

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) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G(IC) | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| 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 | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|----------|
| | 公頃 HECTARES | % 百分率 | |
| RESIDENTIAL (GROUP A) | 26.19 | 15.19 | 住宅 (甲類) |
| RESIDENTIAL (GROUP B) | 3.94 | 2.29 | 住宅 (乙類) |
| RESIDENTIAL (GROUP C) | 2.69 | 1.56 | 住宅 (丙類) |
| RESIDENTIAL (GROUP E) | 0.22 | 0.13 | 住宅 (戊類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 25.23 | 14.63 | 政府、機構或社區 |
| OPEN SPACE | 8.50 | 4.93 | 休憩用地 |
| OTHER SPECIFIED USES | 8.91 | 5.17 | 其他指定用途 |
| GREEN BELT | 78.18 | 44.19 | 綠化地帶 |
| RAILWAY | 0.19 | 0.11 | 鐵路 |
| MAJOR ROAD ETC. | 20.36 | 11.80 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 172.41 | 100.00 | 規劃範圍總面積 |

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

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/H1/22

行政長官會同行政會議於 2022 年 3 月 22 日 根據城市
規劃條例第 9 (1) (a) 條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
22 MARCH 2022

Ms Wendy LEUNG 梁瓊儀女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

SCALE 1:5000 比例尺
METRES 100 0 200 400 600 800 1,000 METRES 米

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） |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/I/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 |
| 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 | P F S | 加油站 |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|----------|
| | 公頃 HECTARES | % 百分率 | |
| RESIDENTIAL (GROUP A) | 26.19 | 15.19 | 住宅（甲類） |
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| RESIDENTIAL (GROUP C) | 2.69 | 1.56 | 住宅（丙類） |
| RESIDENTIAL (GROUP E) | 0.22 | 0.13 | 住宅（戊類） |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 25.23 | 14.63 | 政府、機構或社區 |
| OPEN SPACE | 8.50 | 4.93 | 休憩用地 |
| OTHER SPECIFIED USES | 8.91 | 5.17 | 其他指定用途 |
| GREEN BELT | 76.18 | 44.19 | 綠化地帶 |
| RAILWAY | 0.19 | 0.11 | 鐵路 |
| MAJOR ROAD ETC. | 20.36 | 11.80 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 172.41 | 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/H 1/22 的修訂
AMENDMENT TO APPROVED PLAN No. S/H1/22

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

（參看附表）
(SEE ATTACHED SCHEDULE)

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/H1/22A

SCALE 1:5000 比例尺

米 METRES 100 0 200 400 600 800 1000 METRES 米

HONG KONG PLANNING AREA NO. 1

DRAFT-APPROVED KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22A

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

HONG KONG PLANNING AREA NO. 1

***DRAFT* ~~APPROVED~~ KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22A**

Schedule of Uses

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| RESIDENTIAL (GROUP A) | 1 |
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| RESIDENTIAL (GROUP C) | 7 |
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| RESIDENTIAL (GROUP E) | 10 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 15 |
| OPEN SPACE | 17 |
| OTHER SPECIFIED USES | 18 |
| GREEN BELT | 25 |

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 | Commercial Bathhouse/Massage |
| Flat | Establishment |
| Government Use (not elsewhere specified) | Eating Place |
| House | Educational Institution |
| Library | Exhibition or Convention Hall |
| Market | Government Refuse Collection Point |
| Place of Recreation, Sports or Culture | (not elsewhere specified) |
| Public Clinic | Hospital |
| Public Transport Terminus or Station | Hotel |
| (excluding open-air terminus or station) | Institutional Use (not elsewhere specified) |
| Public Vehicle Park | Mass Transit Railway Vent Shaft and/or Other |
| (excluding container vehicle)(on land | Structure above Ground Level |
| designated "R(A)5" only) | other than Entrances |
| Residential Institution | Office |
| School (in free-standing purpose-designed | Petrol Filling Station |
| building only) | Place of Entertainment |
| Social Welfare Facility | Private Club |
| Utility Installation for Private Project | Public Convenience |
| | Public Transport Terminus or Station |
| | (not elsewhere specified) |
| | Public Utility Installation |
| | Public Vehicle Park (excluding container |
| | vehicle) (not elsewhere specified) |
| | Religious Institution |
| | School (not elsewhere specified) |
| | Shop and Services (not elsewhere specified) |
| | Training Centre |

