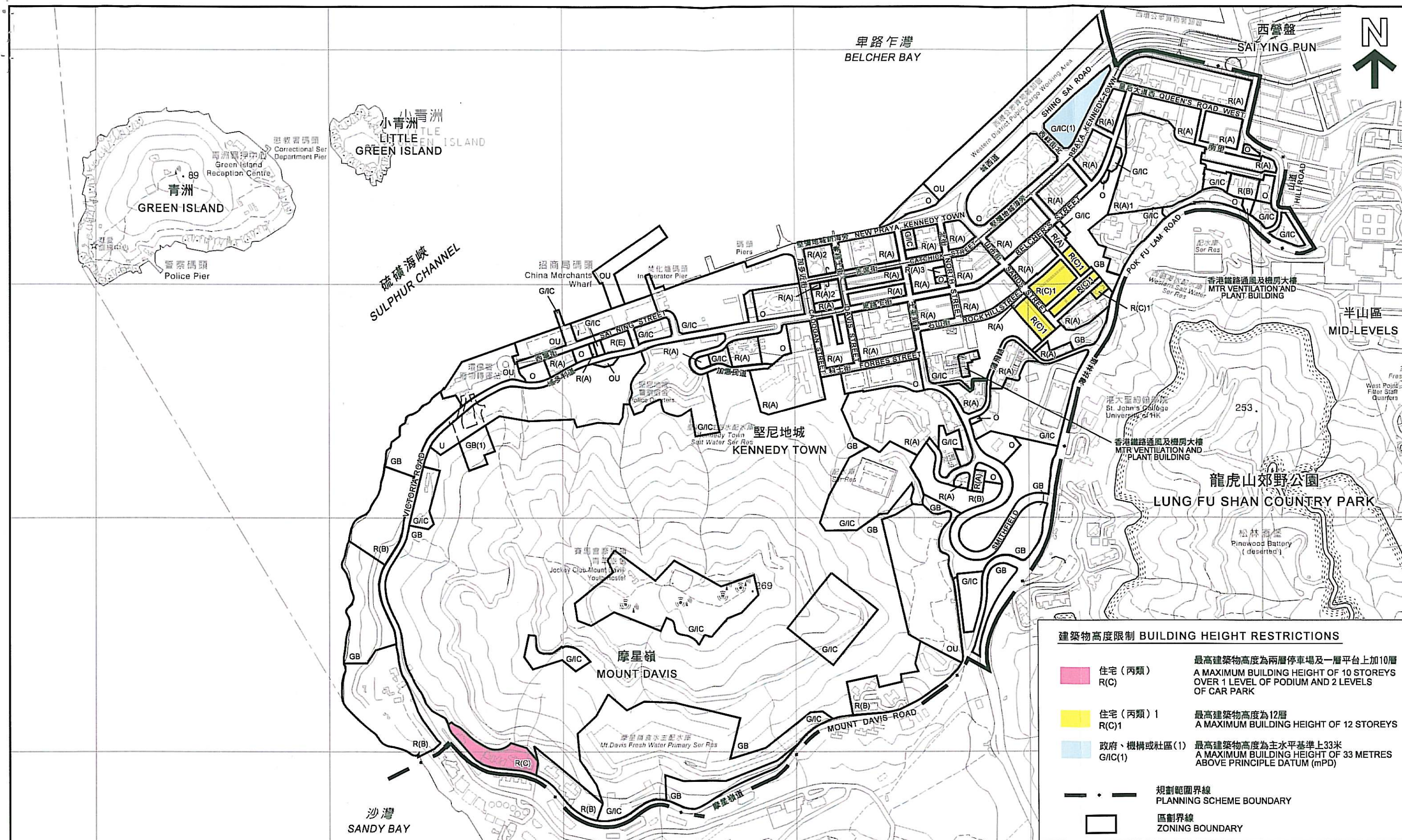
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/13

圖 PLAN  
2B

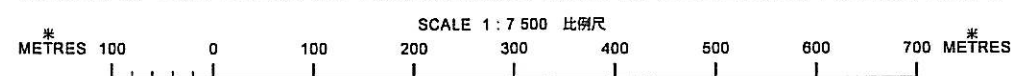




本摘要圖於2011年1月17日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SURVEY SHEET No. HM10C

堅尼地城及摩星嶺分區計劃大綱草圖內已有建築物高度限制的地帶  
ZONINGS WITH BUILDING HEIGHT RESTRICTIONS UNDER THE DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17



規劃署  
PLANNING DEPARTMENT

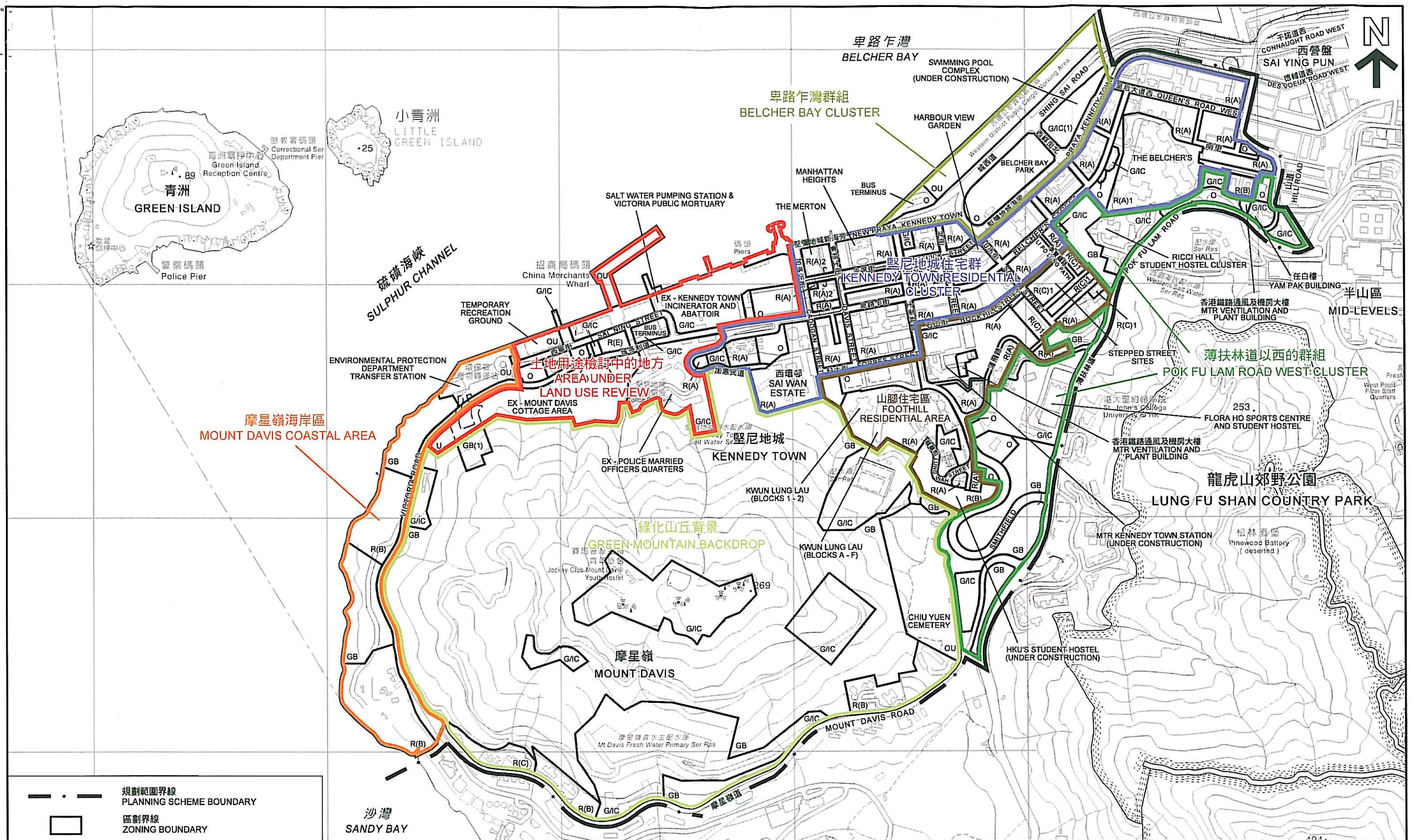


參考編號  
REFERENCE No.

M/H1/10/8

圖 PLAN  
3





— . — 規劃範圍界線  
 PLANNING SCHEME BOUNDARY  
 □ 區劃界線  
 ZONING BOUNDARY

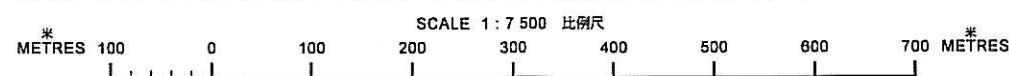
沙灣  
 SANDY BAY

### 規劃的背景

### THE PLANNING CONTEXT

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17



本摘要圖於2011年2月16日擬備，  
 所根據的資料為測量編號HM10C  
 EXTRACT PLAN PREPARED ON 16.2.2011  
 BASED ON SURVEY SHEET No. HM10C

規劃署  
 PLANNING DEPARTMENT

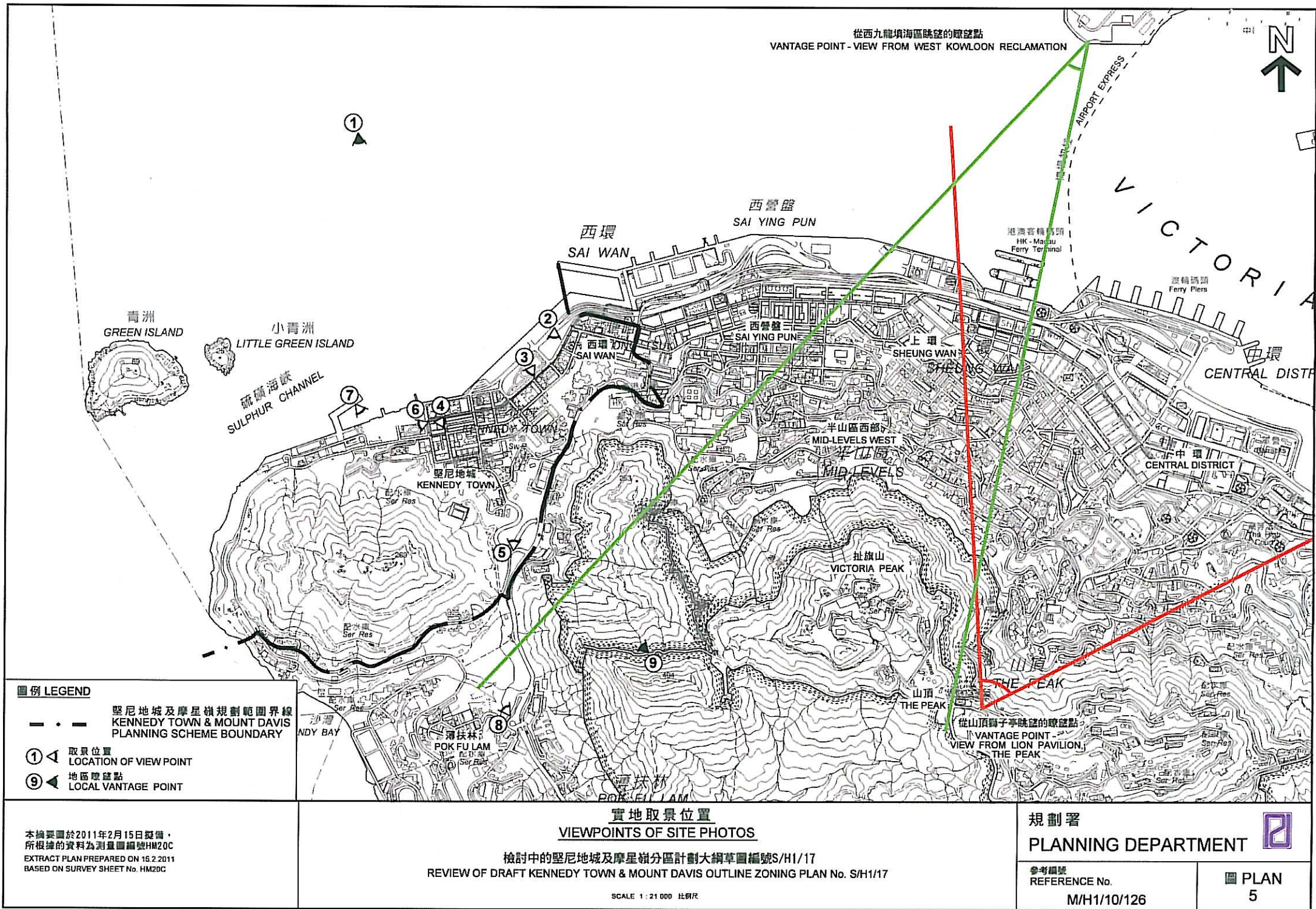


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 REFERENCE No.

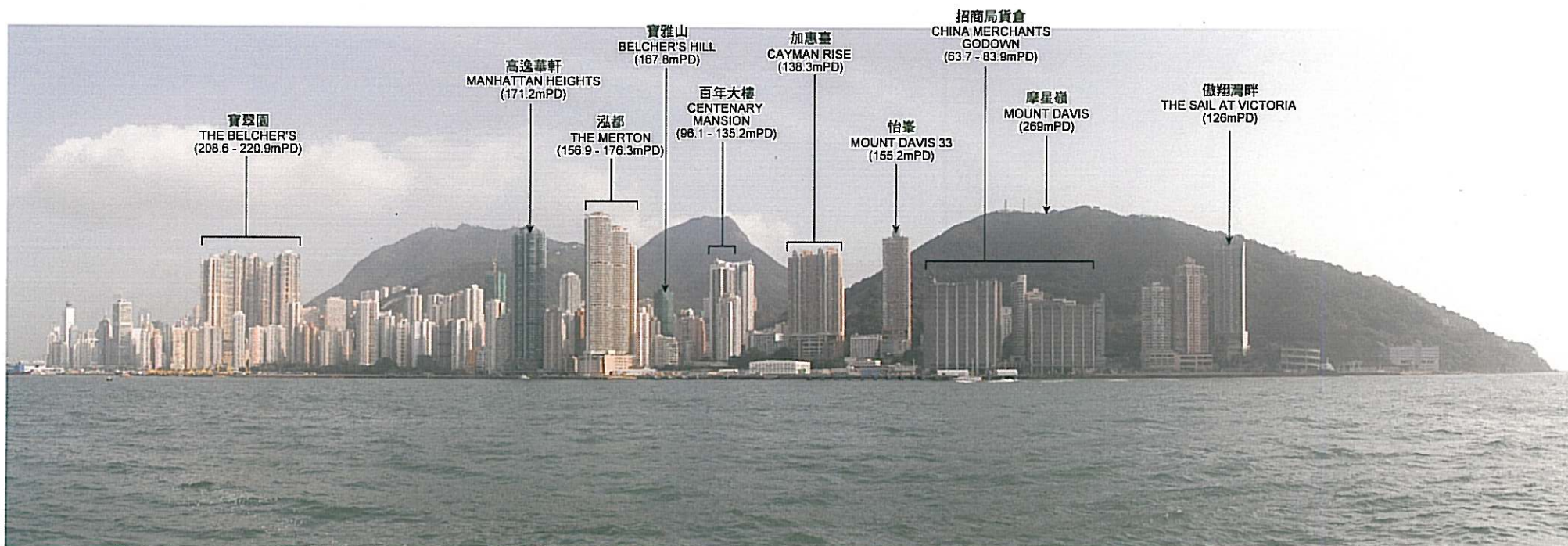
M/H1/10/50

圖 PLAN  
 4









現有景觀  
EXISTING VIEW

建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

實地照片 SITE PHOTO

本圖於2011年2月15日製備，所根據的  
資料為攝於2010年2月1日的實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTO TAKEN ON 1.2.2010

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING DEPARTMENT

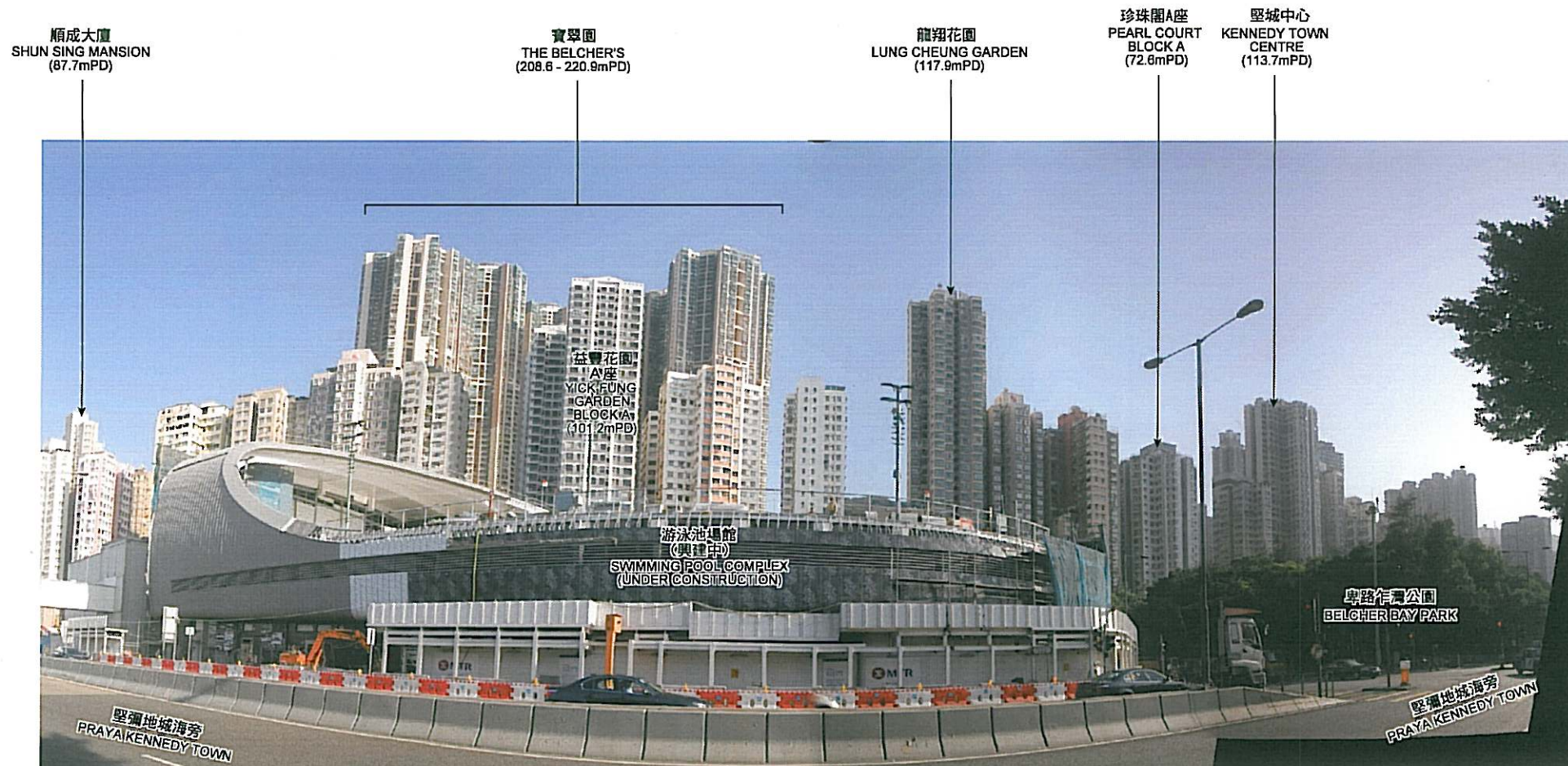


參考編號  
REFERENCE No.

M/H1/11/49

PLAN  
5A





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

本圖於2011年2月8日製備，所根據的資料為攝於2010年2月7日的實地照片  
EXTRACT PLAN PREPARED ON 8.2.2011  
BASED ON SITE PHOTO TAKEN ON 7.2.2010

### 實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從卑路乍灣公園向東望(主水平基準上3.9米)  
VIEW FROM THE BELCHER BAY PARK LOOKING EAST (3.9mPD)

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/10/119

圖 PLAN  
5B





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

本圖於2011年2月9日製備，所根據的資料為攝於2011年2月7日的實地圖片  
EXTRACT PLAN PREPARED ON 9.2.2011  
BASED ON SITE PHOTO TAKEN ON 7.2.2011

實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

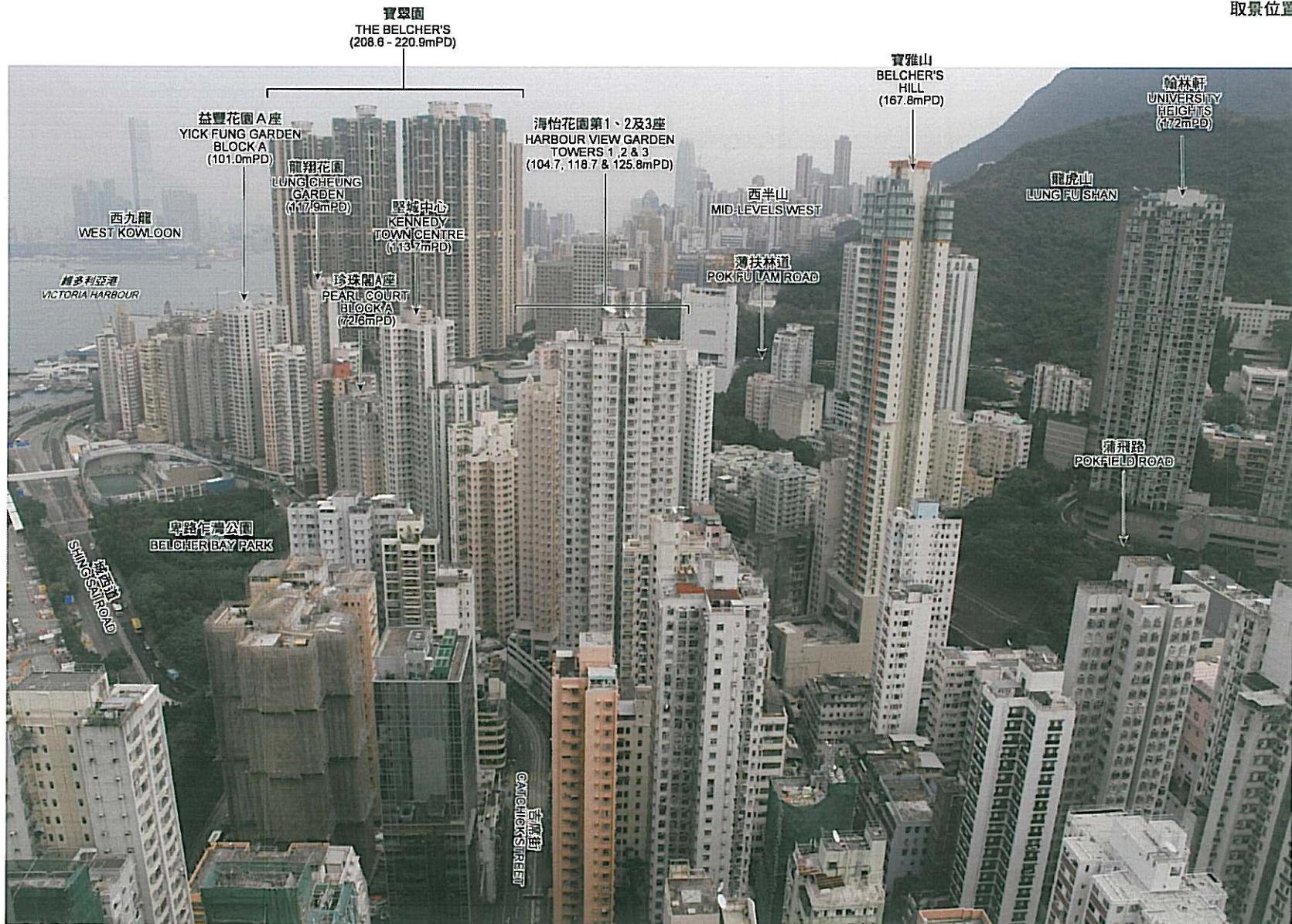
從卑路乍灣公園向南望(主水平基準上3.9米)  
VIEW FROM THE BELCHER BAY PARK LOOKING SOUTH (3.9mPD)

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/10/124

PLAN  
5C





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

本圖於2011年2月1日編備，所根據的資料為攝於2010年12月20日的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SITE PHOTO TAKEN ON 20.12.2010

實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

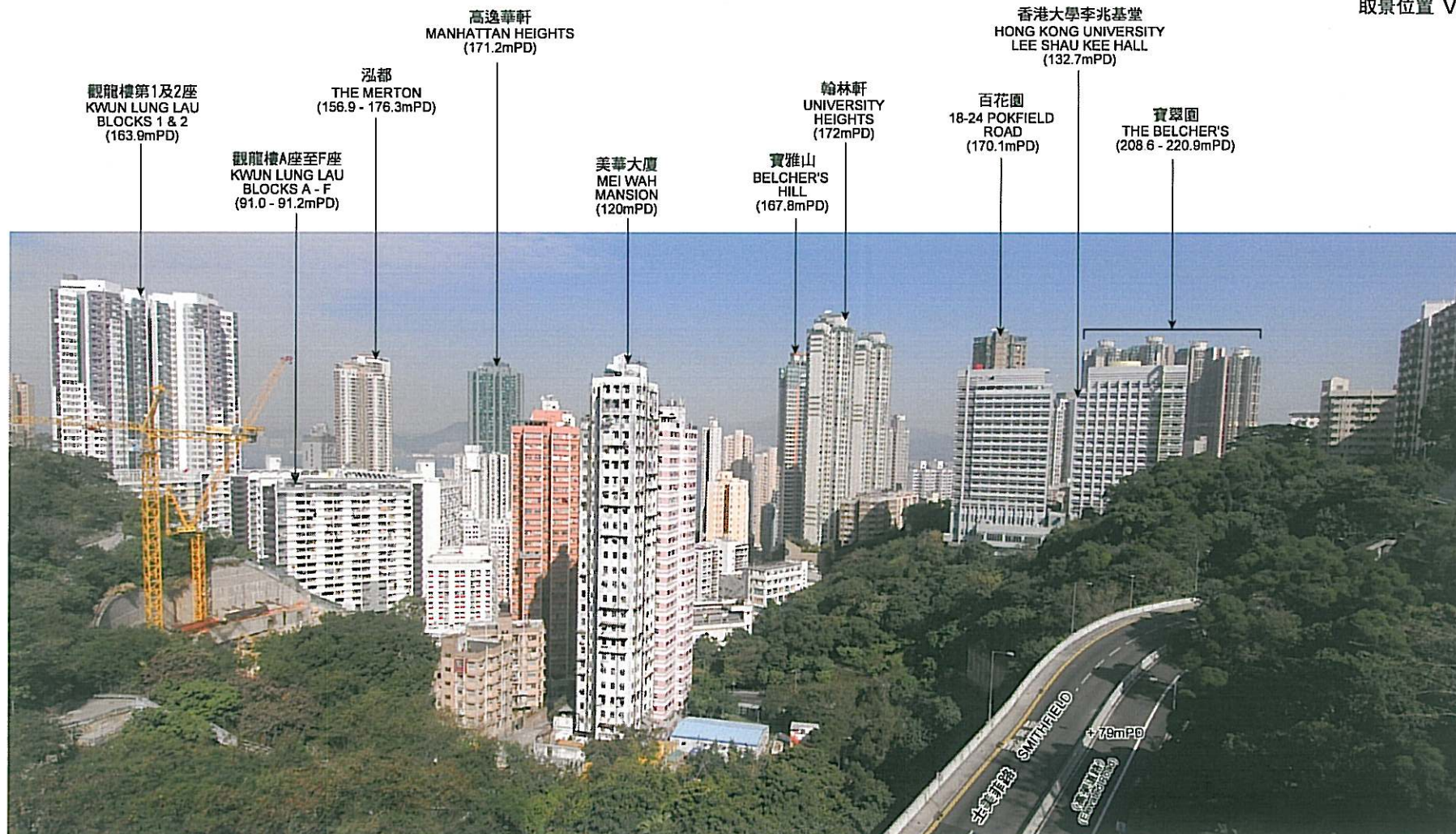
從泓都3座天台向東眺望(主水平基準上156.9米)  
VIEW FROM ROOF TOP OF BLOCK 3 OF THE MERTON LOOKING EAST (156.9mPD)

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/11/14

圖 PLAN  
5D





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

本圖於2011年2月1日編備，所根據的  
資料為攝於2010年12月9日的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SITE PHOTO TAKEN ON 9.12.2010

實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從摩星嶺道及薄扶林道的路口交匯處向北眺望(主水平基準上105.5米)  
VIEW FROM THE JUNCTION OF MOUNT DAVIS ROAD AND POK FU LAM ROAD LOOKING NORHT (105.5mPD)

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/103

圖 PLAN  
5E





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從西環新樓天台向西眺望(主水平基準上48.2米)

VIEW FROM ROOF TOP OF SAI WAN NEW APARTMENTS LOOKING WEST (48.2mPD)

規劃署  
PLANNING DEPARTMENT



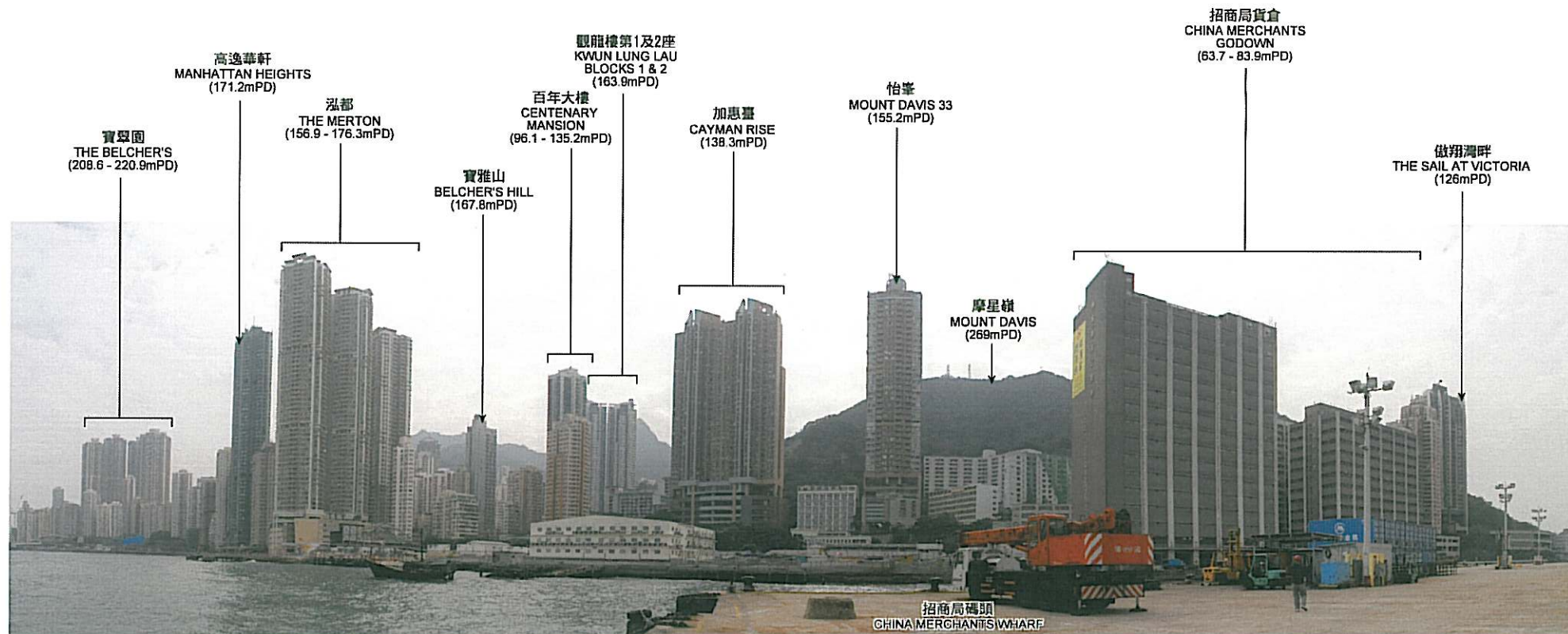
參考編號  
REFERENCE No.