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

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

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

Planning Intention

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

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, as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (2) 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 227,273m², a maximum non-domestic (commercial) GFA of 20,000m² 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 1,650m² shall be provided for Government, institution or community (GIC) facilities. Public open space of not less than 3,518m² shall be provided within this sub-area.
- (3) 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 70,024m² 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 2,300m² shall be provided within this sub-area.
- (4) 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 3,577m² 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 350m² for GIC facilities and public open space of not less than 135m² 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.
- (6) On land designated “Residential (Group A) 5”, 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 120,000m² and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. A public goods vehicle park and GIC facilities, as required by the Government, shall be provided within this sub-area.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (7) In determining the maximum GFA for the purposes of paragraphs (2) to (4) and (6) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) In determining the maximum GFA for the purposes of paragraph (6) above, any floor space that is constructed or intended for use solely as public goods vehicle park and other GIC facilities, as required by the Government, may be disregarded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) to (6) above, GFA restrictions stated in paragraphs (2) to (4) and (6) 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 | Ambulance Depot |
| Government Use (Police Reporting Centre, Post Office only) | Eating Place |
| House | Educational Institution |
| Library | Government Refuse Collection Point |
| Residential Institution | Government Use (not elsewhere specified) |
| School (in free-standing purpose-designed building only) | Hospital |
| Utility Installation for Private Project | Hotel |
| | Institutional Use (not elsewhere specified) |
| | Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances |
| | Off-course Betting Centre |
| | Office |
| | Petrol Filling Station |
| | Place of Entertainment |
| | Place of Recreation, Sports or Culture |
| | Private Club |
| | Public Clinic |
| | Public Convenience |
| | Public Transport Terminus or Station |
| | Public Utility Installation |
| | Public Vehicle Park (excluding container vehicle) |
| | Recyclable Collection Centre |
| | Religious Institution |
| | School (not elsewhere specified) |
| | Shop and Services |
| | Social Welfare Facility |
| | Training Centre |

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) 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 and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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) 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 | Ambulance Depot |
| Government Use (Police Reporting Centre, Post Office only) | Eating Place |
| House | Educational Institution |
| Utility Installation for Private Project | 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 new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2, a maximum site coverage of 20%, 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.
- (2) On land designated “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.
- (3) In determining the 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 and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) 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 to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

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 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 and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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 Uses always permitted | Column 2 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[@]**

| | |
|--|--|
| Ambulance Depot | Commercial Bathhouse/Massage Establishment |
| Government Use (not elsewhere specified) | Eating Place |
| Public Transport Terminus or Station (excluding open-air terminus or station) | Educational Institution |
| Utility Installation for Private Project | Exhibition or Convention Hall |
| | 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 |
| | 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)

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
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 |
|-----------------------------------|---|
|-----------------------------------|---|

Schedule II: for existing industrial or industrial-office building[@]

| | |
|---|---|
| <p>Ambulance Depot</p> <p>Art Studio (excluding those involving direct provision of services or goods)</p> <p>Bus Depot</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])</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, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p> | <p>Cargo Handling and Forwarding Facility</p> <p>Industrial Use (not elsewhere specified)</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>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture (not elsewhere specified)</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p> |
|---|---|

(Please see next page)

RESIDENTIAL (GROUP E) (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)
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.

(Please see next page)

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.

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 |
|--|--|
| <p>Ambulance Depot</p> <p>Animal Quarantine Centre (in Government building only)</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Cable Car Route and Terminal Building</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hospital</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</p> <p>Pier</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</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>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Wholesale Trade</p> | <p>Animal Boarding Establishment</p> <p>Animal Quarantine Centre (not elsewhere specified)</p> <p>Correctional Institution</p> <p>Driving School</p> <p>Eating Place (not elsewhere specified)</p> <p>Flat</p> <p>Funeral Facility</p> <p>Holiday Camp</p> <p>Hotel</p> <p>House</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>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Private Club</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Residential Institution</p> <p>Sewage Treatment/Screening Plant</p> <p>Shop and Services (not elsewhere specified)</p> <p>Utility Installation for Private Project</p> <p>Zoo</p> |

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 storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (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 Pier (on land designated "O(1)" only) 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 (not elsewhere specified) 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. For the "Open Space (1)" zone, leisure and recreation uses with ancillary commercial facilities for public enjoyment may be provided.

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.

(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 |
|--|--|
| <u>For “Commercial, Leisure and Tourism Related Uses” Only</u> | |
| Pier | Commercial Bathhouse/Massage Establishment Eating Place Exhibition or Convention Hall Government Use Hotel Library Marina Off-course Betting Centre Office 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) Religious Institution Shop and Services Utility Installation for Private Project Utility Installation not ancillary to the Specified Use Wholesale Trade |

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for commercial, leisure and tourism-related uses taking advantage of its waterfront setting.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Commercial, Leisure and Tourism Related Uses” Only (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 46,446m², and the maximum building heights, in terms of metres above Principal Datum and number of storeys, as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. A 12-metre wide waterfront promenade linking up the open spaces on both sides should be provided for public use.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions, and the width of the waterfront promenade stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Pier" Only

Government Use
Pier

Eating Place
Marine Fuelling Station
Public Utility Installation
Shop and Services
Utility Installation for Private Project

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) Kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.
- (4) 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 |
|-----------------------------------|---|
|-----------------------------------|---|

For "Public Mortuary" Only

Mortuary

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 intended to provide land for the provision of mortuary facility serving the needs of the general public.

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.