M/H1/10/125

圖 PLAN  
5F

本圖於2011年2月8日製備，所根據的  
資料為攝於2010年12月10日的實地圖片  
EXTRACT PLAN PREPARED ON 8.2.2011  
BASED ON SITE PHOTO TAKEN ON 10.12.2010





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

# 實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從招商局碼頭向南及東南面眺望(主水平基準上4米)

VIEW FROM THE CHINA MERCHANTS WHARF LOOKING SOUTH AND SOUTHEAST (4mPD)

本圖於2011年2月1日製備，所根據的資料為攝於2010年12月20日的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SITE PHOTO TAKEN ON 20.12.2010

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/127

PLAN  
5G





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

本圖於2011年2月9日擬備，所根據的  
資料為攝於2011年2月7日的實地照片  
EXTRACT PLAN PREPARED ON 9.2.2011  
BASED ON SITE PHOTO TAKEN ON 7.2.2011

# 實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從碧荔道向北眺望(主水平基準上124.5米)  
VIEW FROM BISNEY ROAD LOOKING NORTH (124.5mPD)

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/10/123

圖 PLAN  
5H





建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

# 實地照片 SITE PHOTO

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

從夏力道(行山徑)向西北面眺望(主水平基準上361.5米)  
VIEW FROM HARLECH ROAD (HIKING TRAIL) LOOKING NORTHWEST (361.5mPD)

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/104

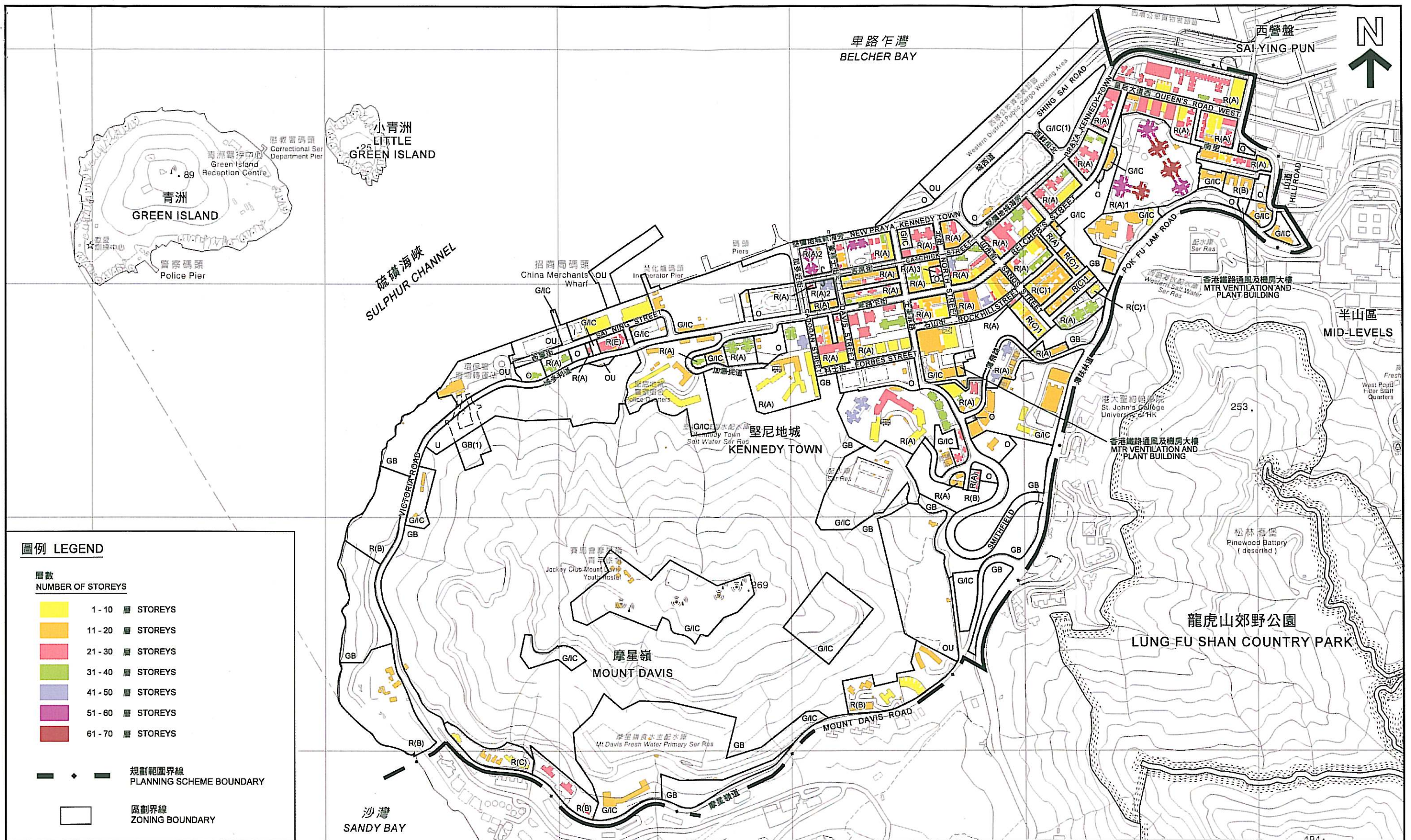
圖 PLAN  
5I

本圖於2011年2月15日擬備，所根據的  
資料為攝於2010年12月27實地照片  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTO TAKEN ON 27.12.2010









本摘要圖於2011年2月14日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SURVEY SHEET No. HM10C

堅尼地城及摩星嶺規劃區的現有建築物高度概況(層數)  
EXISTING BUILDING HEIGHT FOR KENNEDY TOWN & MOUNT DAVIS PLANNING AREA  
(NUMBER OF STOREYS)

SCALE 1 : 7 500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/6

圖 PLAN  
7

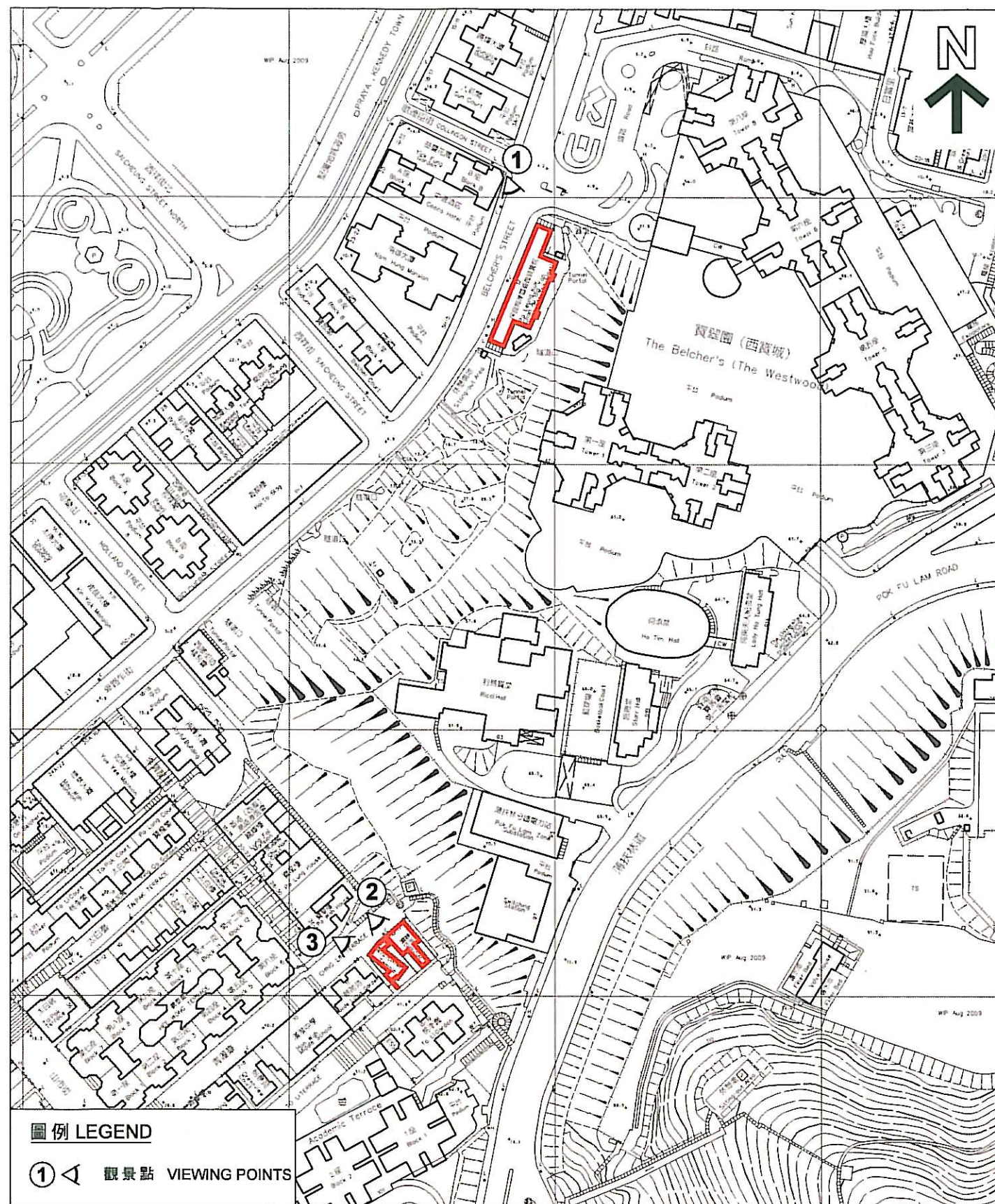












觀景點 VIEWING POINT 1

二級歷史建築物 - 前西區消防局  
GRADE 2 HISTORIC BUILDING - EX-WESTERN FIRE STATION



觀景點 VIEWING POINT 2

三級歷史建築物 - 廣悅堂公所  
GRADE 3 HISTORIC BUILDING - KWONG YUET TONG PUBLIC OFFICE



觀景點 VIEWING POINT 3

一級歷史建築物 - 魯班廟  
GRADE 1 HISTORIC BUILDING - LO PAN TEMPLE

本摘要圖於2011年2月1日擬備，  
所根據的資料為測量圖編號11-SW-6B, D和7A, C  
及攝於2009年11月10日(上和下)及  
2010年3月24日(中)的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SURVEY SHEETS No. 11-SW-6B, D & 7A, C  
SITE PHOTOS TAKEN ON 10.11.2009 (UPPER & LOWER)  
& 24.3.2010 (MIDDLE)

堅尼地城及摩星嶺規劃區內的已評級歷史建築物  
GRADED HISTORIC BUILDINGS IN KENNEDY TOWN & MOUNT DAVIS PLANNING SCHEME AREA  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺  
METRES 40 0 40 80 120 160 METRES

規劃署  
PLANNING DEPARTMENT

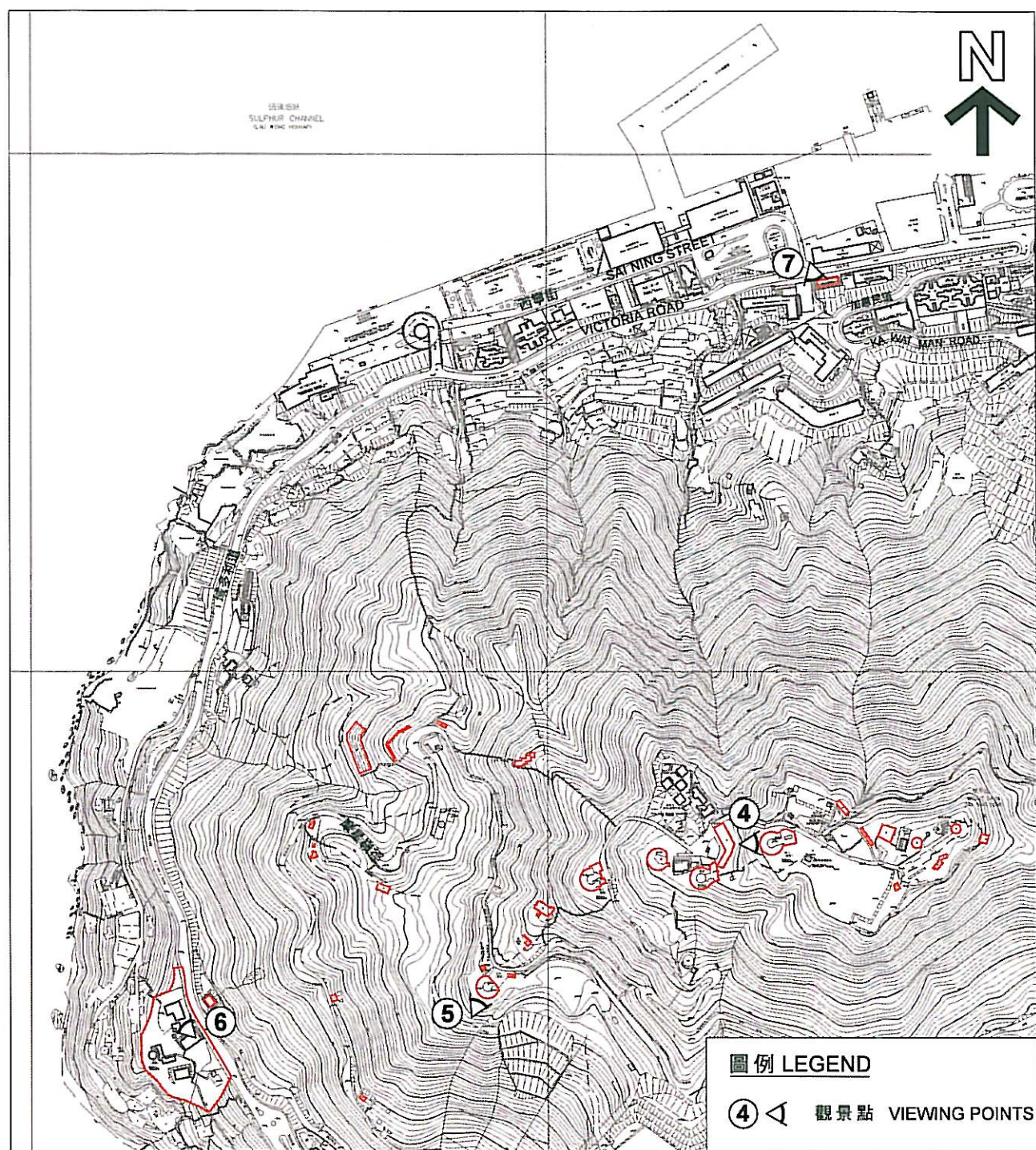


參考編號  
REFERENCE No.

M/H1/10/42

圖 PLAN  
9A





觀景點 VIEWING POINT 4



觀景點 VIEWING POINT 5



二級歷史建築物 - 摩星嶺炮台  
GRADE 2 HISTORIC BUILDING - MOUNT DAVIS BATTERY

觀景點 VIEWING POINT 6



觀景點 VIEWING POINT 7



三級歷史建築物 - 域多利道扣押中心  
GRADE 3 HISTORIC BUILDING -  
VICTORIA ROAD DETENTION CENTRE

三級歷史建築物 - 聖公會聖路加福群會長者鄰舍中心  
GRADE 3 HISTORIC BUILDING -  
S. K. H. ST. LUKE'S  
SETTLEMENT NEIGHBOURHOOD ELDERLY CENTRE

本摘要圖於2011年2月1日擬備，  
所根據的資料為測量圖編號HM10C  
及攝於2009年11月5日，2009年11月10日及  
2010年5月27日的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SURVEY SHEETS No. HM10C  
SITE PHOTOS TAKEN ON 5.11.2009,  
10.11.2009 AND 27.5.2010

堅尼地城及摩星嶺規劃區內的已評級歷史建築物  
GRADED HISTORIC BUILDINGS IN KENNEDY TOWN & MOUNT DAVIS PLANNING SCHEME AREA  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1 : 6 000 比例尺

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/43

圖 PLAN  
9B





圖例 LEGEND

-  夏天主要的風  
SUMMER PREVAILING WIND  
 全年主要的風  
ANNUAL PREVAILING WIND

本摘要圖於2011年1月18日擬備，所根據的資料為地政總署拍得的航攝照片  
 EXTRACT PLAN PREPARED ON 18.1.2011  
 BASED ON AERIAL PHOTO  
 TAKEN BY LANDS DEPARTMENT

堅尼地城及摩星嶺規劃區現時的風環境

EXISTING WIND ENVIRONMENT IN KENNEDY TOWN & MOUNT DAVIS PLANNING SCHEME AREA

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
 PLANNING DEPARTMENT

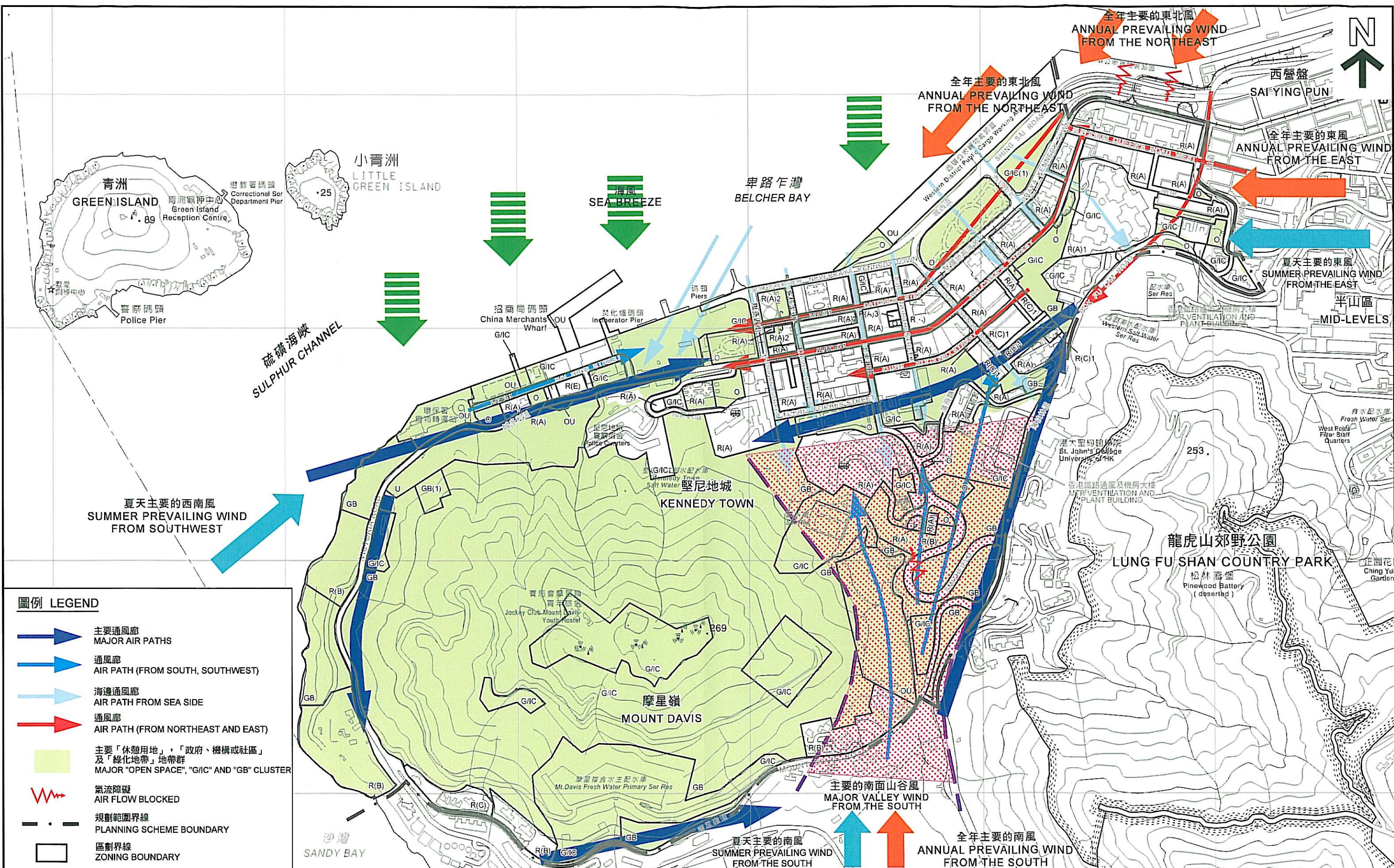


參考編號  
 REFERENCE No.

M/H1/10/128

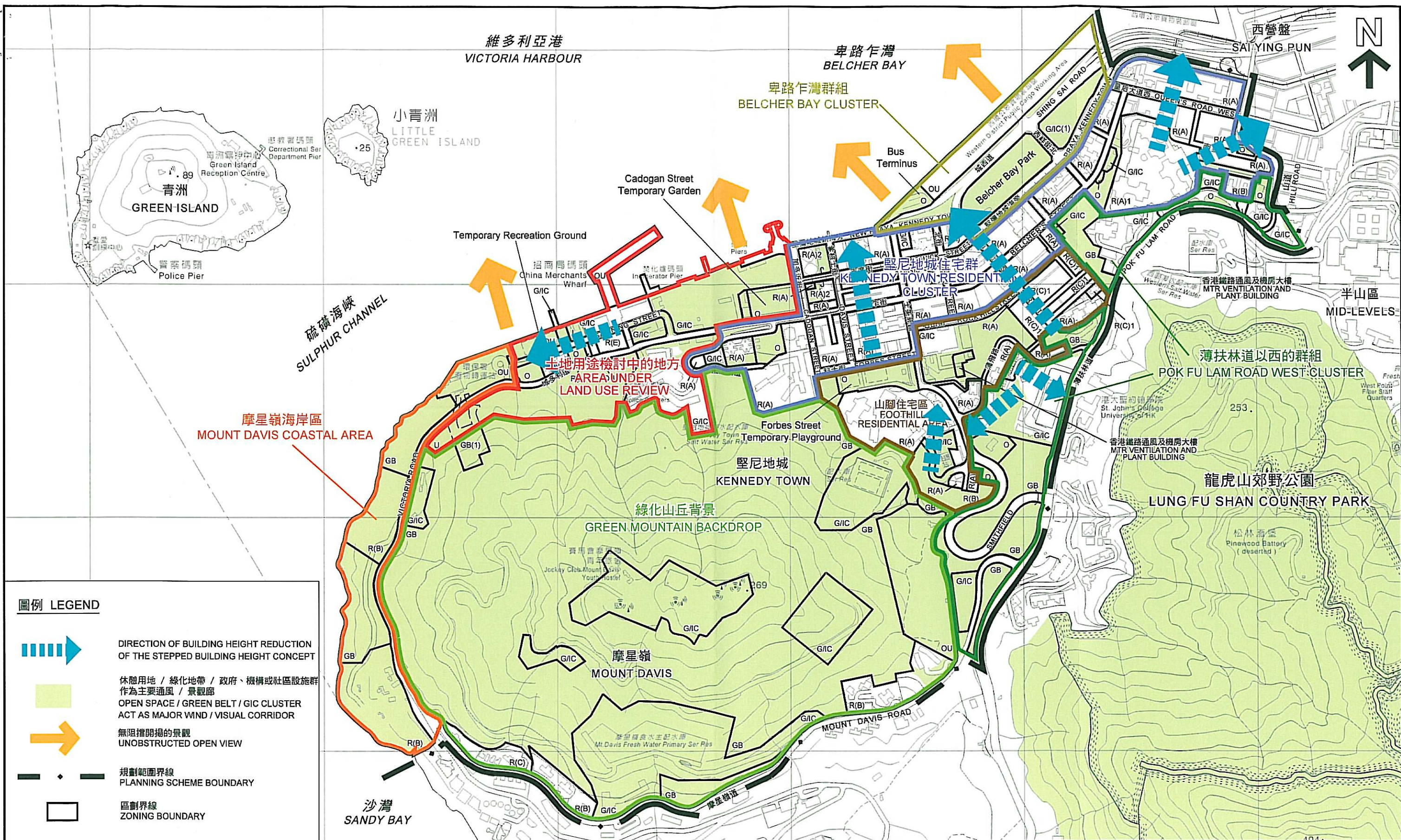
圖 PLAN  
 10





本摘要圖於2011年2月2日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 2.2.2011  
BASED ON SURVEY SHEET No. HM10C





擬議建築物高度概況構思圖  
CONCEPT PLAN FOR THE PROPOSED BUILDING HEIGHT PROFILE

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1 : 7 500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

本摘要圖於2011年2月16日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SURVEY SHEET No. HM10C

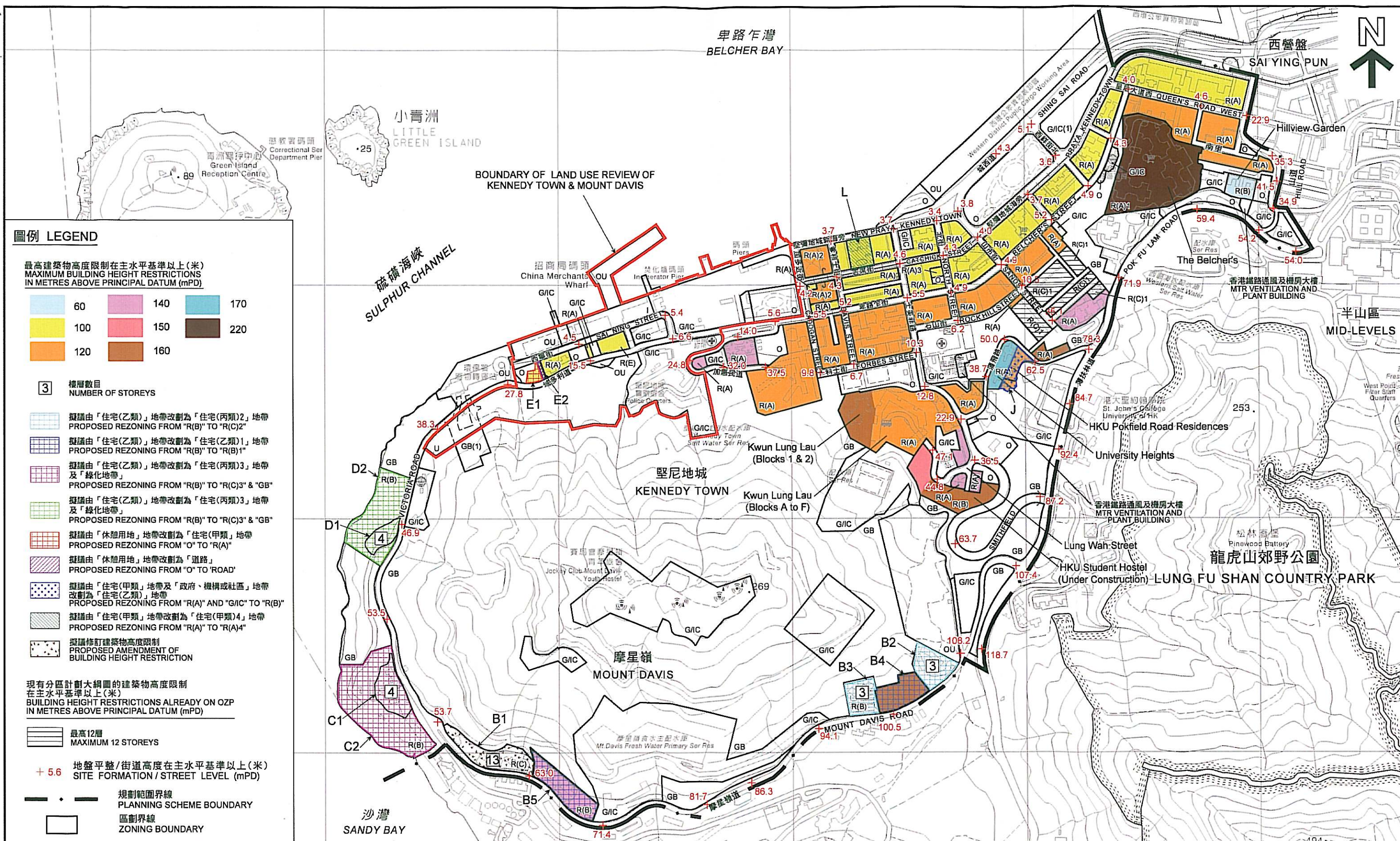
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/16

圖 PLAN  
12





「住宅(甲類)」、「住宅(乙類)」、「住宅(丙類)」及「住宅(戊類)」地帶的擬議建築物高度限制

PROPOSED BUILDING HEIGHT RESTRICTIONS FOR "R(A)", "R(B)", "R(C)" AND "R(E)" SITES

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:7 500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

本摘要圖於2011年2月18日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 18.2.2011  
BASED ON SURVEY SHEET No. HM10C

規劃署  
PLANNING DEPARTMENT

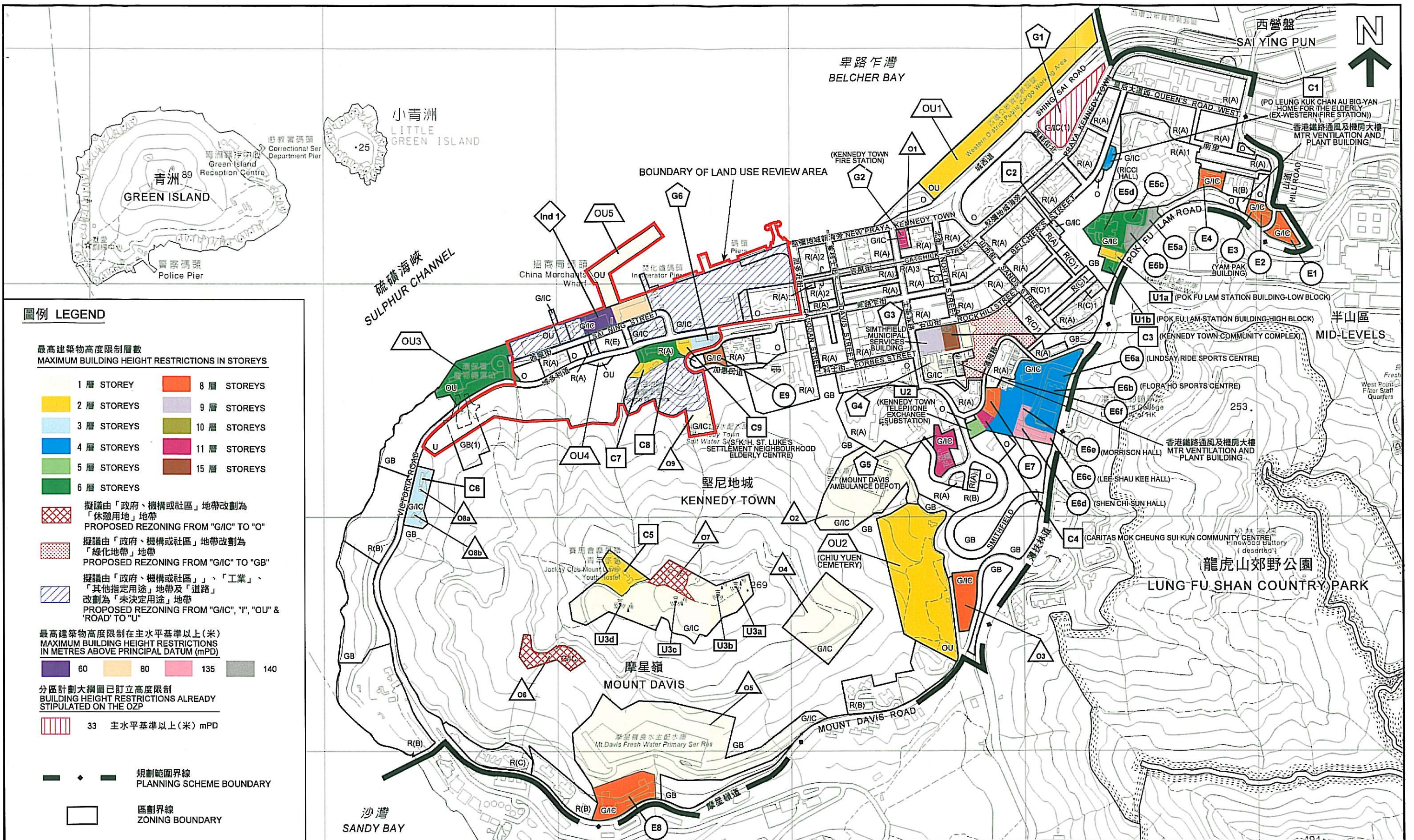


參考編號  
REFERENCE No.

M/H1/10/82

圖 PLAN  
13





「工業」、「政府、機構或社區」及「其他指定用途」地帶的擬議建築物高度限制  
PROPOSED BUILDING HEIGHT RESTRICTIONS FOR "I", "G/I/C" AND "OU" SITES

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:7 500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

本摘要圖於2011年2月16日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SURVEY SHEET No. HM10C

規劃署  
PLANNING DEPARTMENT

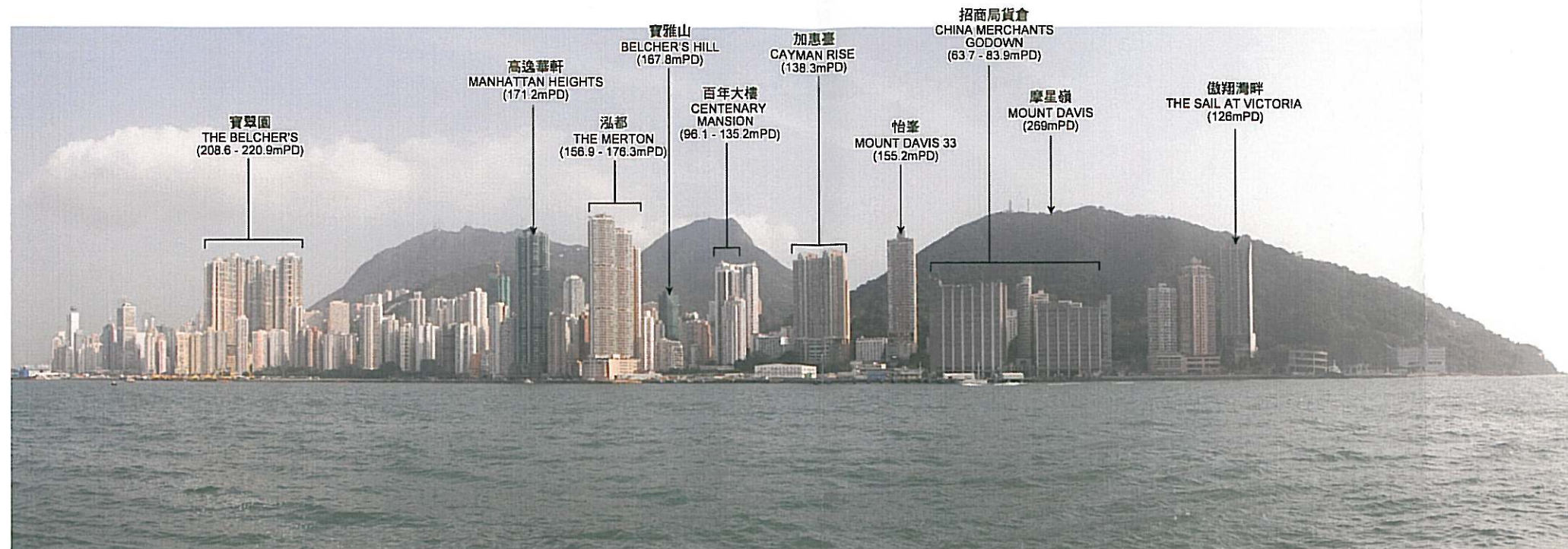


參考編號  
REFERENCE No.

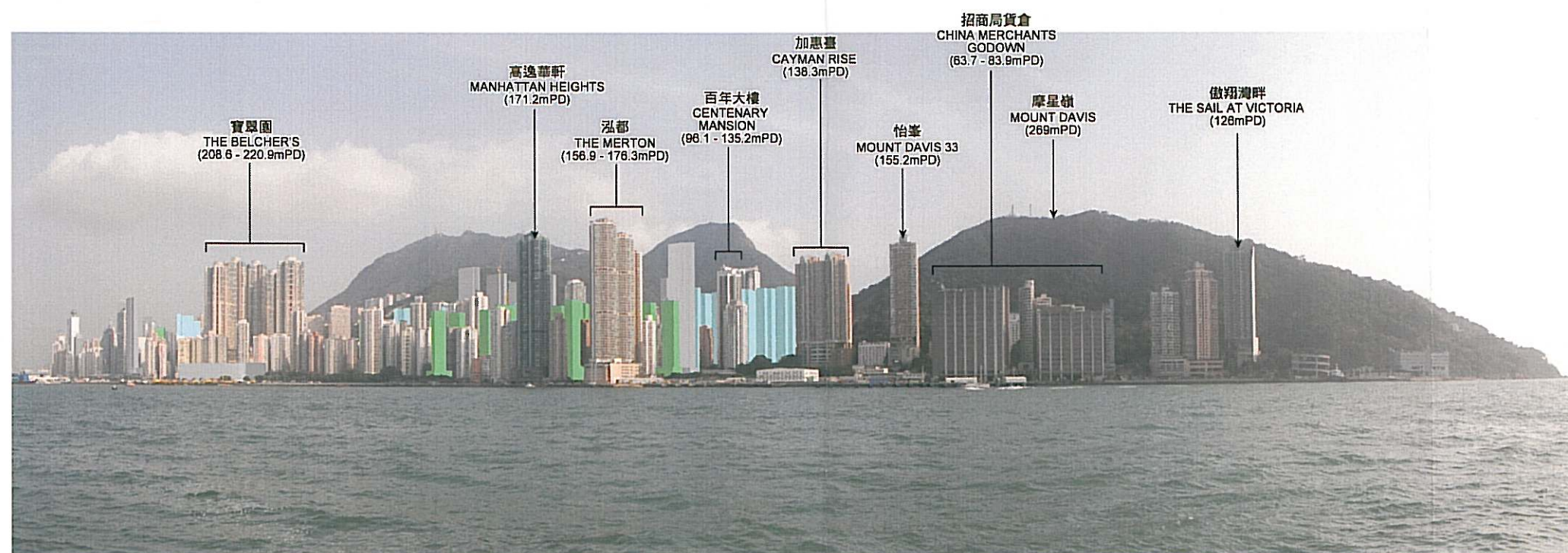
M/H1/10/2

圖 PLAN  
14





現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE

建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

100mPD 120mPD 已批准之發展  
COMMITTED DEVELOPMENT

## 合成照片 PHOTOMONTAGE

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

本圖於2011年2月15日擬備，所根據的  
資料為攝於2010年2月1日的實地照片  
PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTO TAKEN ON 1.2.2010

規劃署  
PLANNING DEPARTMENT



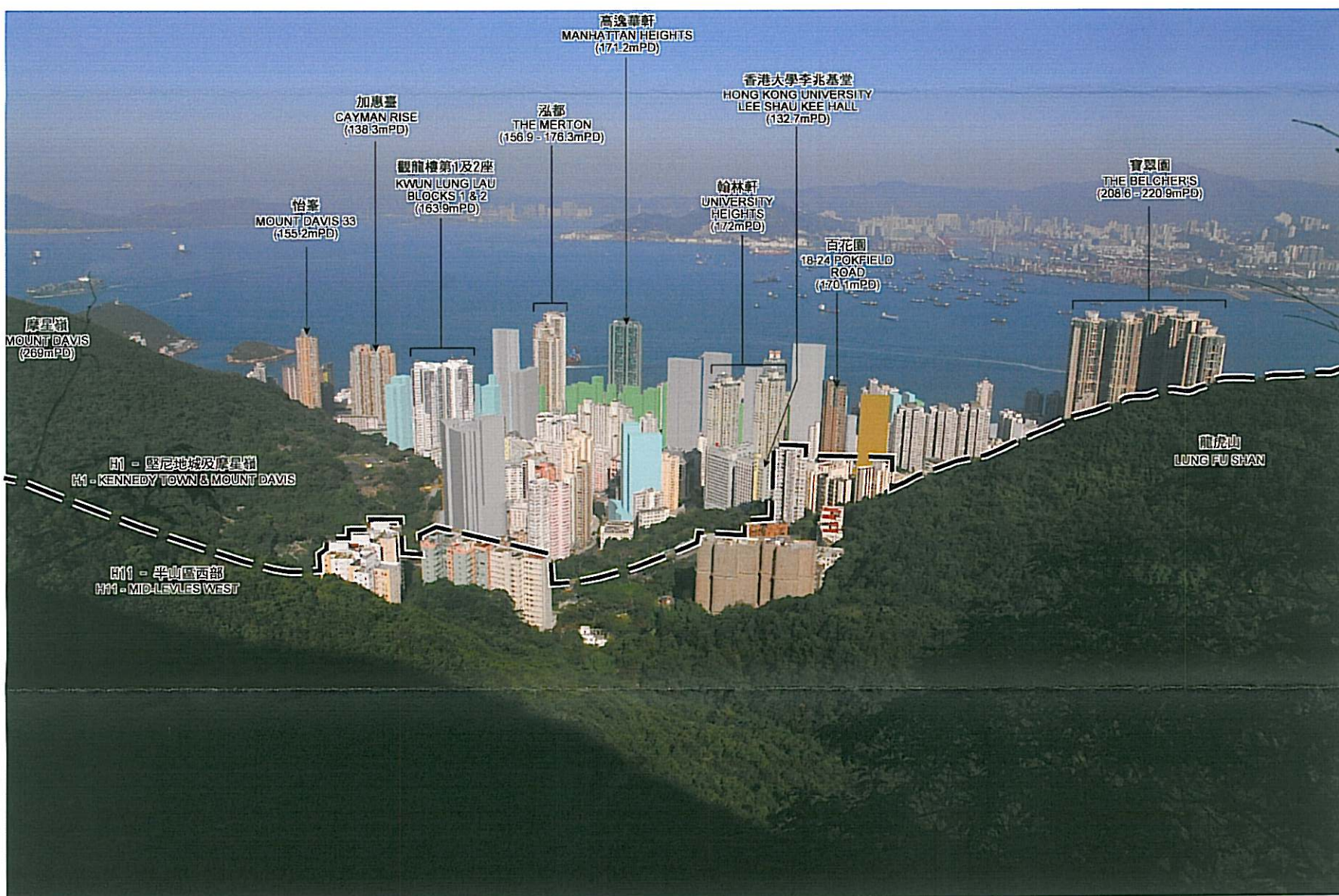
參考編號  
REFERENCE No.  
M/H1/11/67

圖 PLAN  
15A





現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE

建築物高度在主水平基準以上(米)  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

100mPD 120mPD 160mPD 已批准之發展  
COMMITTED DEVELOPMENT

### 合成照片 PHOTOMONTAGE

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

從夏力道(行山徑)向西北面眺望(主水平基準上361.5米)  
VIEW FROM HARLECH ROAD (HIKING TRAIL) LOOKING NORTHWEST (361.5mPD)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/20

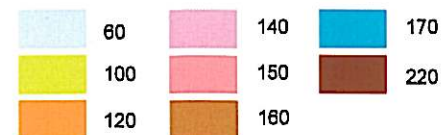
圖 PLAN  
15B

本圖於2011年2月15日擬備，所根據的  
資料為攝於2010年12月27日的實地照片  
PLAN PREPARED ON 15.2.2011  
BASED ON SITE PHOTO TAKEN ON 27.12.2010



# 圖例 LEGEND

最高建築物高度限制在主水平基準以上(米)  
MAXIMUM BUILDING HEIGHT RESTRICTIONS  
IN METRES ABOVE PRINCIPAL DATUM (mPD)



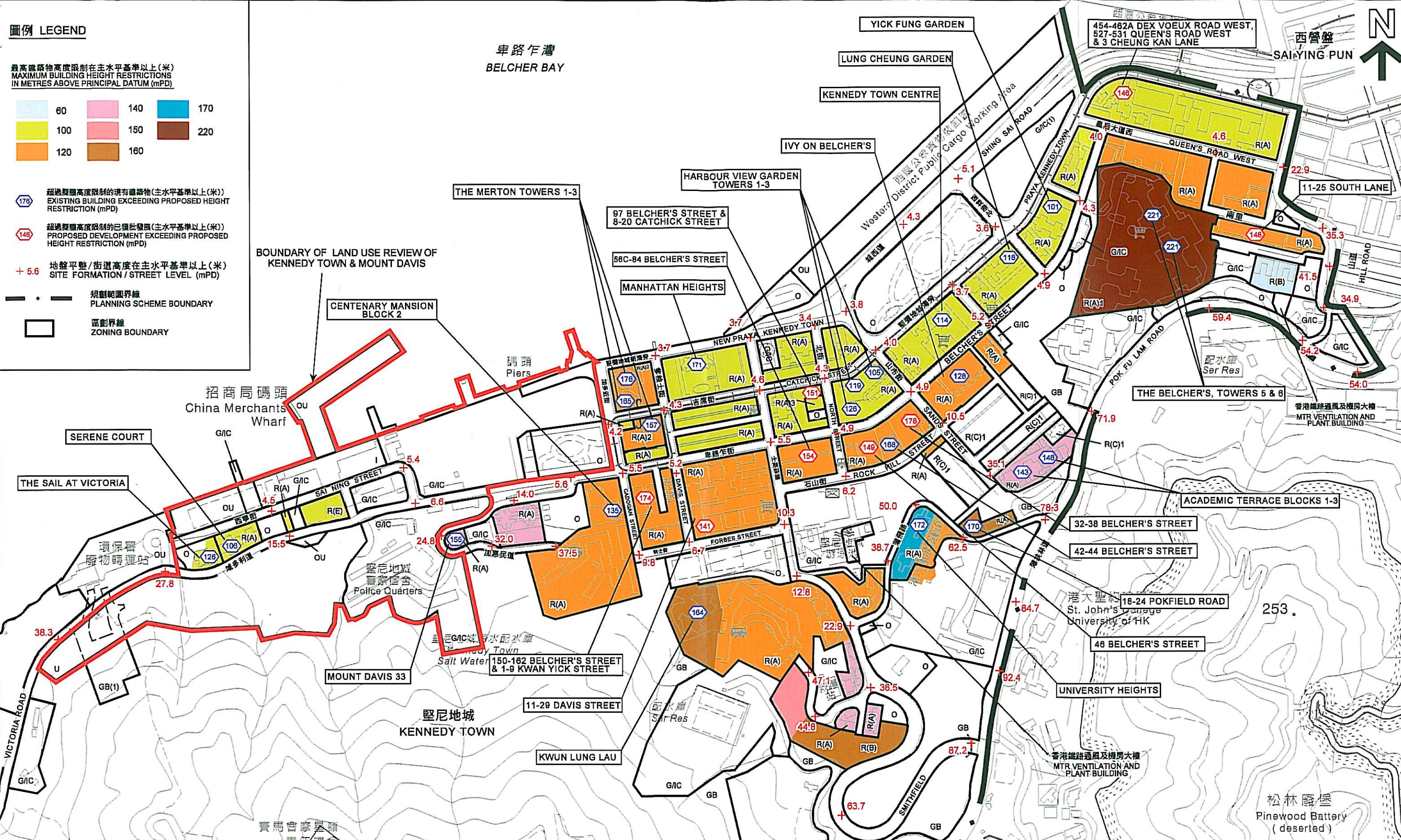
170 超過擬議高度限制的現有建築物(主水平基準以上(米))  
EXISTING BUILDING EXCEEDING PROPOSED HEIGHT  
RESTRICTION (mPD)

140 超過擬議高度限制的已獲批准發展(主水平基準以上(米))  
PROPOSED DEVELOPMENT EXCEEDING PROPOSED  
HEIGHT RESTRICTION (mPD)

+ 5.6 地盤平整/街道高度在主水平基準以上(米)  
SITE FORMATION / STREET LEVEL (mPD)

規劃範圍界線  
PLANNING SCHEME BOUNDARY

區劃界線  
ZONING BOUNDARY



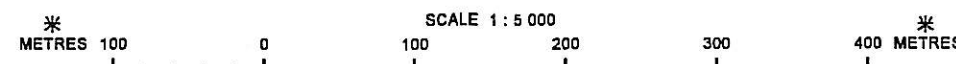
## 位置圖 LOCATION PLAN

超過擬議高度限制的現有的建築物及已獲批准的發展

EXISTING AND COMMITTED DEVELOPMENTS EXCEEDING THE PROPOSED BUILDING HEIGHT RESTRICTION

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17



本摘要圖於2011年2月17日擬備，  
所根據的資料為測量編號HM10C  
EXTRACT PLAN PREPARED ON 17.2.2011  
BASED ON SURVEY SHEET No. HM10C

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/11/61

圖 PLAN  
16



**圖例 LEGEND**

**項目 ITEM B1**  
擬議修訂建築物高度限制  
PROPOSED AMENDMENT OF BUILDING HEIGHT RESTRICTION

**項目 ITEMS B2 & B3**  
擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

**項目 ITEMS B4 & B5**  
擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"

**項目 ITEMS C1 & C2**  
擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"

**項目 ITEMS D1 & D2**  
擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"

**項目 ITEMS E1 & E2**  
擬議由「休憩用地」地帶改劃為「住宅(甲類)」地帶及「道路」  
PROPOSED REZONING FROM "O" TO "R(A)" & "ROAD"

**項目 ITEMS F1 & F2**  
擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
PROPOSED REZONING FROM "G/C" TO "O"

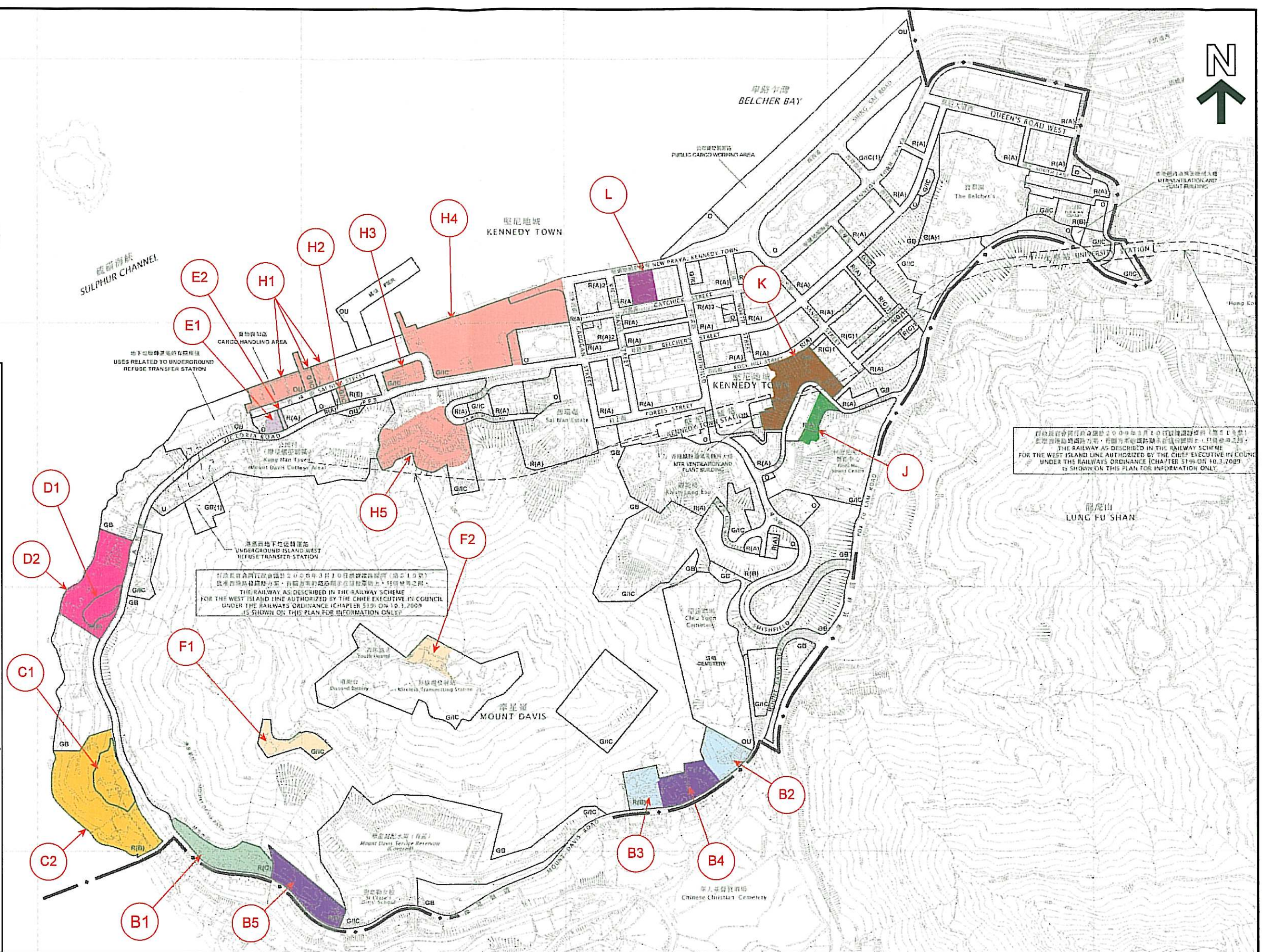
**項目 ITEMS H1 TO H5**  
擬議由「政府、機構或社區」、「工業」、「其他指定用途」地帶及「道路」改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/C", "I", "OU" & "ROAD" TO "U"

**項目 ITEM J**  
擬議由「住宅(甲類)」地帶及「政府、機構或社區」地帶改劃為「住宅(乙類)」地帶  
PROPOSED REZONING FROM "R(A)" & "G/C" TO "R(B)"

**項目 ITEM K**  
擬議由「政府、機構或社區」地帶改劃為「綠化地帶」  
PROPOSED REZONING FROM "G/C" TO "GB"

**項目 ITEM L**  
擬議由「住宅(甲類)」地帶改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING FROM "R(A)" TO "R(A)4"

**B1** 擬議改劃項目  
PROPOSED REZONING ITEMS



**擬議地帶改劃**  
**REZONING PROPOSALS**

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:7 500 比例尺

METRES 100 0 100 200 300 400 500 600 700 METRES

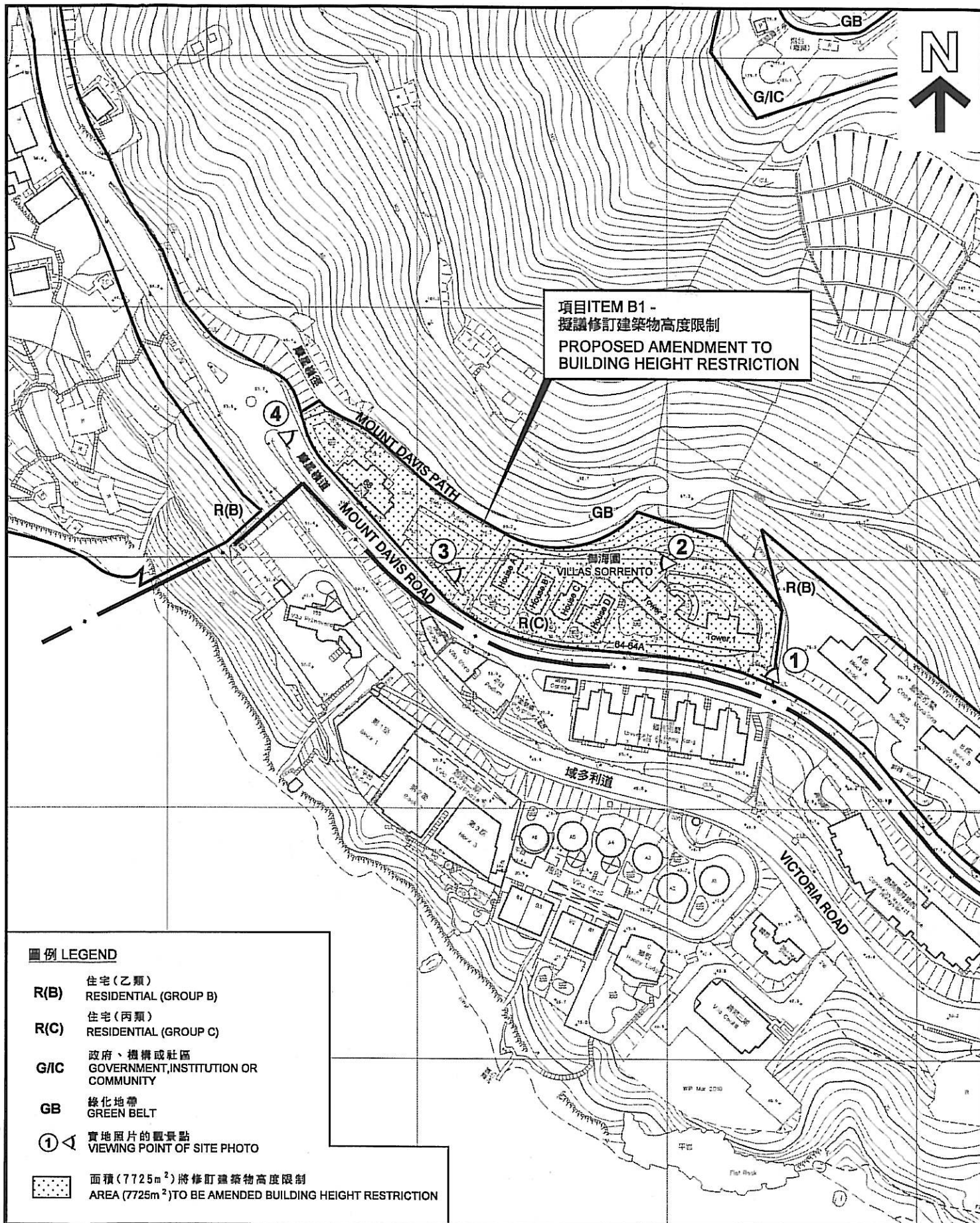
**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
M/H1/10/112

**圖 PLAN**  
17

本摘要圖於2011年2月18日擬備，  
所根據的資料為：於2010年3月26日  
展示的分區計劃大綱圖編號 S/H1/17  
EXTRACT PLAN PREPARED ON 18.2.2011  
BASED ON OUTLINE ZONING PLAN  
No.S/H1/17 APPROVED ON 26.3.2010





**主題地點  
SUBJECT SITE**

本摘要圖於2011年2月16日擬備，  
所根據的資料為測量圖編號  
11-SW-11A和C  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-11A & C

### 平面圖 SITE PLAN

**擬議修訂建築物高度限制  
PROPOSED AMENDMENT TO BUILDING HEIGHT RESTRICTION**  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺  
METRES 40 0 40 80 METRES

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/H1/11/74**

**圖 PLAN  
B1a**





項目ITEM B1 -  
擬議修訂建築物高度限制  
PROPOSED AMENDMENT TO  
BUILDING HEIGHT RESTRICTION

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月16日擬備，所根據的資料為地政總署於2010年5月24日拍得的航攝照片編號CS28655  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON AERIAL PHOTO No. CS28655  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

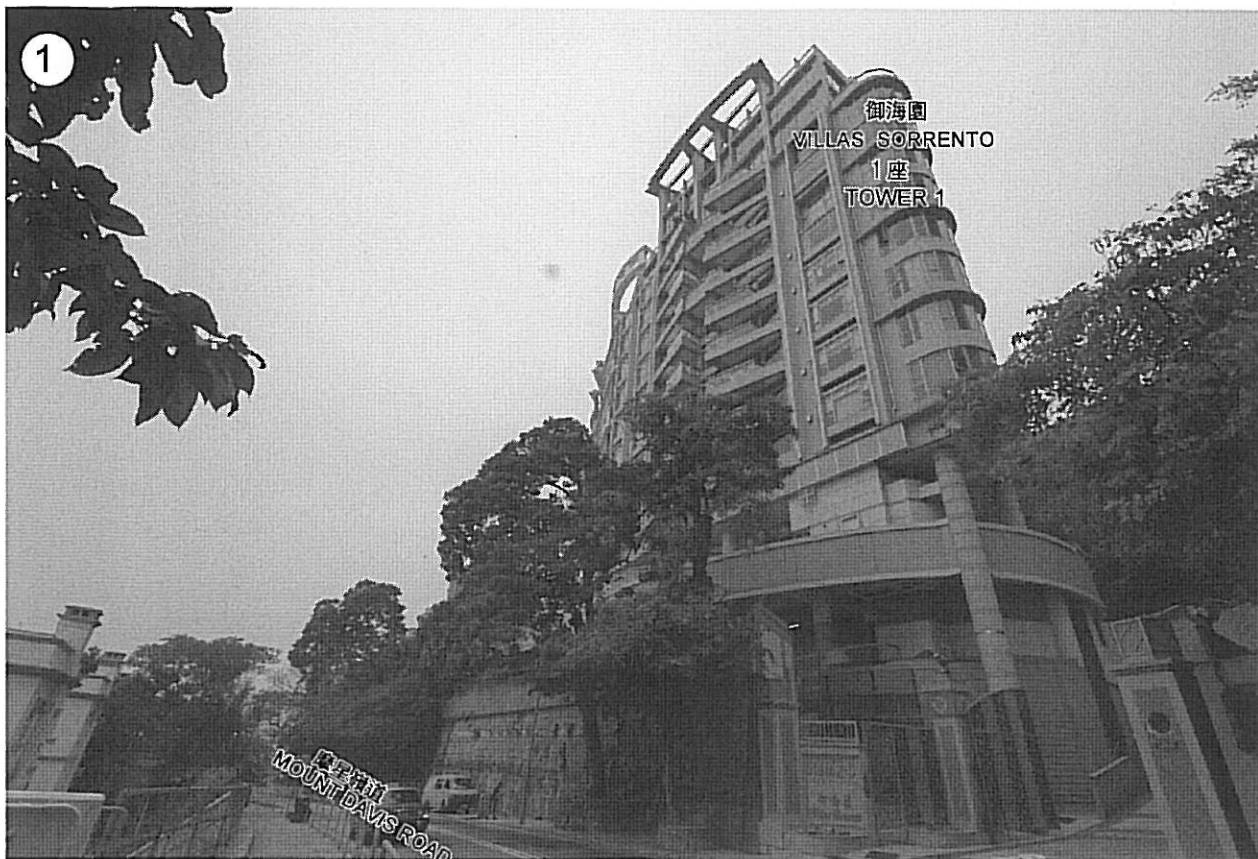
擬議修訂建築物高度限制  
PROPOSED AMENDMENT TO BUILDING HEIGHT RESTRICTION  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/79

圖 PLAN  
B1b



## 實地照片 SITE PHOTOS

擬議修訂建築物高度限制

PROPOSED AMENDMENT TO BUILDING HEIGHT RESTRICTION

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

本圖於2011年2月16日製備，所根據的資料為  
攝於2011年2月11日的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTOS TAKEN ON 11.2.2011

規劃署  
PLANNING  
DEPARTMENT

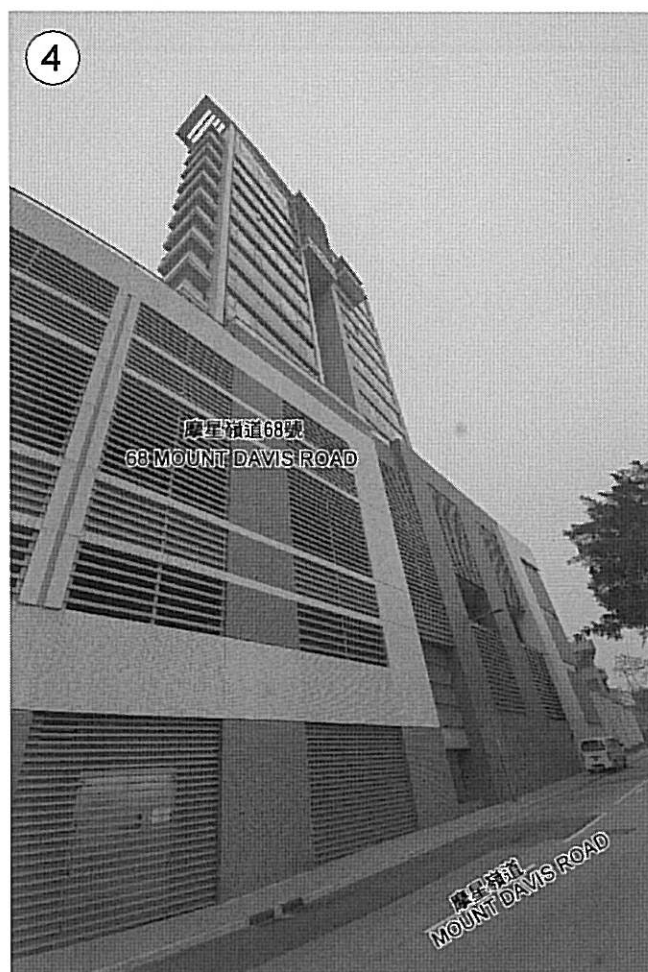
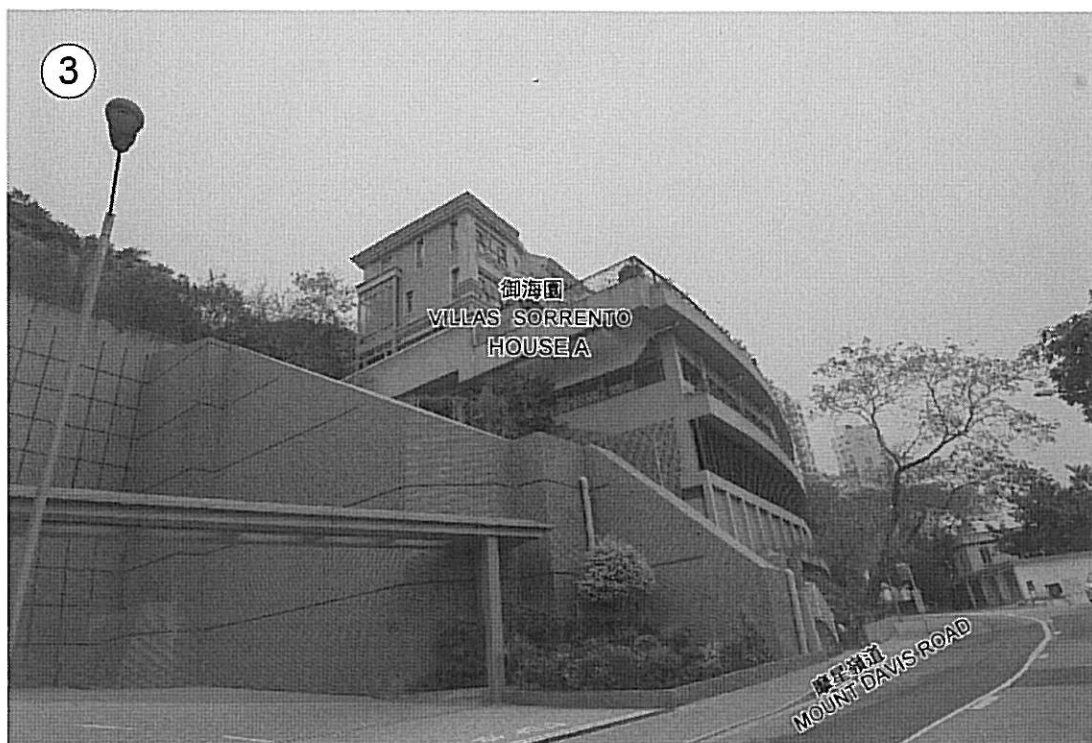


參考編號  
REFERENCE No.

M/H1/11/81

圖 PLAN  
B1c





### 實地照片 SITE PHOTOS

擬議修訂建築物高度限制

PROPOSED AMENDMENT TO BUILDING HEIGHT RESTRICTION

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

本圖於2011年2月16日擬備，所根據的資料為  
攝於2011年2月11日的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTOS TAKEN ON 11.2.2011

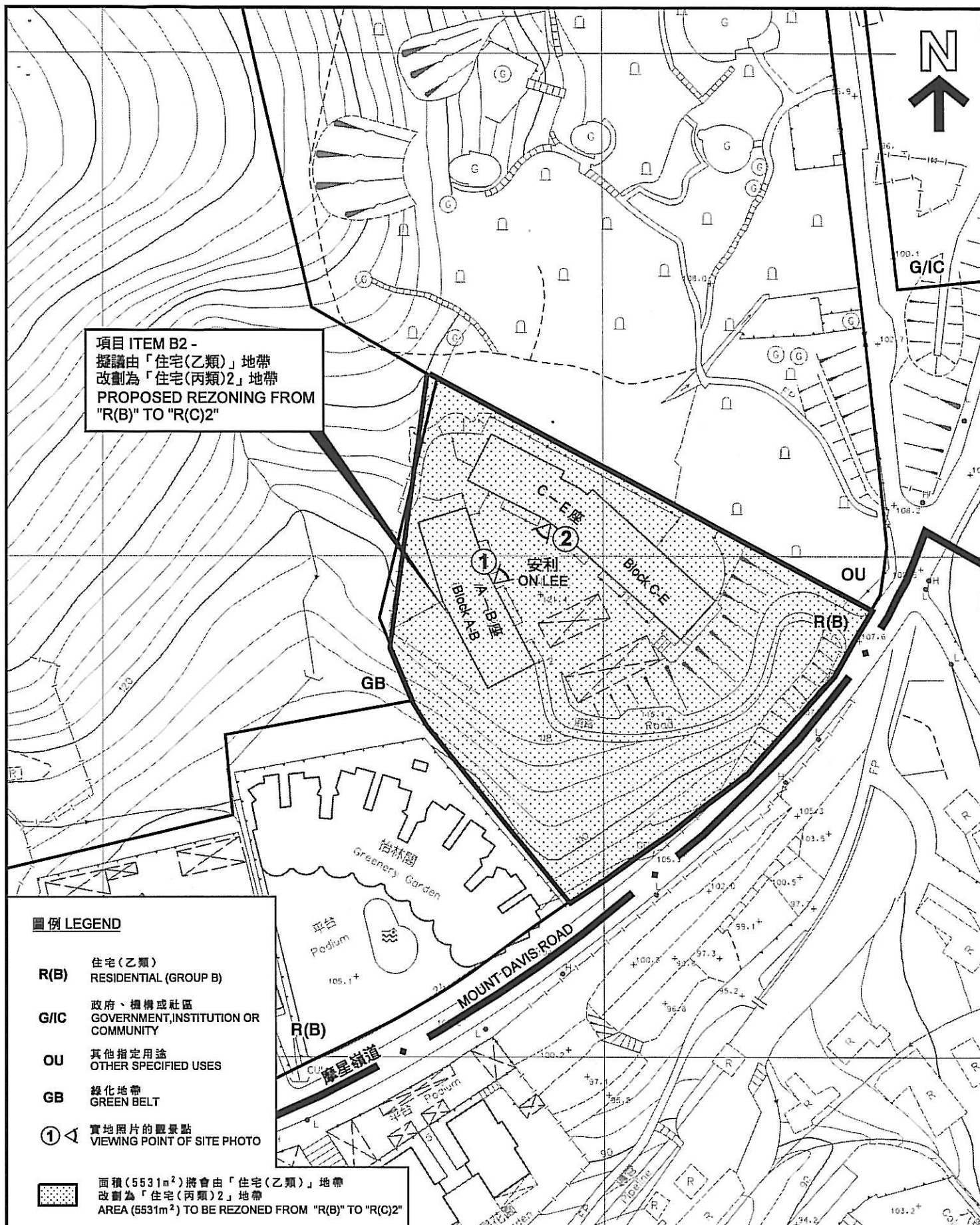
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/82

圖 PLAN  
B1d



**主題地點**  
SUBJECT SITE

本摘要圖於2011年1月21日擬備，  
所根據的資料為測量圖編號  
11-SW-11B  
EXTRACT PLAN PREPARED ON 21.1.2011  
BASED ON SURVEY SHEET No.  
11-SW-11B

### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1 : 1 000 比例尺  
米 METRES 20 0 20 40 METRES

規劃署  
PLANNING  
DEPARTMENT



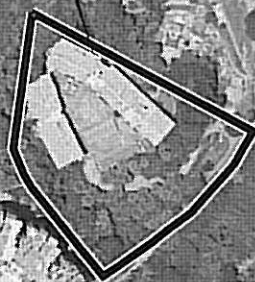
參考編號  
REFERENCE No.  
M/H1/10/91

圖 PLAN  
B2a





項目 ITEM B2 -  
擬議由「住宅(乙類)」地帶  
改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM  
"R(B)" TO "R(C)2"



MOUNT DAVIS ROAD

摩星嶺道

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本摘要圖於2010年12月30日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28664

EXTRACT PLAN PREPARED ON 30.12.2010  
BASED ON AERIAL PHOTO No. CS28664  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/133

圖 PLAN  
B2b



### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

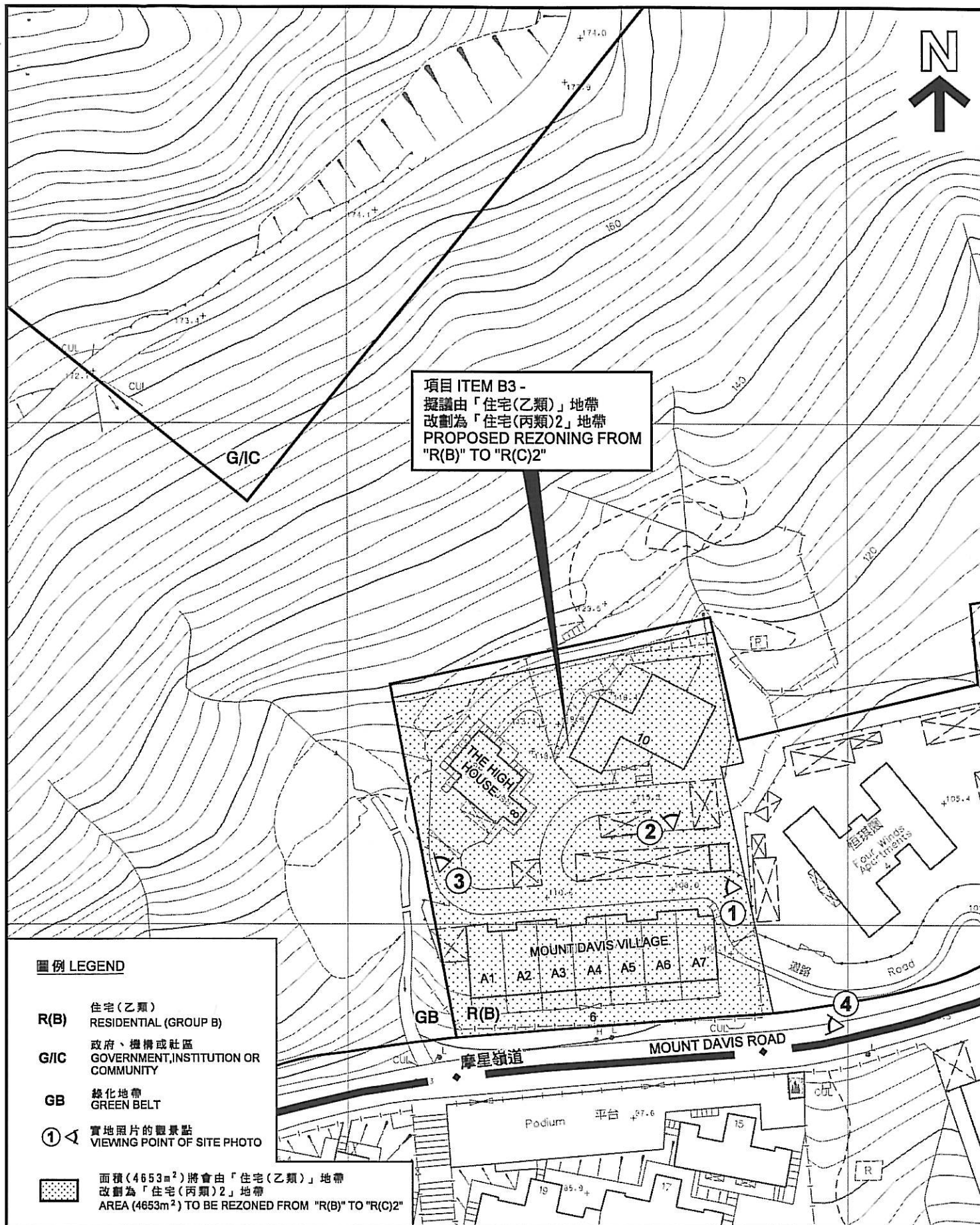


參考編號  
REFERENCE No.  
M/H1/10/96

圖 PLAN  
B2c

本圖於2010年12月30日擬備，所根據的  
資料為攝於2010年11月19日的實地照片  
EXTRACT PREPARED ON 30.12.2010  
BASED ON SITE PHOTOS TAKEN ON 19.11.2010






#### 圖例 LEGEND

- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

面積(4653m<sup>2</sup>)將會由「住宅(乙類)」地帶  
改劃為「住宅(丙類)2」地帶  
AREA (4653m<sup>2</sup>) TO BE REZONED FROM "R(B)" TO "R(C)2"

 主題地點  
SUBJECT SITE

本摘要圖於2011年2月15日擬備，  
所根據的資料為測量圖編號  
11-SW-11B  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SURVEY SHEET No.  
11-SW-11B

#### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:1 000 比例尺  
米 METRES 20 0 20 40 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/132

圖 PLAN  
B3a



項目 ITEM B3 -  
擬議由「住宅(乙類)」地帶  
改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM  
"R(B)" TO "R(C)2"



摩星嶺道

MOUNT DAVIS ROAD

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本摘要圖於2010年12月30日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28664

EXTRACT PLAN PREPARED ON 30.12.2010  
BASED ON AERIAL PHOTO No. CS28664  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

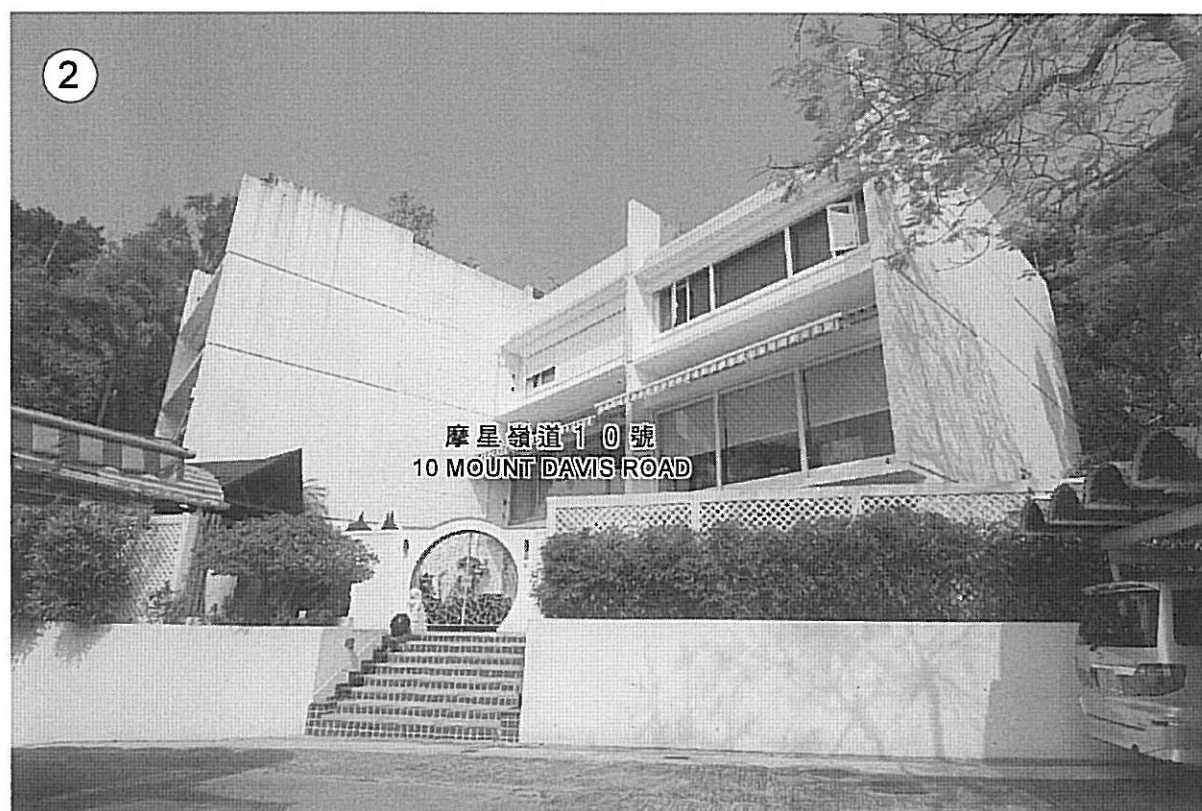
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/134

圖 PLAN  
B3b





### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/97

圖 PLAN  
B3c

本圖於2011年1月17日擬備，所根據的  
資料為攝於2010年11月19日的實地照片  
EXTRACT PREPARED ON 17.1.2011  
BASED ON SITE PHOTOS TAKEN ON 19.11.2010



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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)2」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)2"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



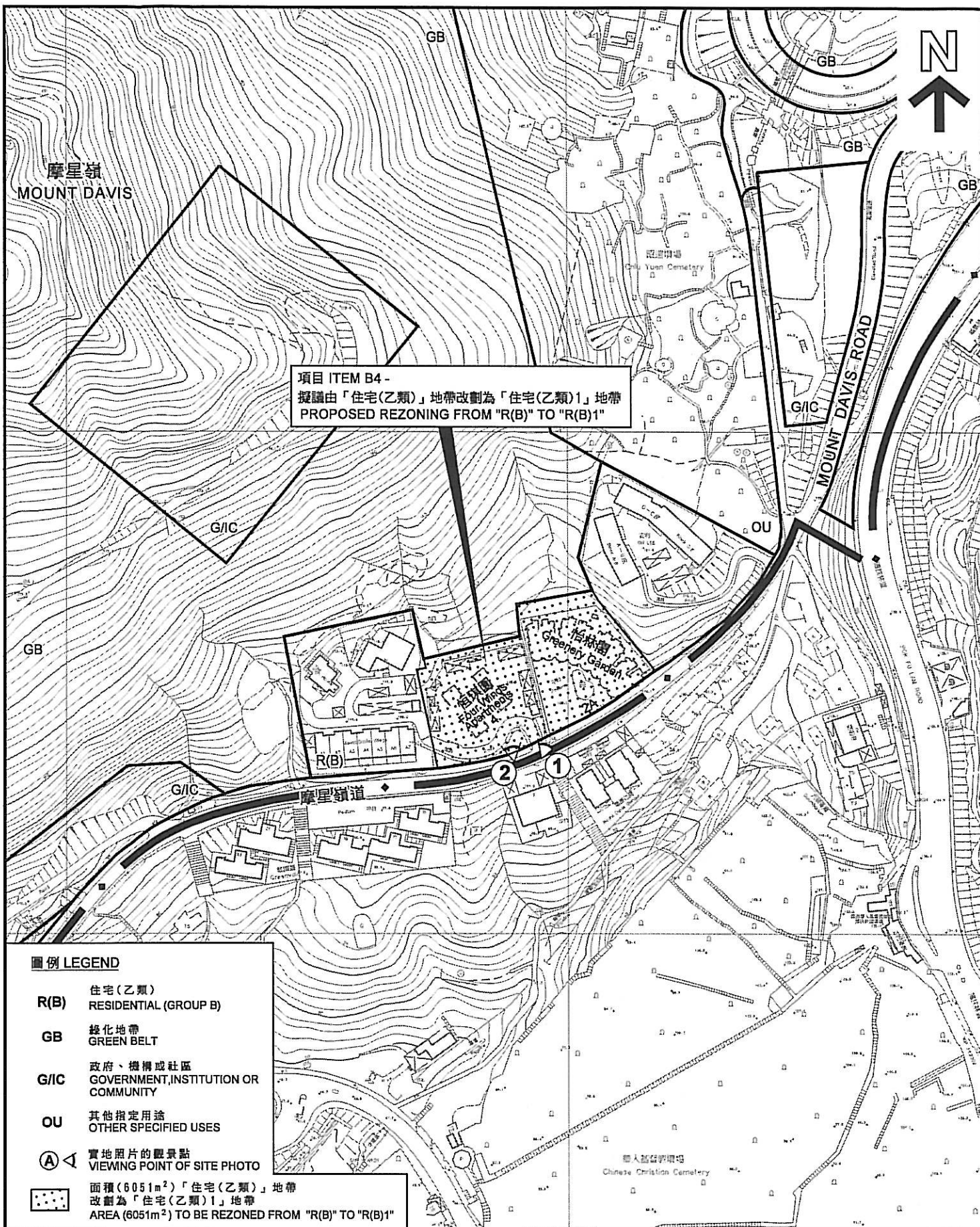
本圖於2011年1月17日製備，所根據的  
資料為攝於2010年11月19日(上)及  
2010年12月10日(下)的實地照片  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SITE PHOTOS TAKEN ON  
19.11.2010 (UPPER) & 10.12.2010 (LOWER)

參考編號  
REFERENCE No.

M/H1/10/98

圖 PLAN  
B3d





#### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"

檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 500 比例尺

米 METRES 50 0 50 100 米

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/137

圖 PLAN  
B4a

主題地點  
SUBJECT SITE

本摘要圖於2011年2月15日擬備，  
所根據的資料為測量圖編號  
11-SW-11B和D  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-11B & D



項目 ITEM B4 -  
擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"

摩星嶺道

MOUNT DAVIS ROAD

POKFULAN ROAD

薄扶林道

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2010年12月31日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28664  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON AERIAL PHOTO No.CS28664  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/10/138

圖 PLAN  
B4b





### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

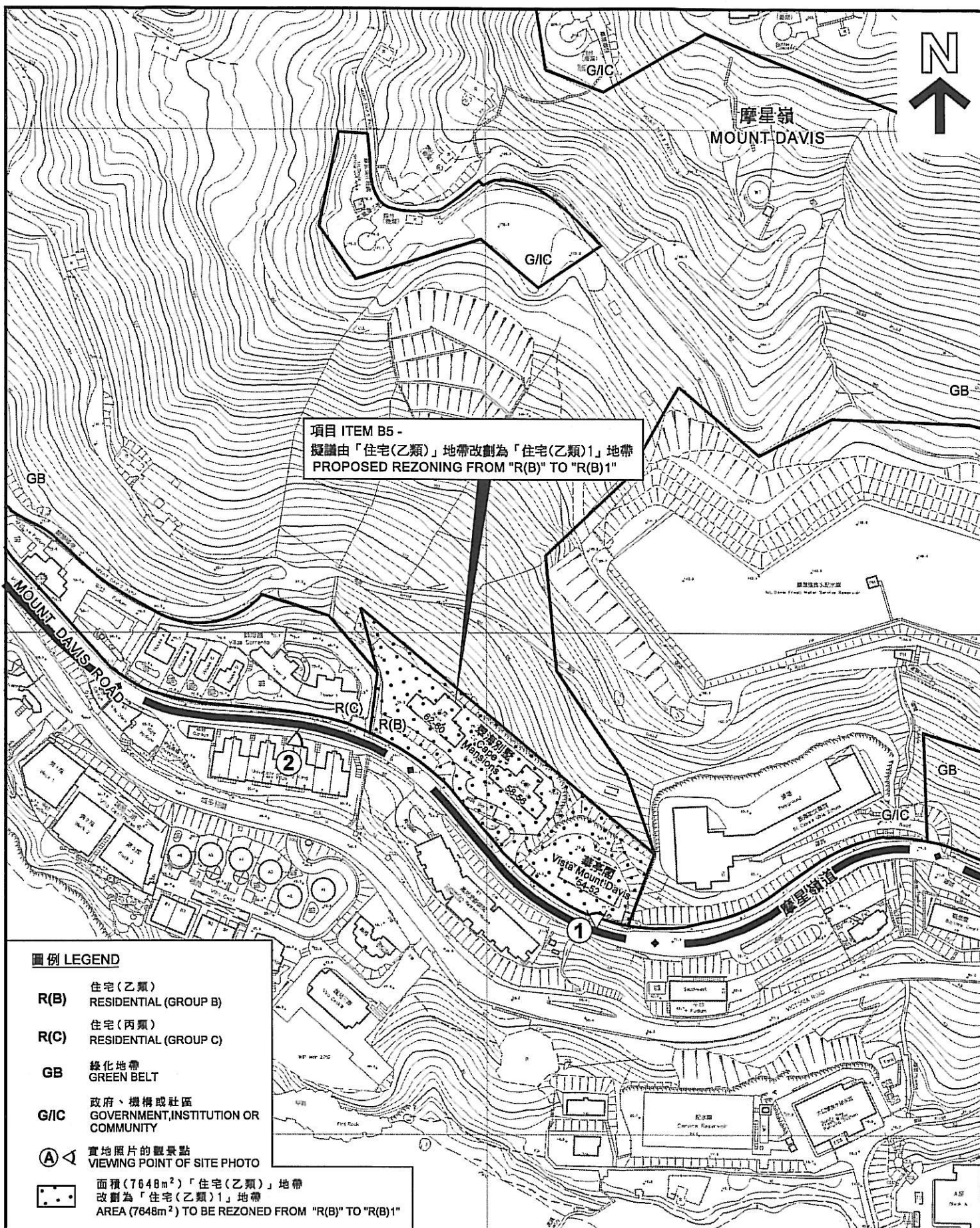
規劃署  
PLANNING  
DEPARTMENT



本圖於2010年12月30日擬備，所根據的  
資料為攝於2010年11月19日的實地照片  
EXTRACT PREPARED ON 30.12.2010  
BASED ON SITE PHOTOS TAKEN ON 19.11.2010

參考編號  
REFERENCE No.  
M/H1/10/99

圖 PLAN  
B4c



#### 圖例 LEGEND

- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- GB** 綠化地帶  
GREEN BELT
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- (A) <** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- [Area]** 面積(7648m<sup>2</sup>)「住宅(乙類)」地帶  
改劃為「住宅(乙類)1」地帶  
AREA (7648m<sup>2</sup>) TO BE REZONED FROM "R(B)" TO "R(B)1"

**[Thick Line]** 主題地點  
SUBJECT SITE

本摘要圖於2011年1月21日擬備，  
所根據的資料為測量圖編號  
11-SW-11A和C  
EXTRACT PLAN PREPARED ON 21.1.2011  
BASED ON SURVEY SHEETS No.  
11-SW-11A & C

#### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"

檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 500 比例尺  
米 METRES 50 0 50 100 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/139

圖 PLAN  
B5a





項目 ITEM B5 -  
擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"



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BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2010年12月31日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28664  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON AERIAL PHOTO No. CS28664  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

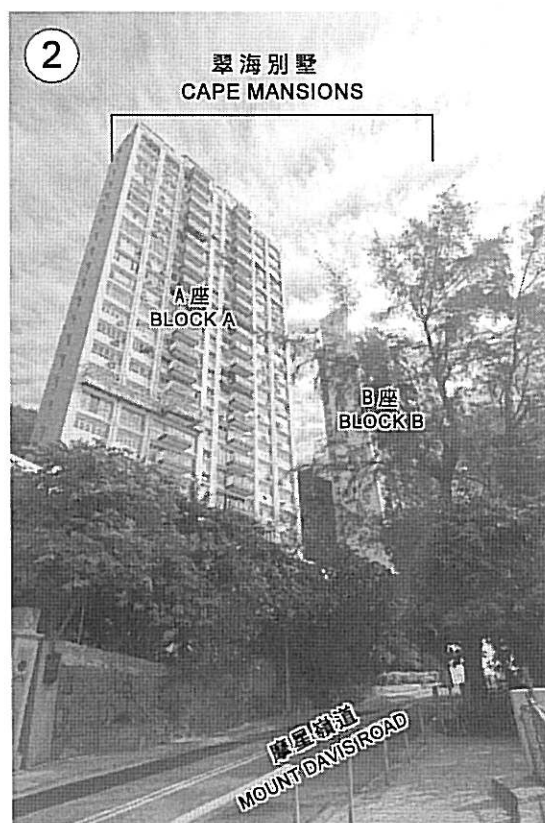
擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/140

圖 PLAN  
B5b



本圖於2010年12月30日擬備，所根據的資料為攝於2010年11月19日(上)及2010年12月10日(下)的實地照片  
EXTRACT PLAN PREPARED ON 30.12.2010  
BASED ON SITE PHOTOS TAKEN ON 19.11.2010 (UPPER) & 10.12.2010 (LOWER)

### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「住宅(乙類)1」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(B)1"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

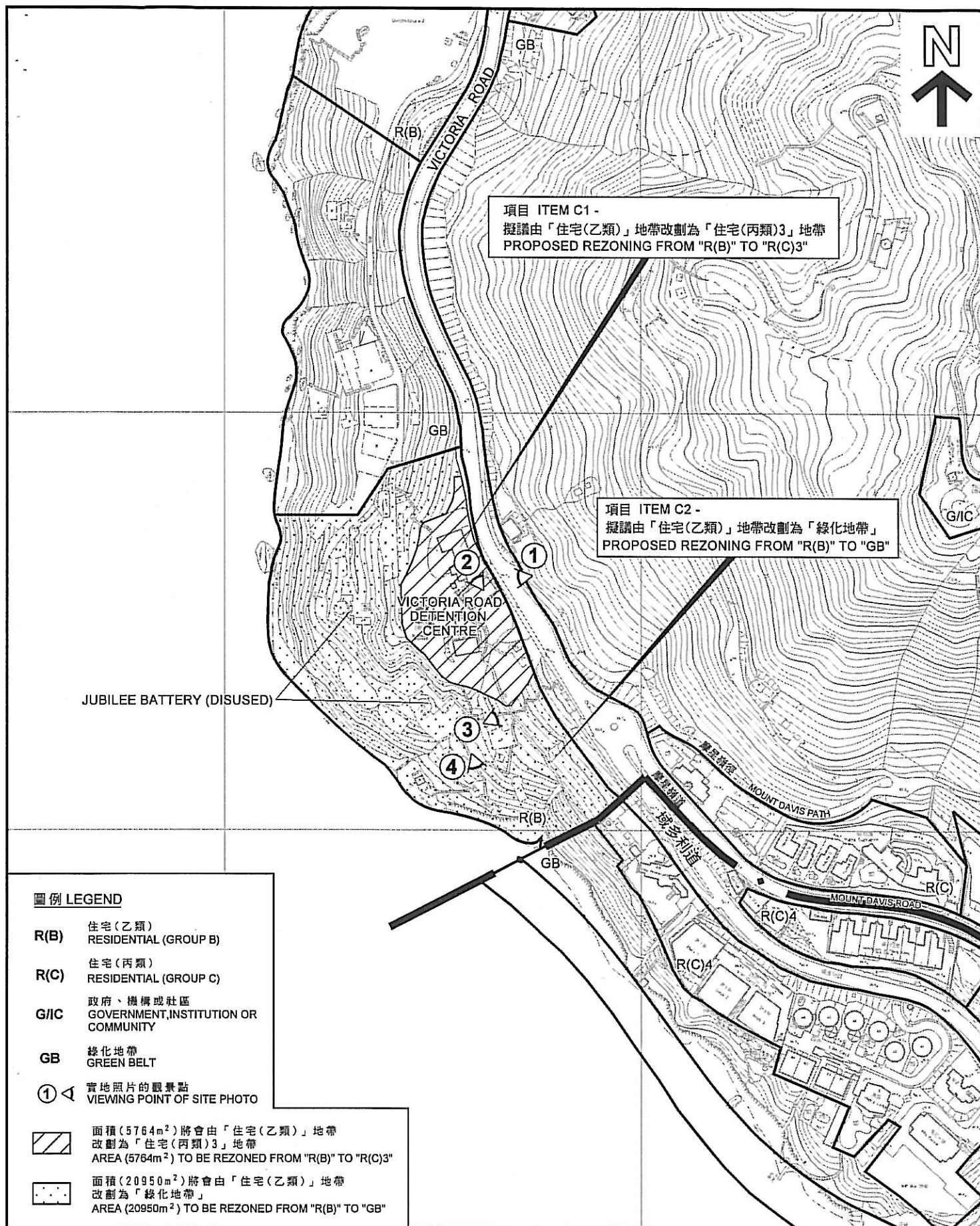
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/100

圖 PLAN  
B5c





主題地點  
SUBJECT SITE

本摘要圖於2011年2月10日擬備，  
所根據的資料為測量圖編號  
11-SW-6C, 11A和C  
EXTRACT PLAN PREPARED ON 10.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C, 11A & C

#### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

米 50 0 50 100 米  
METRES SCALE 1:3 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/88

圖 PLAN  
C1a



域多利道

項目ITEM C1 -  
擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)3"

項目ITEM C2 -  
擬議由「住宅(乙類)」地帶改劃為「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "GB"

界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月10日擬備，所根據的  
資料為地政總署於2010年11月24日拍得的  
航攝照片編號CS30399

EXTRACT PLAN PREPARED ON 10.2.2011  
BASED ON AERIAL PHOTO No. CS30399  
TAKEN ON 24.11.2010 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/114

圖 PLAN  
C1b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2011年1月17日製備，所根據的資料為攝於2010年12月10日(上)及2010年5月27日(下)的實地照片  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SITE PHOTOS TAKEN ON 10.12.2010 (UPPER) & 27.5.2010 (LOWER)

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)3"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/107

圖 PLAN  
C1c



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2010年12月31日擬備，所根據的  
資料為攝於2010年5月27日的實地照片  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON SITE PHOTOS TAKEN ON 27.5.2010

擬議由「住宅(乙類)」地帶改劃為「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

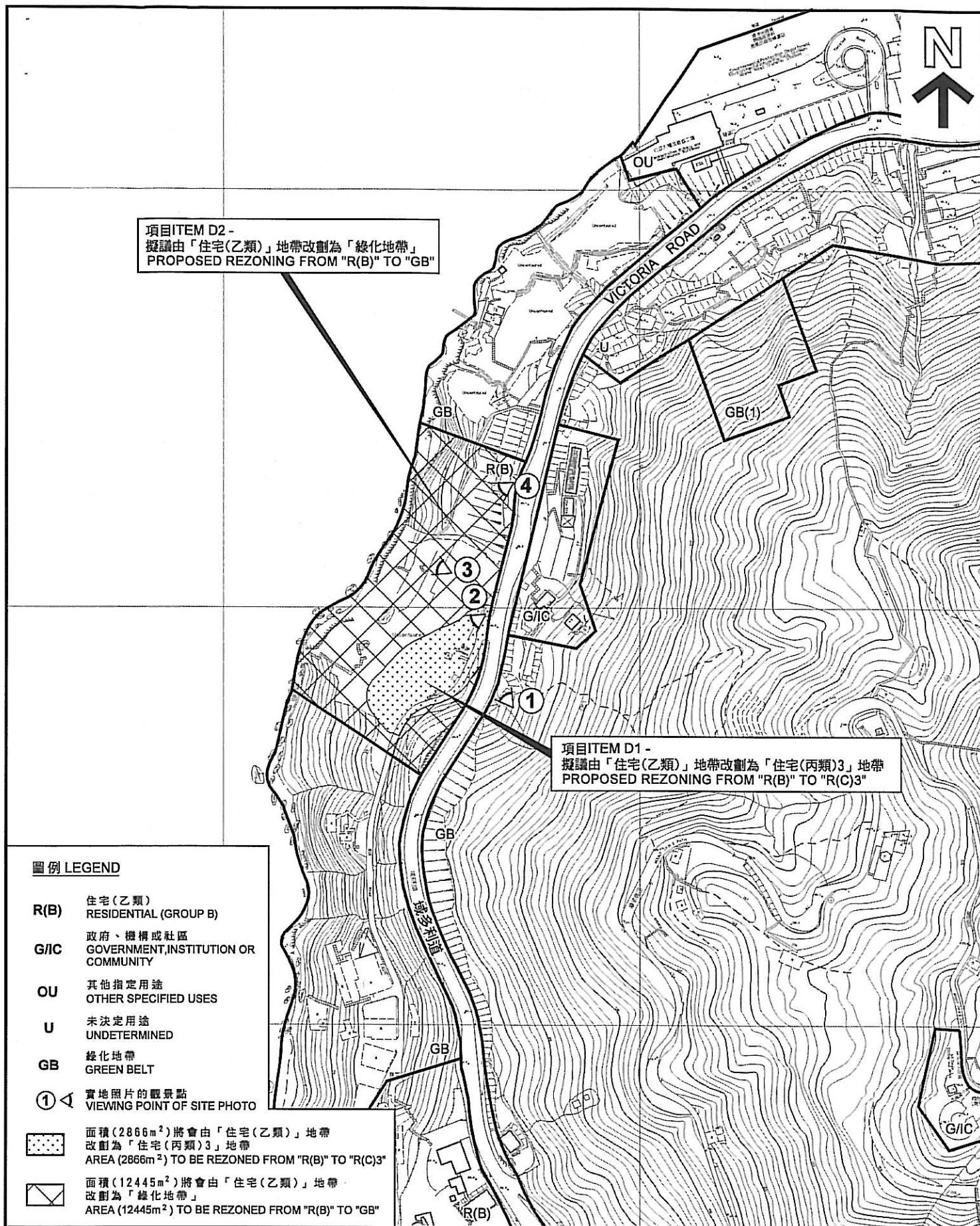
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/142

圖 PLAN  
C1d





#### 圖例 LEGEND

- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU** 其他指定用途  
OTHER SPECIFIED USES
- U** 未決定用途  
UNDETERMINED
- GB** 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- 面積(2866m<sup>2</sup>)將會由「住宅(乙類)」地帶  
改劃為「住宅(丙類)3」地帶  
AREA (2866m<sup>2</sup>) TO BE REZONED FROM "R(B)" TO "R(C)3"
- 面積(12445m<sup>2</sup>)將會由「住宅(乙類)」地帶  
改劃為「綠化地帶」  
AREA (12445m<sup>2</sup>) TO BE REZONED FROM "R(B)" TO "GB"



主題地點  
SUBJECT SITE

本摘要圖於2011年2月18日擬備，  
所根據的資料為測量圖編號  
10-SE-10D, 11-SW-6C, 11A和C  
EXTRACT PLAN PREPARED ON 18.2.2011  
BASED ON SURVEY SHEETS No.  
10-SE-10D, 11-SW-6C, 11A & C

#### 平面圖 SITE PLAN

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:3 000 比例尺  
METRES 50 0 50 100 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/90

圖 PLAN  
D1a



VICTORIA ROAD

項目ITEM D2 -  
擬議由「住宅(乙類)」地帶改劃為「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "GB"

項目ITEM D1 -  
擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)3"

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月18日擬備，所根據的資料為地政總署於2010年11月24日拍得的航攝照片編號CS30399  
EXTRACT PLAN PREPARED ON 18.2.2011  
BASED ON AERIAL PHOTO No. CS30399  
TAKEN ON 24.11.2010 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議由「住宅(乙類)」地帶改劃為  
「住宅(丙類)3」地帶 及「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "R(C)3" & "GB"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

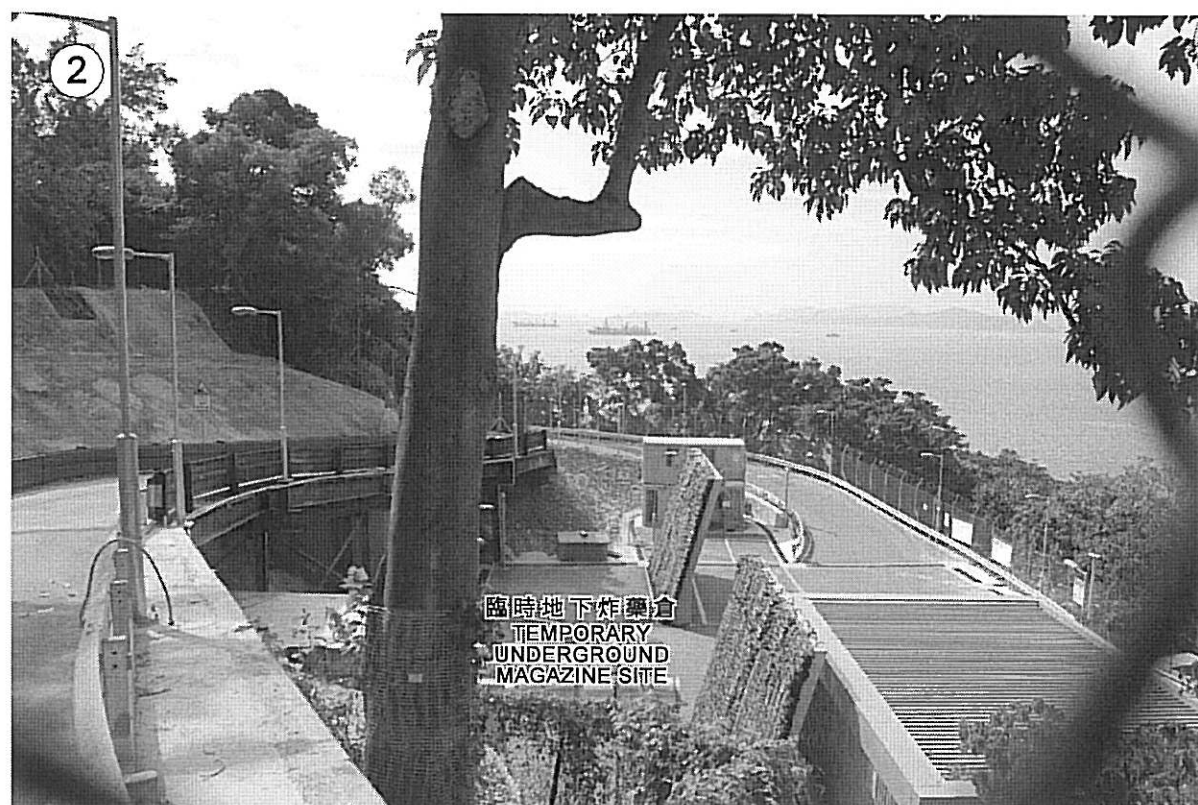
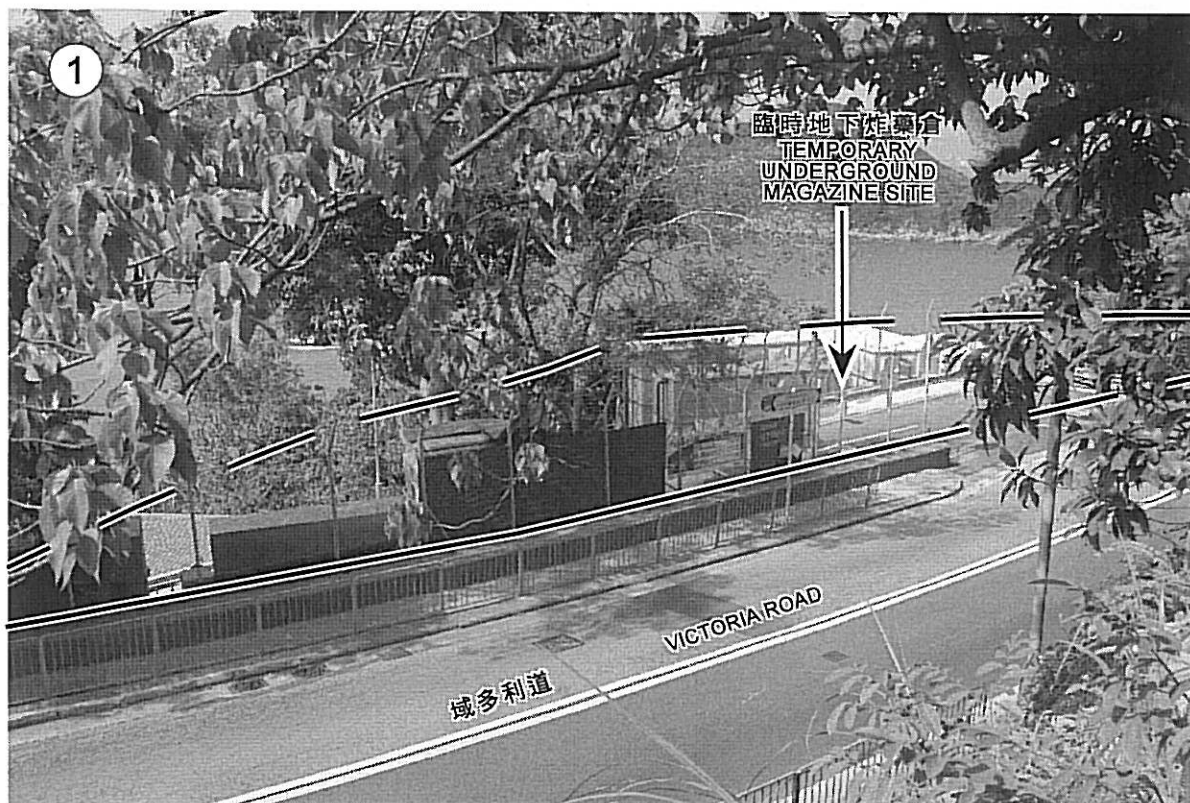
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/115

圖 PLAN  
D1b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2011年2月1日製備，所根據的  
資料為攝於2010年12月9日的實地照片  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON SITE PHOTOS TAKEN ON 9.12.2010

擬議由「住宅(乙類)」地帶改劃為「住宅(丙類)3」地帶  
PROPOSED REZONING FROM "R(B)" TO "R(C)3"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/108

圖 PLAN  
D1c



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「住宅(乙類)」地帶改劃為「綠化地帶」  
PROPOSED REZONING FROM "R(B)" TO "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/141

圖 PLAN  
D1d

本圖於2010年12月31日擬備，所根據的  
資料為攝於2010年5月27日的實地照片  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON SITE PHOTOS TAKEN ON 27.5.2010





項目ITEM E1 -  
擬議由「休憩用地」地帶  
改劃為「住宅(甲類)」地帶  
PROPOSED REZONING FROM  
"O" TO "R(A)"

項目ITEM E2 -  
擬議由「休憩用地」地帶  
改劃為「道路」  
PROPOSED REZONING FROM  
"O" TO AN AREA SHOWN AS 'ROAD'

#### 圖例 LEGEND

- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- I** 工業  
INDUSTRIAL
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- U** 未決定用途  
UNDETERMINED
- GB** 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

面積(967m<sup>2</sup>)將會由「休憩用地」地帶  
改劃為「住宅(甲類)」地帶  
AREA (967m<sup>2</sup>) TO BE REZONED FROM "O" TO "R(A)"

面積(322m<sup>2</sup>)將會由「休憩用地」地帶改劃為「道路」  
AREA (322m<sup>2</sup>) TO BE REZONED FROM "O" TO AN AREA SHOWN AS "ROAD"



主題地點  
SUBJECT SITE

本摘要圖於2011年1月21日擬備，  
所根據的資料為測量圖編號  
11-SW-6C  
EXTRACT PLAN PREPARED ON 21.1.2011  
BASED ON SURVEY SHEET No.  
11-SW-6C

#### 平面圖 SITE PLAN

擬議由「休憩用地」地帶改劃為「住宅(甲類)」地帶及「道路」  
PROPOSED REZONING FROM "O" TO "R(A)"  
AND AN AREA SHOWN AS 'ROAD'

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:1 500 比例尺  
METRES 25 0 25 50 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/89

圖 PLAN  
E1a



項目ITEM E1 -  
擬議由「休憩用地」地帶  
改劃為「住宅(甲類)」地帶  
PROPOSED REZONING FROM  
"O" TO "R(A)"

項目ITEM E2 -  
擬議由「休憩用地」地帶  
改劃為「道路」  
PROPOSED REZONING FROM  
"O" TO AN AREA SHOWN AS 'ROAD'

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2010年12月31日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28778  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON AERIAL PHOTO No. CS28778  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

擬議由「休憩用地」地帶改劃為「住宅(甲類)」地帶及「道路」  
PROPOSED REZONING FROM "O" TO "R(A)"  
AND AN AREA SHOWN AS 'ROAD'  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

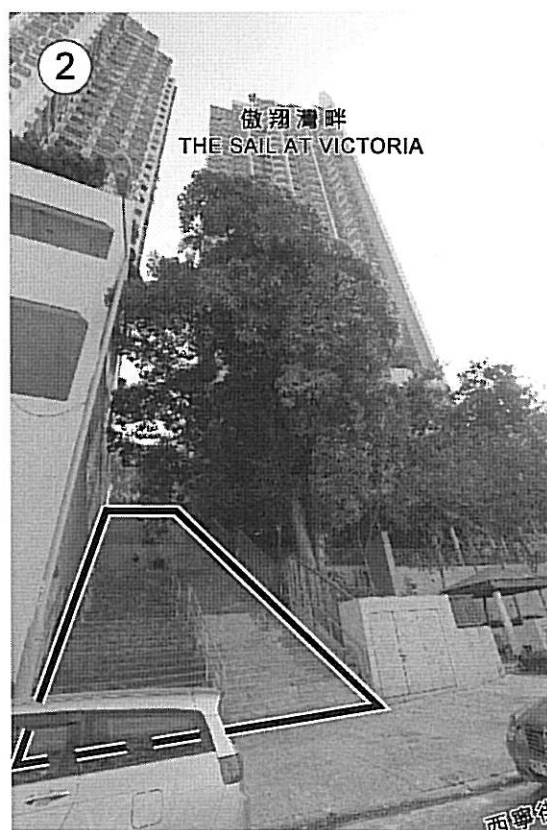
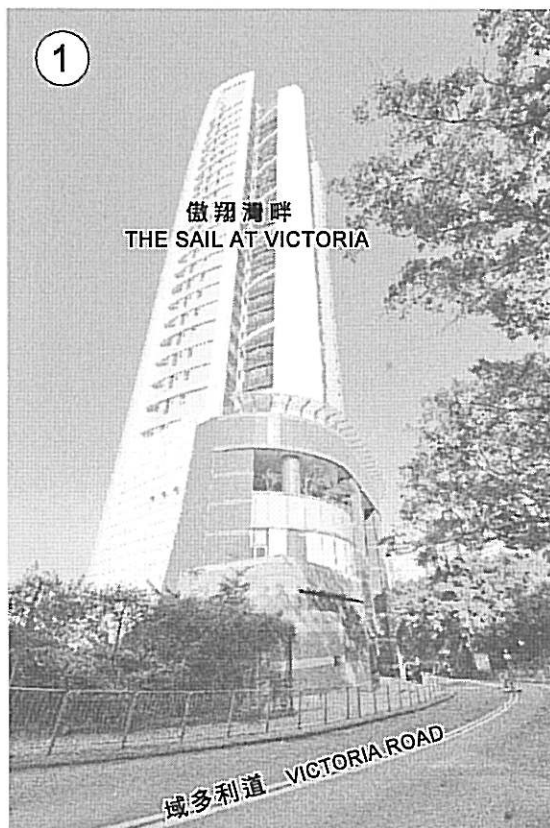
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/116

圖 PLAN  
E1b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「休憩用地」地帶改劃為「住宅(甲類)」地帶及「道路」  
PROPOSED REZONING FROM "O" TO "R(A)"  
AND AN AREA SHOWN AS 'ROAD'  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

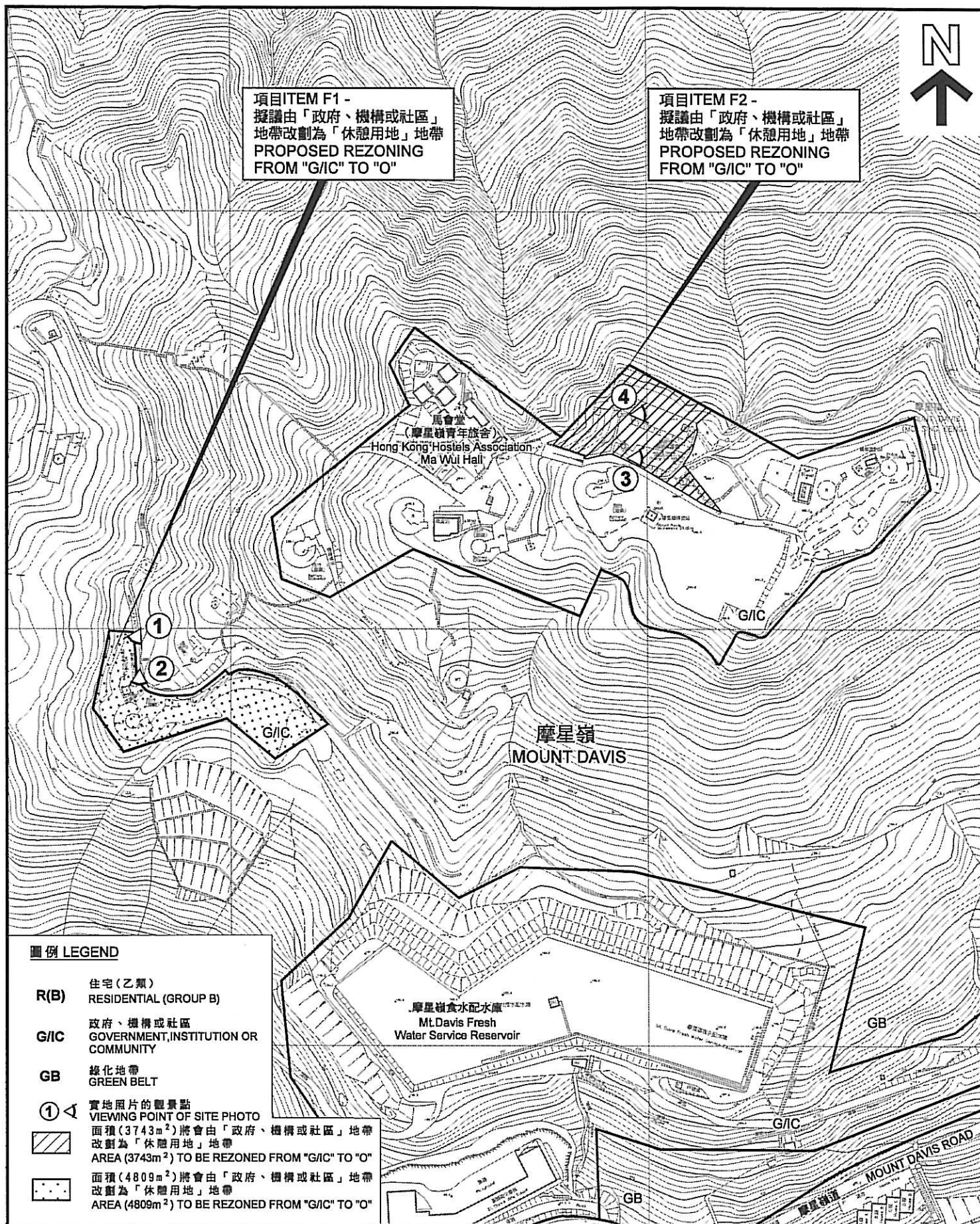
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/109

圖 PLAN  
E1c

本圖於2011年1月6日擬備，所根據的  
資料為攝於2010年12月9日的實地照片  
EXTRACT PLAN PREPARED ON 6.1.2011  
BASED ON SITE PHOTOS TAKEN ON 9.12.2010



**主題地點**  
SUBJECT SITE

本摘要圖於2011年1月17日擬備，  
所根據的資料為測量圖編號  
11-SW-6C, D和11A, B, C, D  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C, D & 11A, B, C, D

#### 平面圖 SITE PLAN

擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
PROPOSED REZONING FROM "G/I/C" TO "O"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

米 SCALE 1 : 3 000 比例尺 米  
METRES 50 0 50 100 METRES

**規劃署**  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/9

**圖 PLAN**  
F1a





項目 ITEM F1 -  
擬議由「政府、機構或社區」  
地帶改劃為「休憩用地」地帶  
PROPOSED REZONING  
FROM "G/IC" TO "O"

項目 ITEM F2 -  
擬議由「政府、機構或社區」  
地帶改劃為「休憩用地」地帶  
PROPOSED REZONING  
FROM "G/IC" TO "O"

馬會堂  
(摩星嶺青年旅舍)  
Hong Kong Jockey Club  
Ma Wui Hall

摩星嶺  
MOUNT DAVIS

摩星嶺食水配水庫  
Mt Davis Fresh  
Water Service Reservoir

摩星嶺道  
MOUNT DAVIS ROAD

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
PROPOSED REZONING FROM "G/IC" TO "O"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

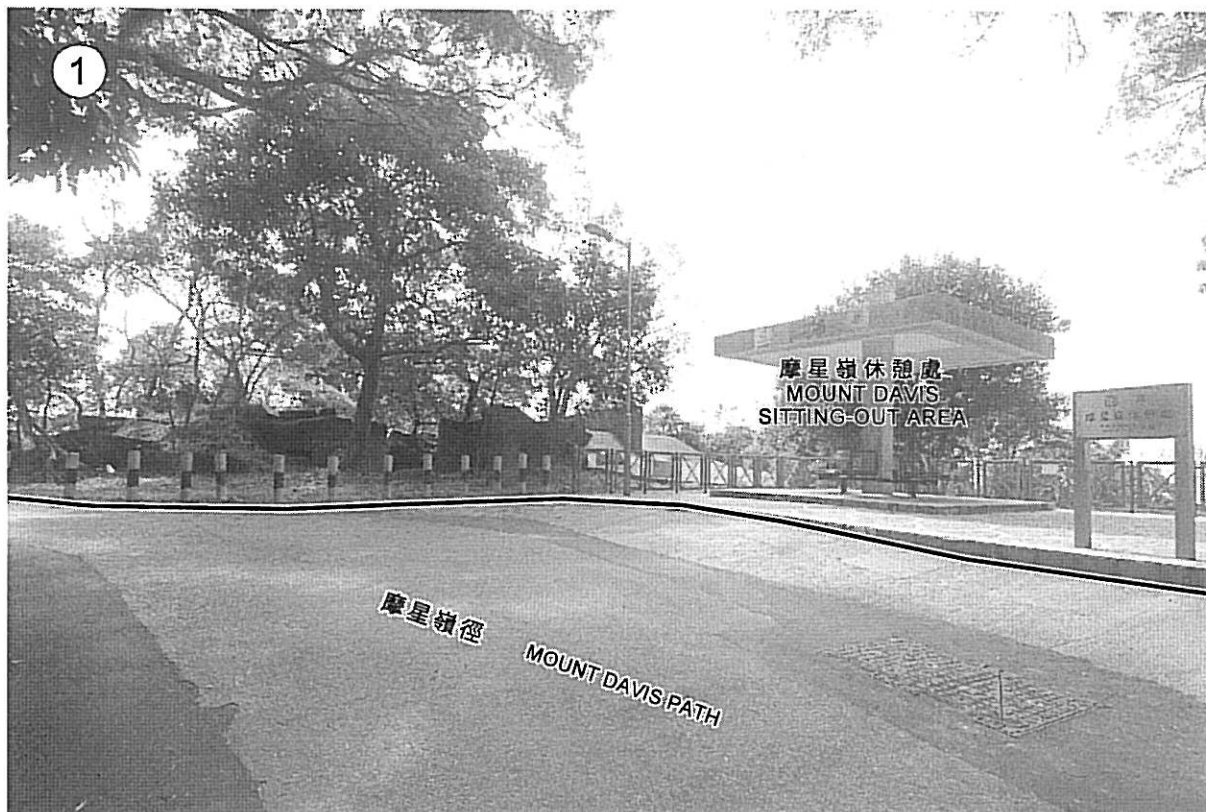
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/113

圖 PLAN  
F1b

本摘要圖於2010年12月30日擬備，所根據的  
資料為地政總署於2010年5月24日拍得的  
航攝照片編號CS28662  
EXTRACT PLAN PREPARED ON 30.12.2010  
BASED ON AERIAL PHOTO No. CS28662  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
PROPOSED REZONING FROM "G/I/C" TO "O"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/105

圖 PLAN  
F1c

本圖於2011年1月6日擬備，所根據的  
資料為攝於2010年12月10日的實地照片  
EXTRACT PLAN PREPARED ON 6.1.2011  
BASED ON SITE PHOTOS TAKEN ON 10.12.2010





### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
PROPOSED REZONING FROM "G/IC" TO "O"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

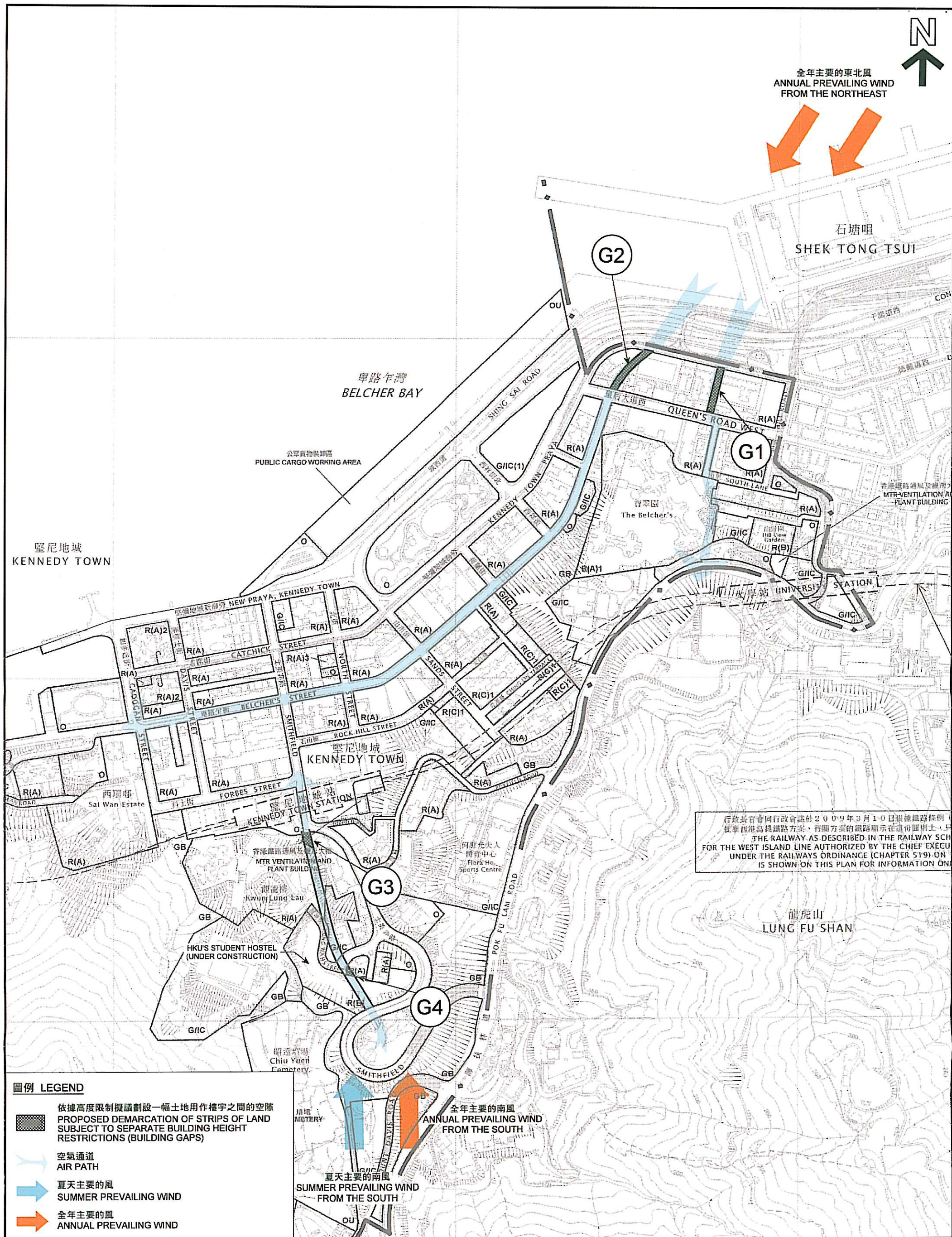


參考編號  
REFERENCE No.  
M/H1/10/106

圖 PLAN  
F1d

本圖於2010年12月31日擬備，所根據的  
資料為攝於2010年12月10日的實地照片  
EXTRACT PLAN PREPARED ON 31.12.2010  
BASED ON SITE PHOTOS TAKEN ON 10.12.2010





本摘要圖於2011年2月1日擬備，所根據的資料為於2010年3月26日展示的分區計劃大綱圖編號S/H1/17  
EXTRACT PLAN PREPARED ON 1.2.2011  
BASED ON OUTLINE ZONING PLAN NO. S/H1/17 EXHIBITED ON 26.3.2010

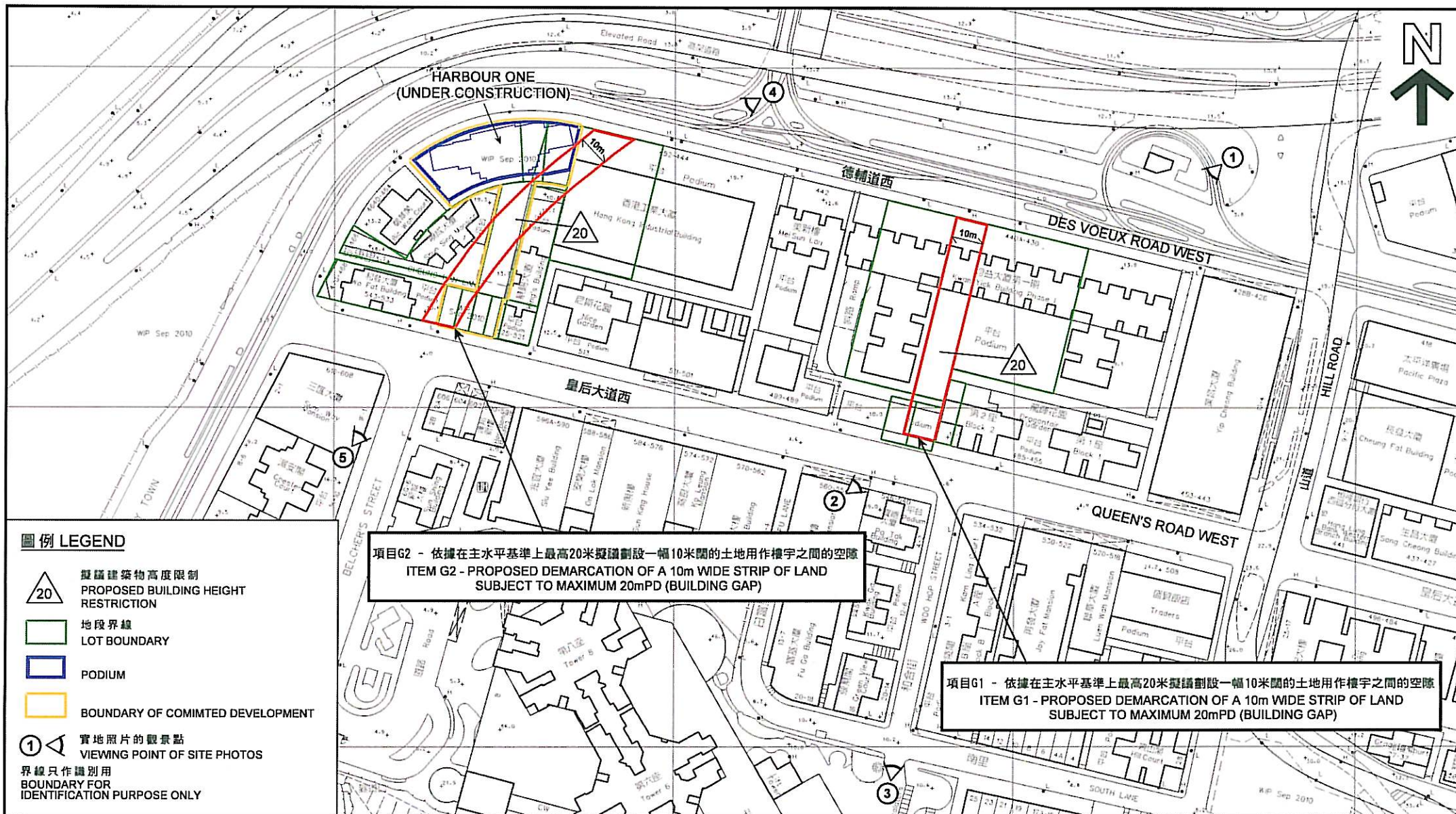
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/H1/11/1

圖 PLAN  
G1





本摘要圖於2011年2月14日擬備，  
所根據的資料為測量圖編號11-SW-7A  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SURVEY SHEETS No. 11-SW-7A

**平面圖 SITE PLAN**  
擬議劃設樓宇之間的空隙  
PROPOSED DEMARCATION OF BUILDING GAPS  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

米 METRES 30 0 30 60 METRES  
SCALE 1:1 500 比例尺

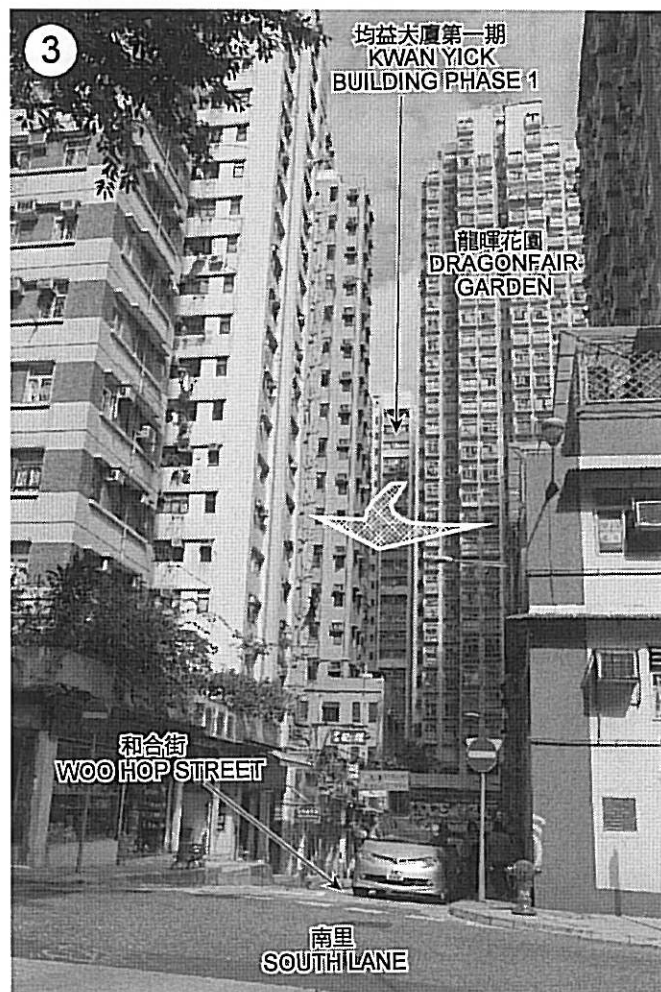
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/2

圖 PLAN  
G1a





圖例 LEGEND



本圖於2011年1月17日擬備，所根據的資料為攝於2010年12月9日、12月27日及2011年1月4日的實地照片  
PLAN PREPARED ON 17.1.2011 BASED ON SITE PHOTOS TAKEN ON 9.12.2010, 27.12.2010 AND 4.1.2011 RESPECTIVELY

實地照片 SITE PHOTOS

擬議劃設樓宇之間的空隙  
PROPOSED DEMARCATION OF BUILDING GAPS  
檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/3

圖 PLAN  
G1b





圖例 LEGEND



實地照片 SITE PHOTOS

擬議劃設樓宇之間的空隙  
PROPOSED DEMARCATION OF BUILDING GAPS

檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

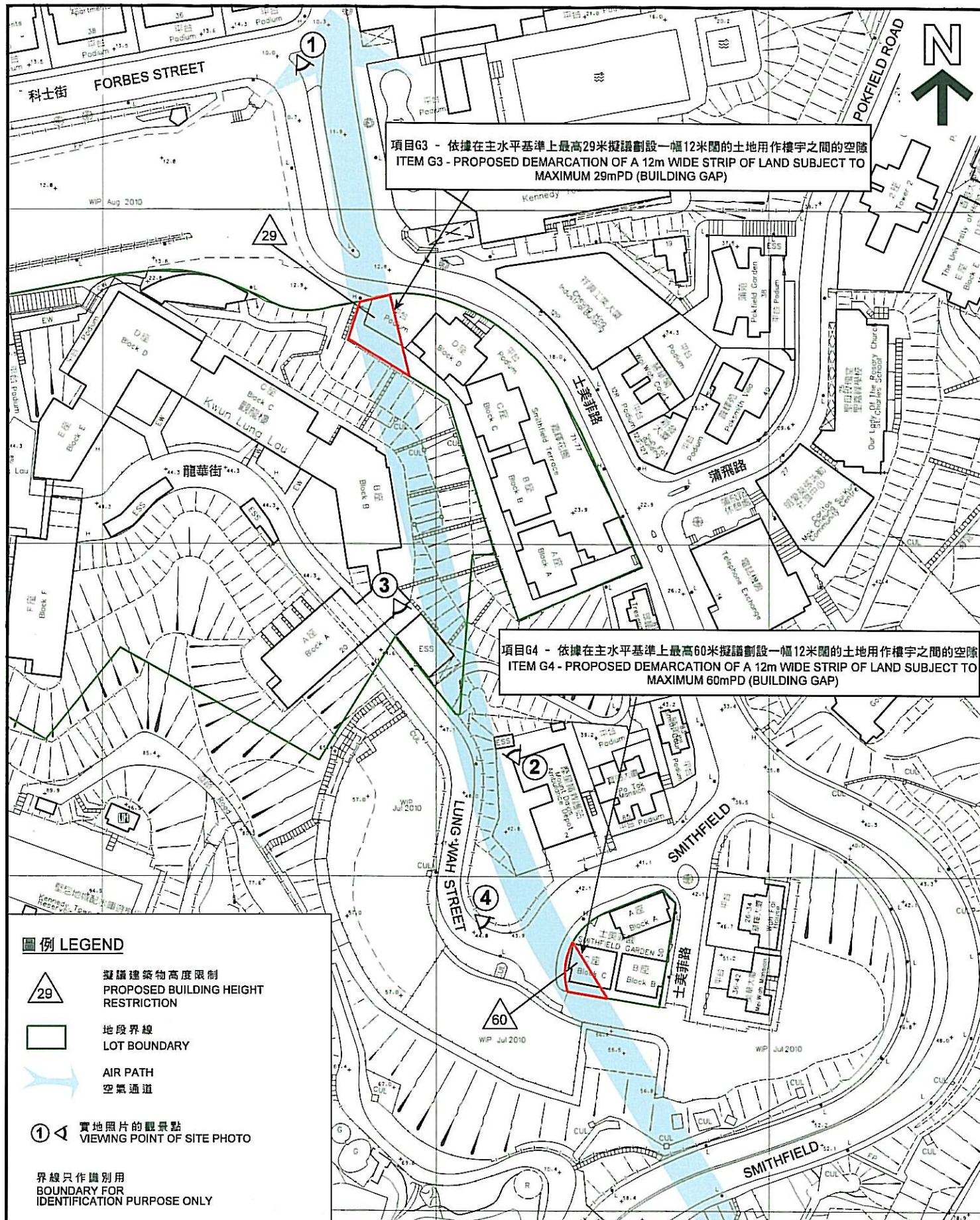


本圖於2011年1月17日擬備，所根據的資料  
為攝於12月27日(上)及  
2010年12月9日(下)的實地照片  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SITE PHOTOS TAKEN ON  
27.12.2010 (UPPER) & 9.12.2010 (LOWER)

參考編號  
REFERENCE No.  
M/H1/11/4

圖 PLAN  
G1c





平面圖 SITE PLAN

擬議劃設樓宇之間的空隙  
 PROPOSED DEMARCATION OF BUILDING GAPS  
 檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
 REVIEW OF DRAFT KENNEDY TOWN &  
 MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:1 500 比例尺  
 米 METRES 25 0 25 50 METRES

規劃署  
 PLANNING  
 DEPARTMENT

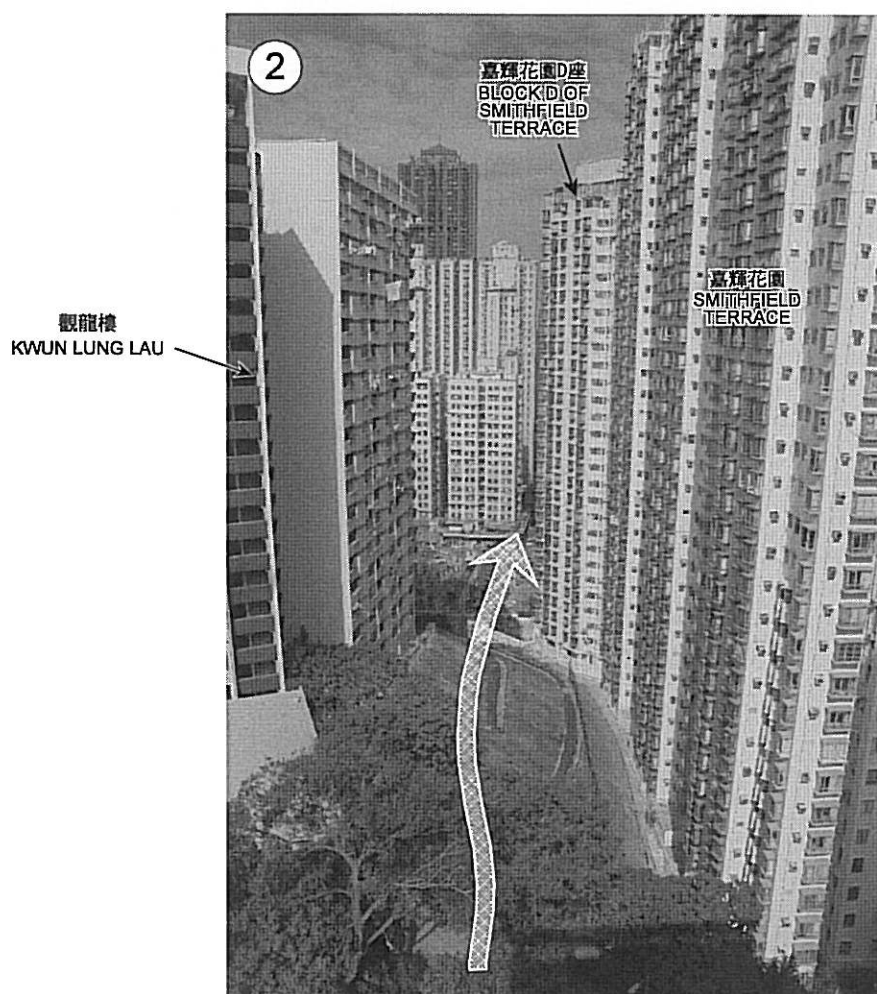
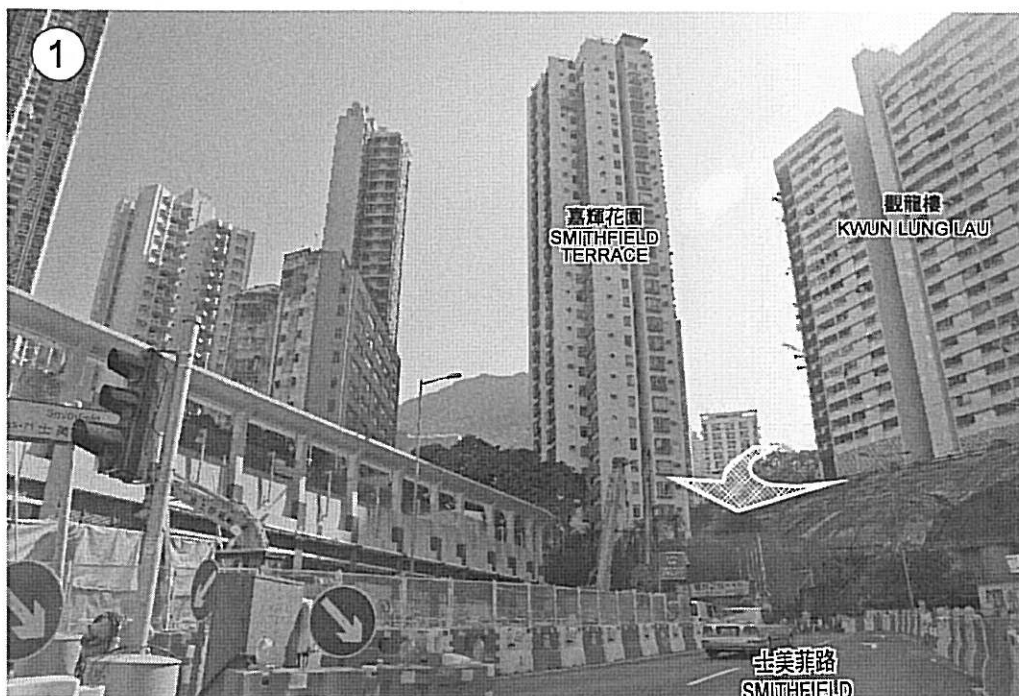


參考編號  
 REFERENCE No.  
 M/H1/11/6

圖 PLAN  
 G2a

本摘要圖於2011年2月14日擬備，  
 所根據的資料為測量圖編號  
 11-SW-6D和11B  
 EXTRACT PLAN PREPARED ON 14.2.2011  
 BASED ON SURVEY SHEETS No.  
 11-SW-6D & 11B





圖例 LEGEND



本圖於2011年1月17號備，所根據的資料為攝於2010年12月27日(上)及2010年12月9日(下)的實地照片  
EXTRACT PLAN PREPARED ON 17.1.2011  
BASED ON SITE PHOTOS TAKEN ON 27.12.2010 (UPPER) & 9.12.2010 (LOWER)

實地照片 SITE PHOTOS

擬議劃設樓宇之間的空隙  
PROPOSED DEMARCATION OF BUILDING GAPS

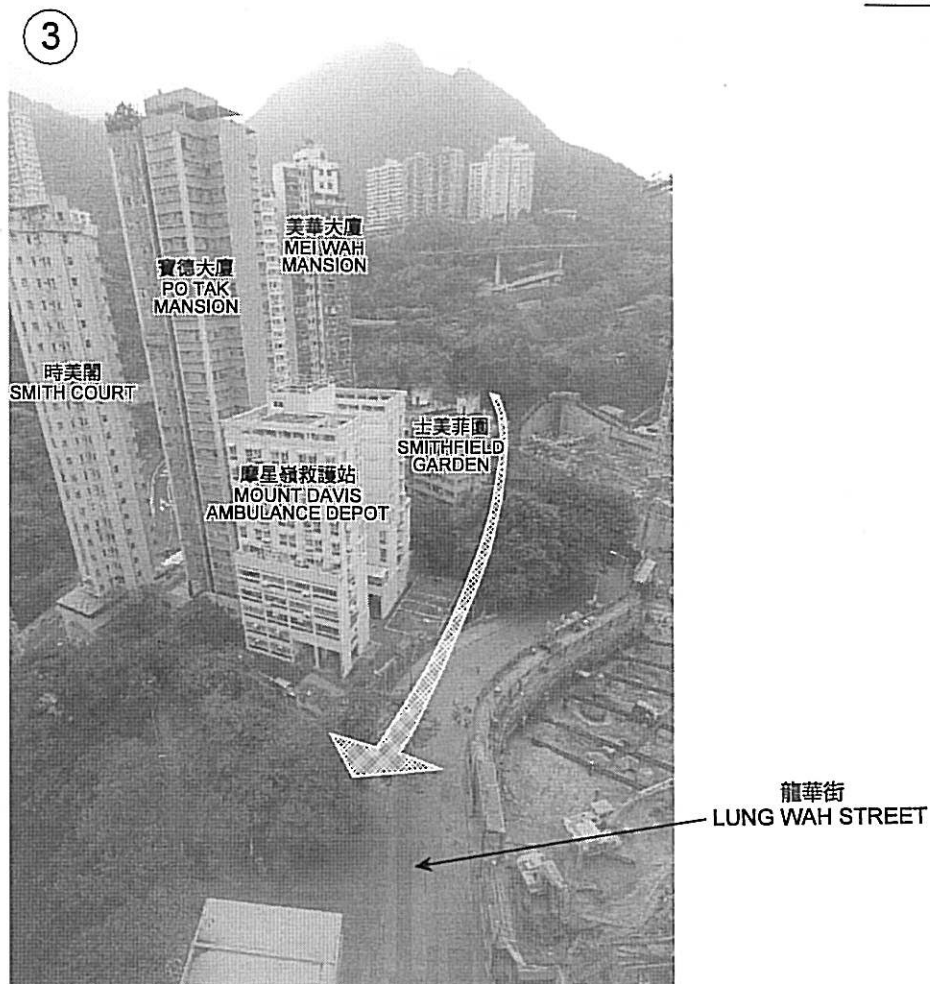
檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/9

PLAN  
G2b



圖例 LEGEND



實地照片 SITE PHOTOS

擬議劃設樓宇之間的空隙  
PROPOSED DEMARCATION OF BUILDING GAPS

檢討中的堅尼地城及摩星嶺  
分區計劃大綱草圖編號S/H/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/11

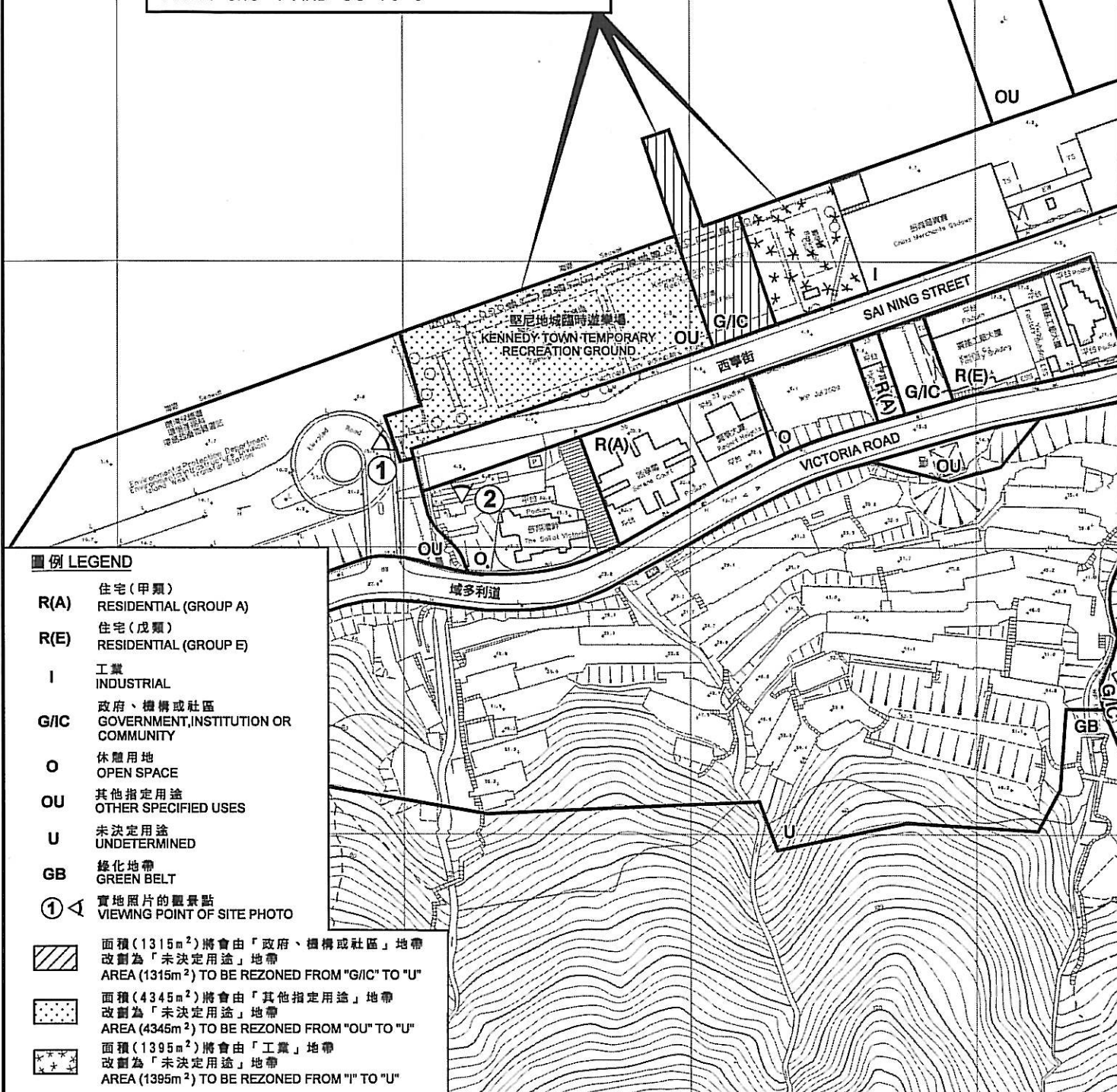
圖 PLAN  
G2c

本圖於2011年1月19日擬備，所根據的資料為攝於2011年1月4日(上)及2011年1月5日(下)的實地照片  
EXTRACT PLAN PREPARED ON 19.1.2011  
BASED ON SITE PHOTOS TAKEN ON  
4.1.2011 (UPPER) & 5.1.2011 (LOWER)



ANNEL  
HAP)

項目ITEM H1 -  
擬議由「政府、機構或社區」地帶、「工業」地帶及  
「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/I/C" "I" AND "OU" TO "U"



**圖例 LEGEND**

- R(A) 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(E) 住宅(戊類)  
RESIDENTIAL (GROUP E)
- I 工業  
INDUSTRIAL
- G/I/C 政府、機構或社區  
GOVERNMENT, INSTITUTION OR  
COMMUNITY
- O 休憩用地  
OPEN SPACE
- OU 其他指定用途  
OTHER SPECIFIED USES
- U 未決定用途  
UNDETERMINED
- GB 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- 面積(1315m<sup>2</sup>)將會由「政府、機構或社區」地帶  
改劃為「未決定用途」地帶  
AREA (1315m<sup>2</sup>) TO BE REZONED FROM "G/I/C" TO "U"
- 面積(4345m<sup>2</sup>)將會由「其他指定用途」地帶  
改劃為「未決定用途」地帶  
AREA (4345m<sup>2</sup>) TO BE REZONED FROM "OU" TO "U"
- 面積(1395m<sup>2</sup>)將會由「工業」地帶  
改劃為「未決定用途」地帶  
AREA (1395m<sup>2</sup>) TO BE REZONED FROM "I" TO "U"

主題地點  
SUBJECT SITE

本摘要圖於2011年2月16日擬備，  
所根據的資料為測量圖編號  
11-SW-6C  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C

**平面圖 SITE PLAN**

擬議由「政府、機構或社區」地帶、  
「工業」地帶及「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/I/C", "I" AND "OU" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺

米 METRES 40 0 40 80 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/62

圖 PLAN  
H1a



項目ITEM H1 -  
擬議由「政府、機構或社區」地帶、「工業」地帶及  
「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/IC", "I" AND "OU" TO "U"

堅尼地城臨時遊樂場  
KENNEDY TOWN TEMPORARY  
RECREATION GROUND

西寧街

SAI NING STREET

VICTORIA ROAD

域多利道

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月16日擬備，所根據的  
資料為地政總署於2010年11月3日拍得的  
航攝照片編號CS30313  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶、  
「工業」地帶及「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC", "I" AND "OU" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/75

圖 PLAN  
H1b





項目 ITEM H1 -  
擬議由「政府、機構或社區」地帶、「工業」地帶及  
「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/IC", "I" AND "OU" TO "U"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶、  
「工業」地帶及「其他指定用途」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC", "I" AND "OU" TO "U"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

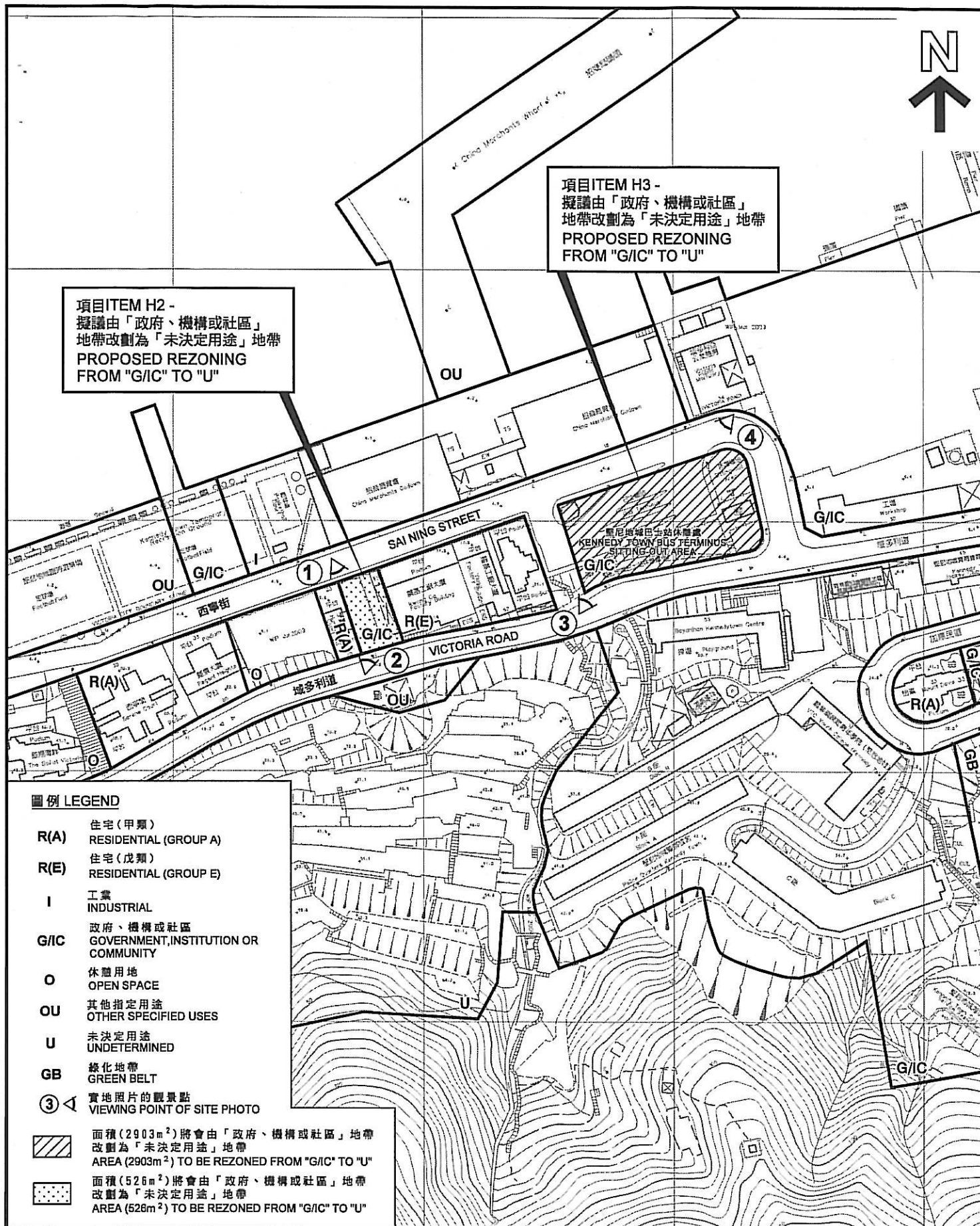


參考編號  
REFERENCE No.

M/H1/11/69

圖 PLAN  
H1c

本圖於2011年2月16日製備，所根據的  
資料為攝於2009年11月10日(上)及  
2009年11月30日(下)的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTOS TAKEN ON  
10.11.2009 (UPPER) & 30.11.2009 (LOWER)



**主題地點**  
SUBJECT SITE

本摘要圖於2011年2月15日擬備，  
所根據的資料為測量圖編號  
11-SW-6C和D  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C & D

### 平面圖 SITE PLAN

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺  
METRES 40 0 40 80 METRES

**規劃署**  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/63

**圖 PLAN**  
H2a





項目ITEM H2 -  
擬議由「政府、機構或社區」  
地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/IC" TO "U"

項目ITEM H3 -  
擬議由「政府、機構或社區」  
地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/IC" TO "U"

SAINING STREET

西寧街

咸多利亞

VICTORIA ROAD

堅尼地城巴士站休憩處  
KENNEDY TOWN BUS TERMINUS  
SITING OUT AREA

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月15日擬備，所根據的  
資料為地政總署於2010年11月3日拍得的  
航攝照片編號CS30313  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/76

圖 PLAN  
H2b



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT

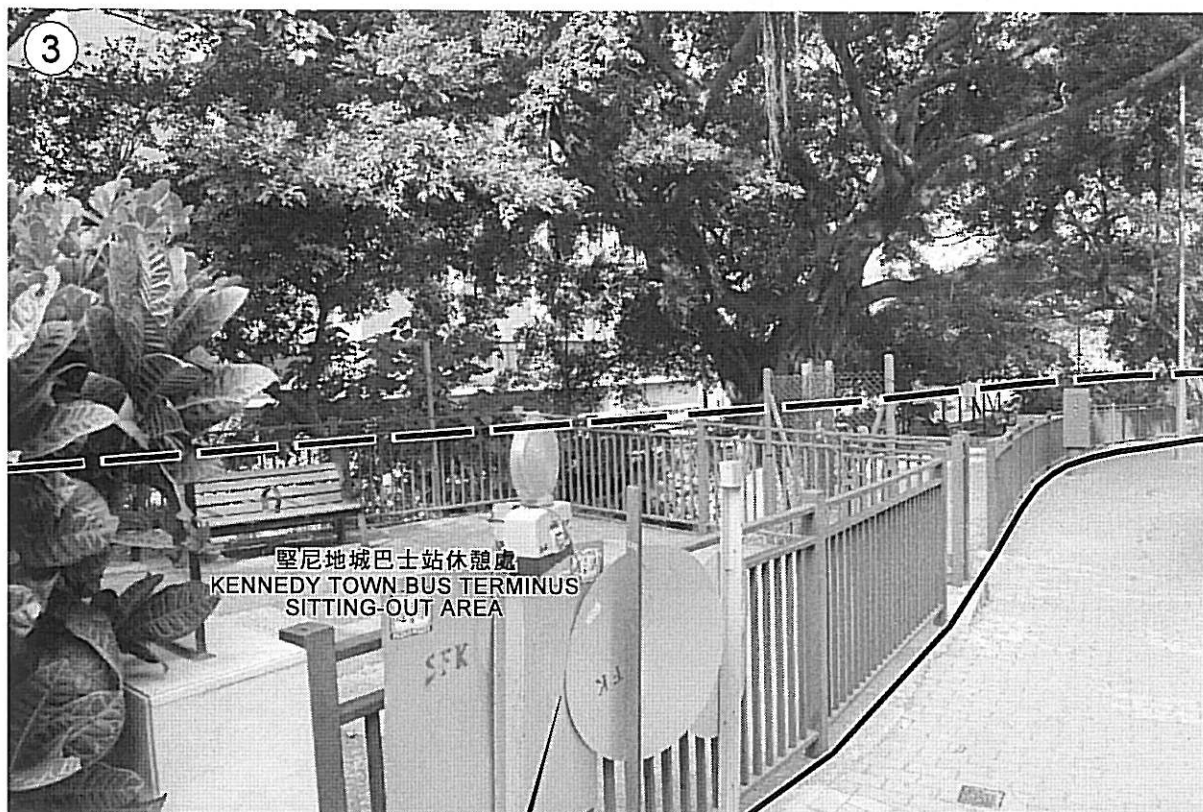


參考編號  
REFERENCE No.  
M/H1/11/70

圖 PLAN  
H2c

本圖於2011年2月14日製備，所根據的  
資料為攝於2009年11月10日的實地照片  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SITE PHOTOS TAKEN ON 10.11.2009





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/IC" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

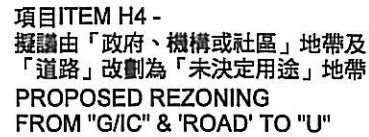
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/71

圖 PLAN  
H2d

本圖於2011年2月14日製備，所根據的資料為攝於2009年11月30日(上)及2009年11月10日(下)的實地照片  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SITE PHOTOS TAKEN ON  
30.11.2009 (UPPER) & 10.11.2009 (LOWER)



工業  
INDUSTRIAL

**G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY


**O** 休閒用地  
OPEN SPACE

**OU 其他指定用途**  
**OTHER SPECIFIED USES**

**U** 未決定用途  
UNDETERMINED

**GB 綠化地帶  
GREEN BELT**

⑦ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

 面積(26993m<sup>2</sup>)將會由「政府、機構或社區」地帶  
改劃為「未決定用途」地帶  
AREA (26993m<sup>2</sup>) TO BE REZONED FROM "G/I/C" TO "U"

 面積(2802m<sup>2</sup>)將會由「道路」  
改劃為「未決定用途」地帶  
AREA (2802m<sup>2</sup>) TO BE REZONED FROM 'ROAD' TO 'U'



本摘要圖於2011年2月14日擬備，  
所根據的資料為測量圖編號  
11-SW-6C和D  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C & D

### 平面圖 SITE PLAN

擬議由「政府、機構或社區」地帶及「道路」改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/I/C" & "ROAD" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1 : 2 000 比例尺

米 SCALE 1 : 2 000 比例尺 米  
METRES 40 0 40 80 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/64

**PLAN**  
**H3a**





項目ITEM H4 -  
擬議由「政府、機構或社區」地帶及  
「道路」改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/I/C" & "ROAD" TO "U"

前堅尼地城垃圾焚化爐及屠場  
EX-KENNEDY TOWN  
INCINERATOR AND ABATTOIR

西寧街  
SAINING STREET

西市街  
SAISEE STREET

VICTORIA ROAD

咸多利道

加摩民道

KA WAI MAN ROAD

加多近街  
CADOGAN STREET

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶及「道路」  
改劃為「未決定用途」地帶

PROPOSED REZONING FROM "G/I/C" & "ROAD" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

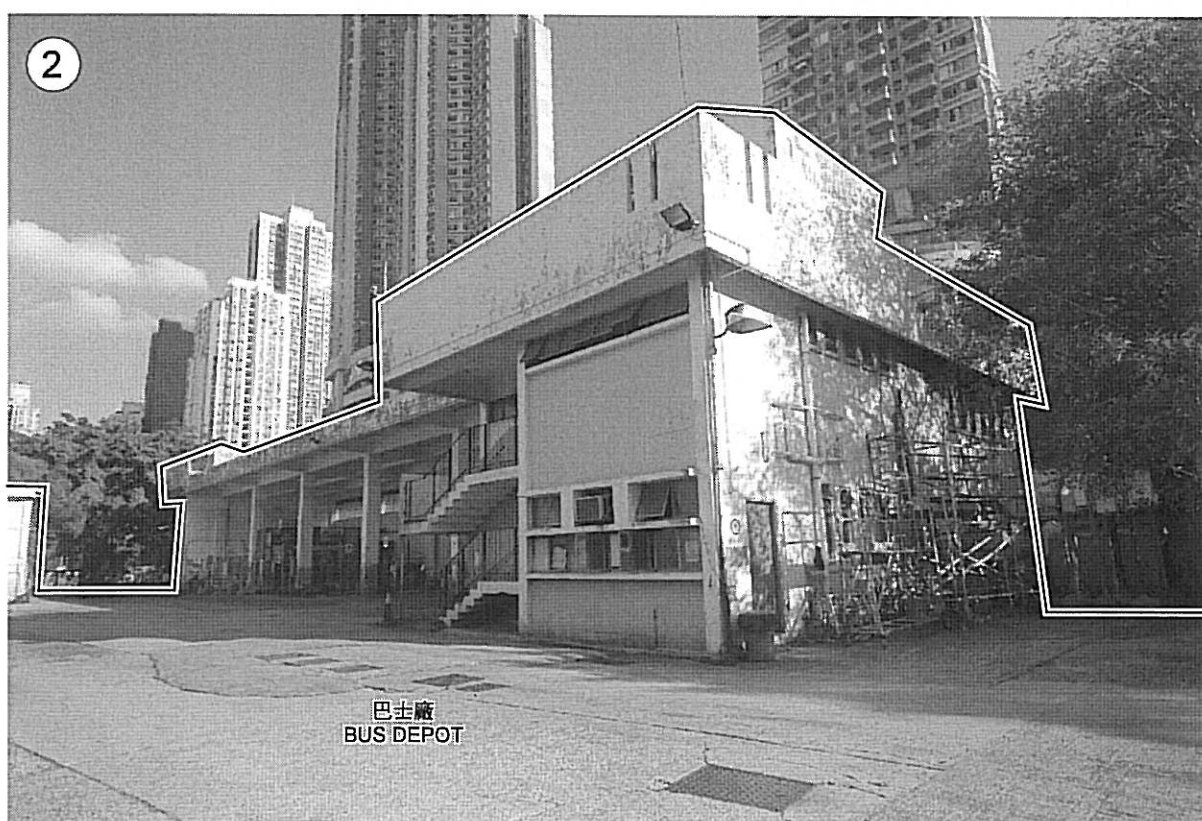
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/77

圖 PLAN  
H3b

本摘要圖於2011年2月15日製備，所根據的  
資料為地政總署於2010年11月3日拍得的  
航攝照片編號CS30313  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT



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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶及「道路」  
改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/C" & "ROAD" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/72

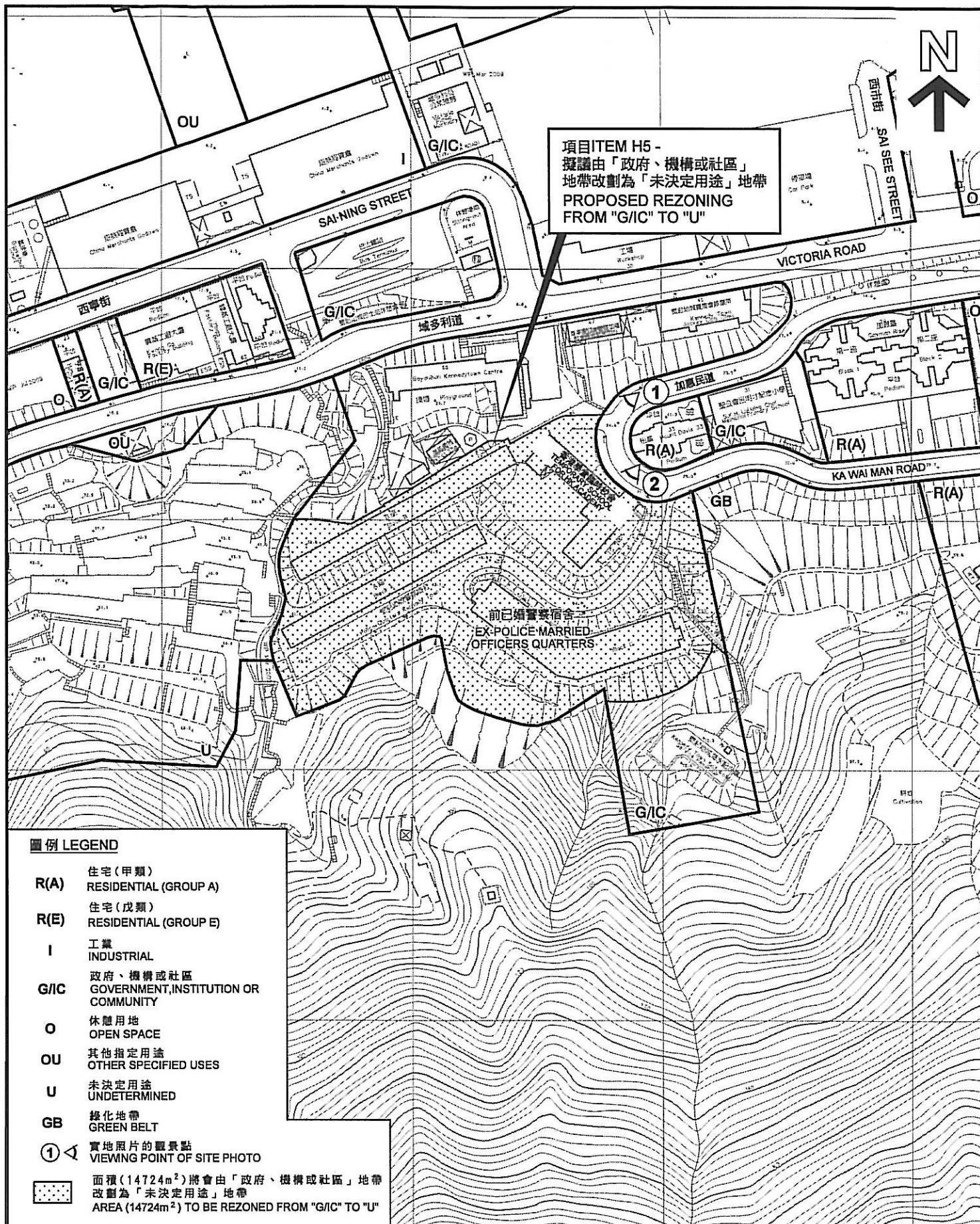
圖 PLAN  
H3c

本圖於2011年2月14日製備，所根據的資料為  
攝於2009年11月30日(上)及  
2009年11月10日(下)的實地照片  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SITE PHOTOS TAKEN ON  
30.11.2009 (UPPER) & 10.11.2009 (LOWER)





PLAN  
H3d



**主題地點**  
SUBJECT SITE

本摘要圖於2011年2月14日擬備，  
所根據的資料為測量圖編號  
11-SW-6C, D和11A, B  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6C, D & 11A, B

### 平面圖 SITE PLAN

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/I/C" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/65

圖 PLAN  
H4a





項目ITEM H5 -  
擬議由「政府、機構或社區」  
地帶改劃為「未決定用途」地帶  
PROPOSED REZONING  
FROM "G/C" TO "U"

SAINING STREET

西市街  
SANG SEE STREET

VICTORIA ROAD

域多利道

加蘭民道

KAWAI MAN ROAD

香港警察臨時校舍  
TEMPORARY SCHOOLS  
FOR HK ACADemy

前已婚警家宿舍  
EX-POLICE MARRIED  
OFFICERS' QUARTERS

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月14日擬備，所根據的  
資料為地政總署於2010年11月3日拍得的  
航攝照片編號CS30313

EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/C" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/78

圖 PLAN  
H4b



### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶改劃為「未決定用途」地帶  
PROPOSED REZONING FROM "G/I/C" TO "U"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



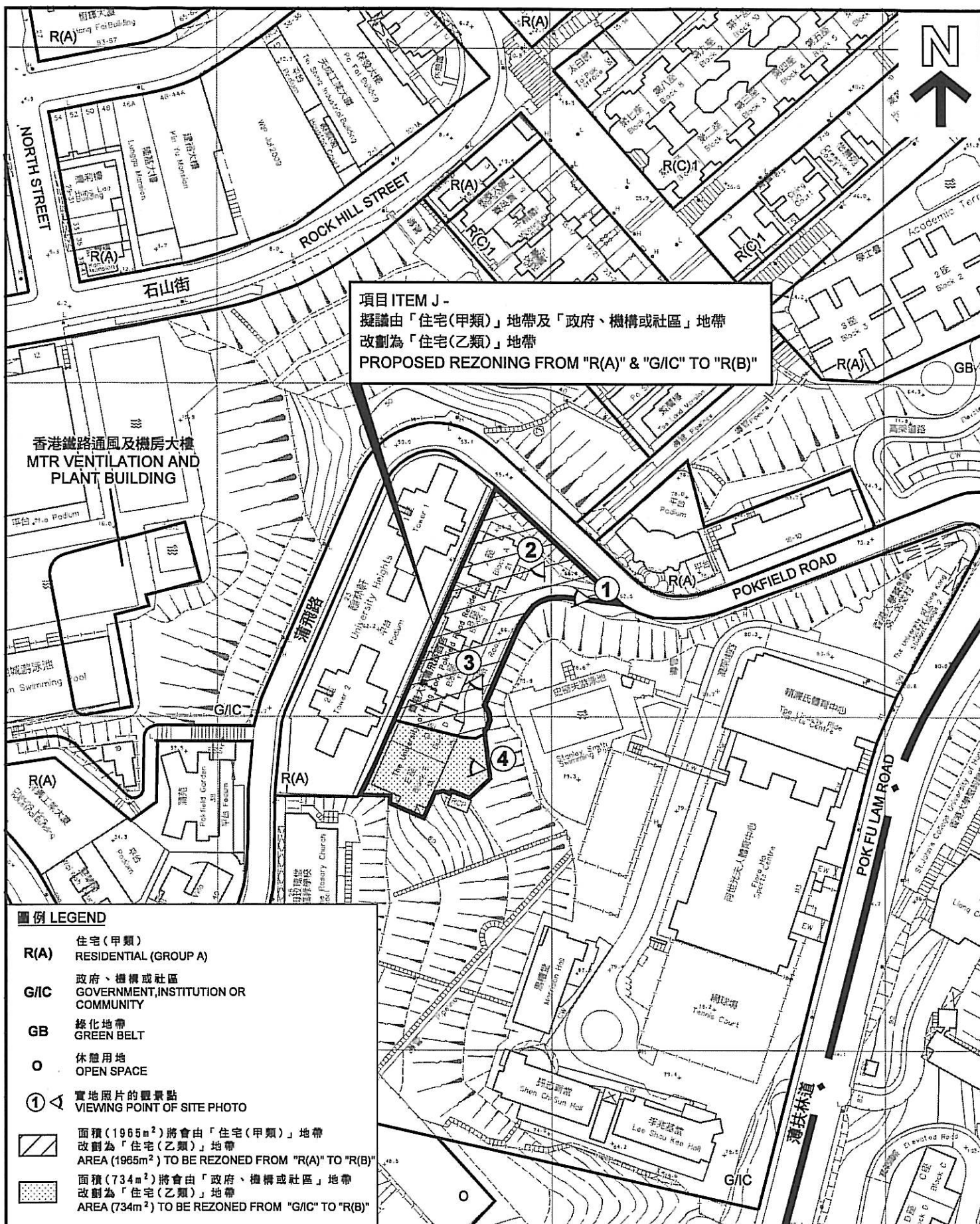
參考編號  
REFERENCE No.

M/H1/11/80

圖 PLAN  
H4c

本圖於2011年2月14日擬備，所根據的資料為  
攝於2009年11月10日的實地照片  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SITE PHOTOS TAKEN ON 10.11.2009





**主題地點**  
SUBJECT SITE

本摘要圖於2011年2月16日擬備，  
所根據的資料為測量圖編號  
11-SW-6D和7C  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6D & 7C

**平面圖 SITE PLAN**

擬議由「住宅(甲類)」地帶及「政府、機構或社區」地帶  
改劃為「住宅(乙類)」地帶  
PROPOSED REZONING FROM "R(A)" & "G/IC" TO "R(B)"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

米 METRES 25 0 25 50 米 METRES  
SCALE 1:1 500 比例尺

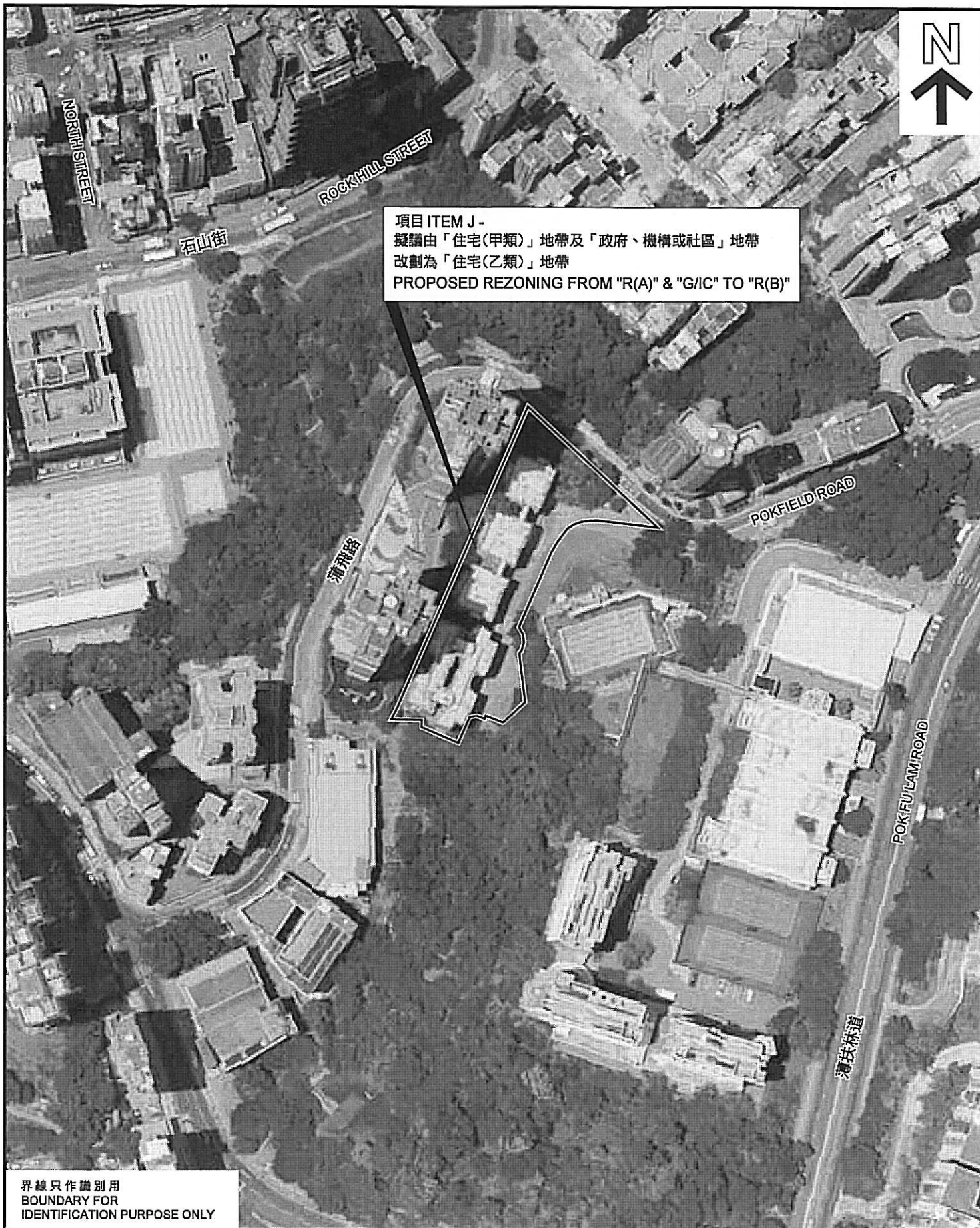
**規劃署**  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/10/4

**圖 PLAN**  
I1a



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IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月16日繪備，所根據的資料為地政總署於2010年5月24日拍得的航攝照片編號CS28774  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON AERIAL PHOTO No. CS28774  
TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議由「住宅(甲類)」地帶及「政府、機構或社區」地帶  
改劃為「住宅(乙類)」地帶

PROPOSED REZONING FROM "R(A)" & "G/I/C" TO "R(B)"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/117

圖 PLAN  
I1b





界線只作識別用  
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### 實地照片 SITE PHOTOS

擬議由「住宅(甲類)」地帶及「政府、機構或社區」地帶  
改劃為「住宅(乙類)」地帶  
PROPOSED REZONING FROM "R(A)" & "G/I/C" TO "R(B)"  
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/10/110

圖 PLAN  
I1c

本圖於2011年2月16日擬備，所根據的  
資料為攝於2009年11月6日的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTOS TAKEN ON 6.11.2009



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議由「住宅(甲類)」地帶及「政府、機構或社區」地帶  
改劃為「住宅(乙類)」地帶

PROPOSED REZONING FROM "R(A)" & "G/IC" TO "R(B)"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

本圖於2011年2月16日擬備，所根據的  
資料為攝於2010年12月9日的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTOS TAKEN ON 9.12.2010

規劃署  
PLANNING  
DEPARTMENT

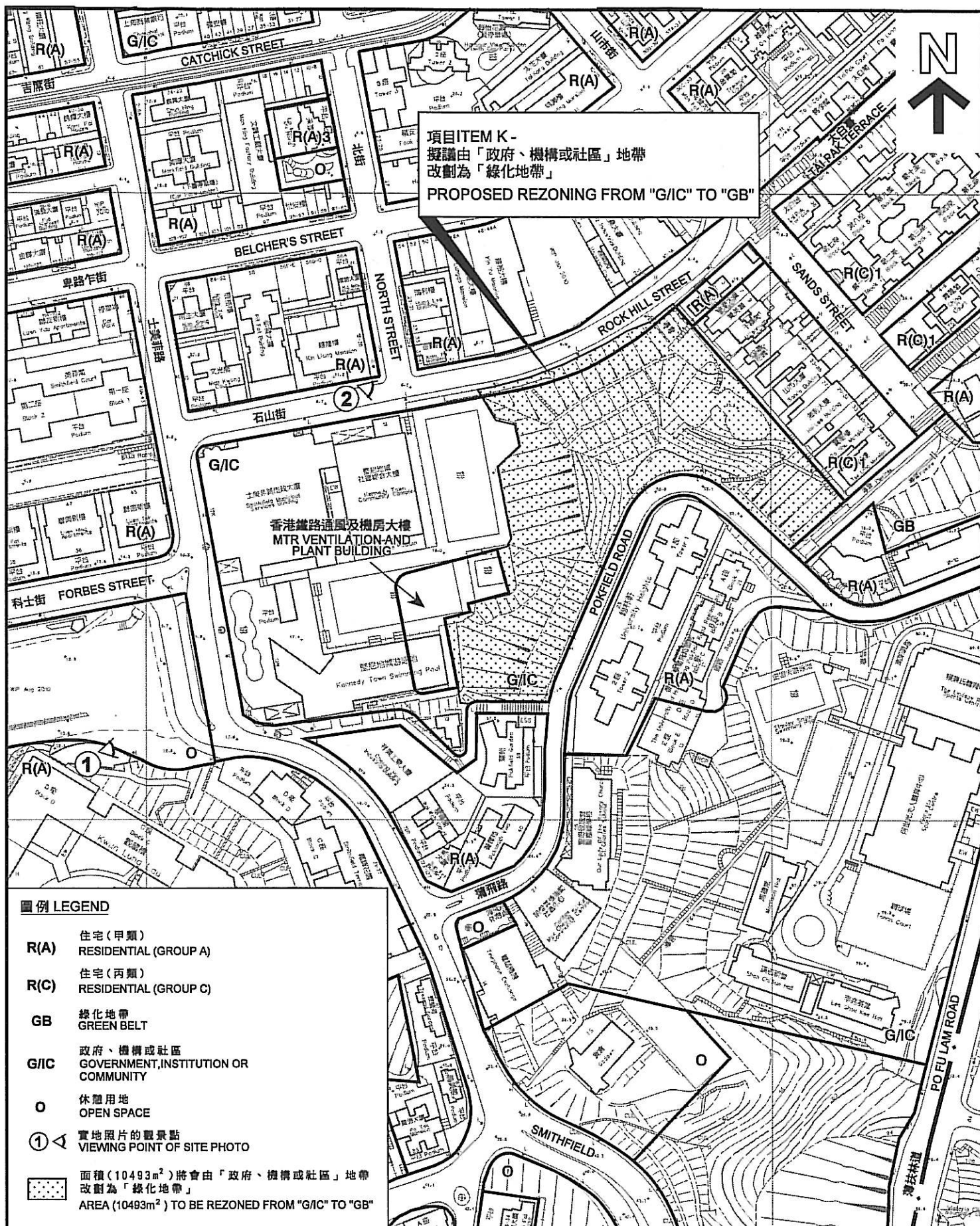


參考編號  
REFERENCE No.

M/H1/10/110

圖 PLAN  
I1d





### 平面圖 SITE PLAN

擬議由「政府、機構或社區」地帶  
改劃為「綠化地帶」

PROPOSED REZONING FROM "G/I/C" TO "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17

REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS

OUTLINE ZONING PLAN No. S/H1/17

SCALE 1:2 000 比例尺

米  
METRES 40

0

40

米  
80 METRES

規劃署

PLANNING  
DEPARTMENT



參考編號

REFERENCE No.

M/H1/11/83

圖 PLAN  
J1a



主題地點

SUBJECT SITE

本摘要圖於2011年2月12日擬備，  
所根據的資料為測量圖編號  
11-SW-6D, 7C, 11B和12A  
EXTRACT PLAN PREPARED ON 12.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6D, 7C, 11B & 12A



項目ITEM K-  
擬議由「政府、機構或社區」地帶  
改劃為「綠化地帶」  
PROPOSED REZONING FROM "G/I/C" TO "GB"

界線只作識別用  
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IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

擬議由「政府、機構或社區」地帶  
改劃為「綠化地帶」

PROPOSED REZONING FROM "G/I/C" TO "GB"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



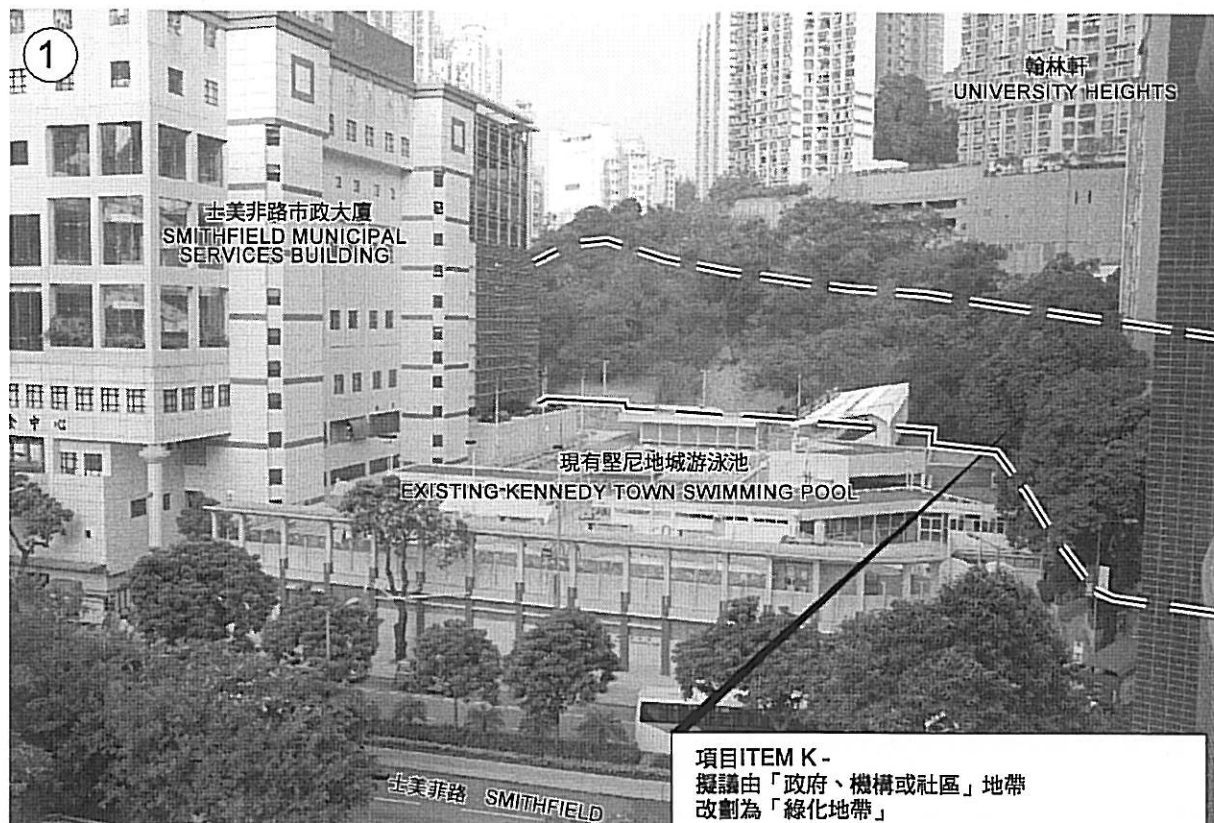
參考編號  
REFERENCE No.

M/H1/11/85

圖 PLAN  
J1b

本摘要圖於2011年2月12日製備，所根據的  
資料為地政總署於2010年11月3日拍得的  
航攝照片編號CS30313  
EXTRACT PLAN PREPARED ON 11.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT





本圖於2011年2月14日製備，所根據的資料為  
攝於2009年11月30日(上)及  
2009年11月6日(下)的實地照片  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON SITE PHOTOS TAKEN ON  
30.11.2009 (UPPER) & 6.11.2009 (LOWER)

### 實地照片 SITE PHOTOS

擬議由「政府、機構或社區」地帶  
改劃為「綠化地帶」

PROPOSED REZONING FROM "G/IC" TO "GB"

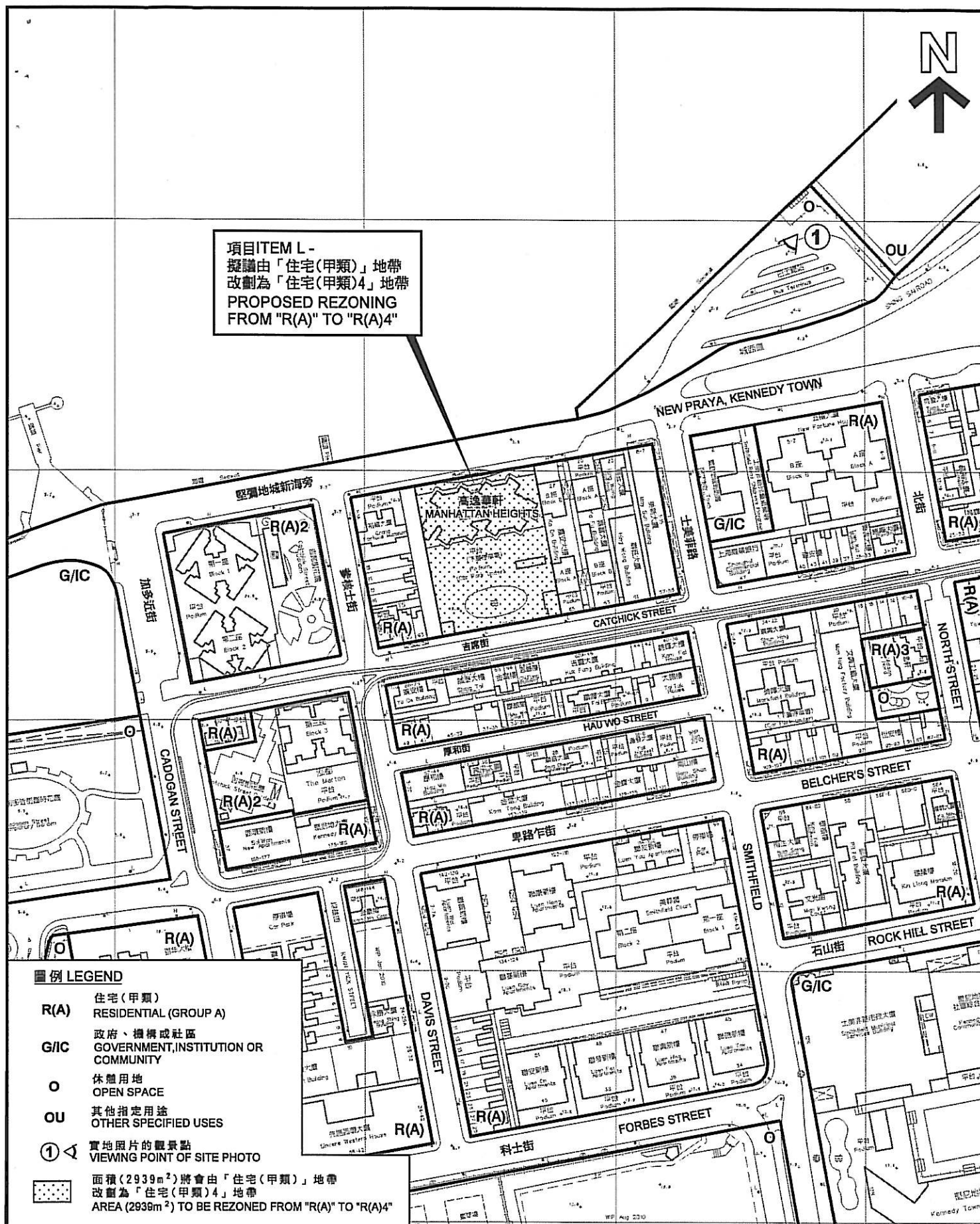
檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H/11/84

圖 PLAN  
J1c



#### 圖例 LEGEND

- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 面積(2939m<sup>2</sup>)將會由「住宅(甲類)」地帶改劃為「住宅(甲類)4」地帶**  
AREA (2939m<sup>2</sup>) TO BE REZONED FROM "R(A)" TO "R(A)4"

#### 平面圖 SITE PLAN

擬議由「住宅(甲類)」地帶改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING FROM "R(A)" TO "R(A)4"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 METRES

**主題地點**  
SUBJECT SITE

本摘要圖於2011年2月15日擬備，  
所根據的資料為測量圖編號  
11-SW-6B和D  
EXTRACT PLAN PREPARED ON 15.2.2011  
BASED ON SURVEY SHEETS No.  
11-SW-6B & D

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H/11/86

圖 PLAN  
K1a





項目ITEM L -  
擬議由「住宅(甲類)」地帶  
改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING  
FROM "R(A)" TO "R(A)4"

高逸華軒  
MANHATTAN HEIGHTS

NEW PRAYA, KENNEDY TOWN

加多近街

CAOOGAN STREET

曼地街

吉蘭街

CATCHICK STREET

HAU WO STREET

摩和街

摩路乍街

BELCHER'S STREET

SMITHFIELD

石山街

ROCKHILL STREET

DAVIS STREET

FORBES STREET

科生街

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

擬議由「住宅(甲類)」地帶改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING FROM "R(A)" TO "R(A)4"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H1/11/87

圖 PLAN  
K1b

本摘要圖於2011年2月14日製備，所根據的資料為地政總署於2010年11月3日拍得的航攝照片編號CS30313  
EXTRACT PLAN PREPARED ON 14.2.2011  
BASED ON AERIAL PHOTO No. CS30313  
TAKEN ON 3.11.2010 BY LANDS DEPARTMENT



項目 ITEM L -  
擬議由「住宅(甲類)」地帶  
改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING  
FROM "R(A)" TO "R(A)4"

### 實地照片 SITE PHOTO

本圖於2011年2月16日擬備，所根據的資料為  
攝於2010年12月9日的實地照片  
EXTRACT PLAN PREPARED ON 16.2.2011  
BASED ON SITE PHOTO TAKEN ON 9.12.2010

擬議由「住宅(甲類)」地帶 改劃為「住宅(甲類)4」地帶  
PROPOSED REZONING FROM "R(A)" TO "R(A)4"

檢討中的堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/17  
REVIEW OF DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN No. S/H1/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/88

圖 PLAN  
K1c