(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 |
|--|--|
| <p align="center"><u>For “Uses Related to Underground Refuse Transfer Station” Only</u></p> <p>Underground Refuse Transfer Station</p> | |
| | <p>Flat (Staff Quarters only) Government Use Utility Installation not ancillary to the specified Use</p> |

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.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For All Other Sites (Not Listed Above)

As Specified on the Plan

Flat (Staff Quarters only)
Government Use
Mass Transit Railway Vent Shaft and/or Other
Structure above Ground Level other than
Entrances (not elsewhere specified)
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 Underground Public Mortuary (on land designated "GB(2)" only) Underground Refuse Transfer Station (on land designated "GB(1)" only) 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.

HONG KONG PLANNING AREA NO. 1

***DRAFT* ~~APPROVED~~ KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22A**

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 1

**DRAFT ~~APPROVED~~ KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22A**

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 1

**DRAFT ~~APPROVED~~ KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22A**

(Being an *Draft* ~~Approved~~ 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*-~~approved~~ Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/22A. 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 (SDEV), 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 ~~G~~azette 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 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” (“G/IC”) 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” (“GB”), 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 25 February 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/18 incorporating amendments mainly relating to the imposition of building height restrictions for various development zones and rezoning proposals to reflect the planning intention or existing developments was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 638 representations and 12 comments were received. On 25 November 2011, the Board decided not to uphold the representations after giving consideration to the representations and comments.
- 2.10 On 30 June 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/19, incorporating the amendments to the Notes of the “Industrial” (“I”) zone, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, two representations were received. On 3 February 2012, the Board decided not to uphold the representations after giving consideration to the representations.
- 2.11 On 23 and 24 February 2012, two Judicial Review (JR) applications were filed against the Board’s decisions not to meet a representation to the draft Kennedy

Town & Mount Davis OZP No. S/H1/18. Leaves for JR applications and an order of stay of the submission of the OZP to CE in C were granted by the Court.

- 2.12 On 16 March 2015, SDEV 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 draft Kennedy Town & Mount Davis OZP to cover the 4 piers to the west of Cadogan Street and a pier fronting the New Praya, Kennedy Town, and to excise two sea areas to the north of Sai Ning Street.
- 2.13 On 11 March 2016, the draft Kennedy Town & Mount Davis OZP No. S/H1/20, incorporating amendments mainly to rezone areas under the “Undetermined” zone and several sites within the western part of Kennedy Town to “Residential (Group A)” (“R(A)”), “R(A)5”, “R(A)6”, “O”, “O(1)”, “G/IC”, “GB”, “GB(1)”, “GB(2)”, “Other Specified Uses” (“OU”) annotated “Commercial, Leisure and Tourism Related Uses”, “OU” annotated “MTR Ventilation Building”, “OU” annotated “Public Mortuary”, “OU” annotated “Uses Related to Underground Refuse Transfer Station” and “OU” annotated “Pier” to reflect the existing and planned developments and to designate areas as ‘Road’ for mainly the proposed widening of Victoria Road and Ka Wai Man Road, and the proposed new access road connecting Victoria Road and Cadogan Street, was exhibited for public inspection under section 7 of the Ordinance. A total of 7,593 representations and 306 comments were received. On 11 May 2017, after giving consideration to the representations and comments, the Board decided to propose amendments to the draft OZP to partially meet some representations and comments by rezoning the Cadogan Street Temporary Garden and the area to its west from “R(A)6” to “O” and “G/IC” respectively, with the imposition of building height restriction of 40mPD for the “G/IC” portion. On 26 May 2017, the proposed amendments were published for further representation under section 6C(2) of the Ordinance. During the exhibition period, a total of 345 further representations (FRs) were received. Upon consideration of the FRs, the Board decided to amend the draft OZP by the proposed amendments on 1 August 2017. In accordance with section 6H of the Ordinance, the draft OZP shall hereafter be read as including the above amendments.
- 2.14 On 19 March 2020, the Court of First Instance allowed the two JR applications quashing the Board's decision on the representation made on 25 November 2011. According to the Court's ruling on the two JR applications, the Board's decision in respect of the representation related to the JR applications had to be remitted to the Board for consideration. A review of the development restrictions on the draft Kennedy Town & Mount Davis OZP was therefore conducted in 2020.
- 2.15 On 30 April 2021, the draft Kennedy Town & Mount Davis OZP No. S/H1/21, incorporating mainly amendments to the building height restrictions of six residential sites; and rezoning of two sites on Mount Davis Road in relation to the two JRs from “Residential (Group C)2” (“R(C)2”) zone to “Residential (Group B)1” (“R(B)1”) zone, were exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 212 representations and 131 comments were received. On 3 December 2021, after giving consideration to the representations and comments, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the

representations.

- 2.16 On 22 March 2022, 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/H1/22. On 1 April 2022, the approved Kennedy Town & Mount Davis OZP No. S/H1/22 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.17 *On 18 October 2022, the CE in C referred the approved Kennedy Town & Mount Davis OZP No. S/H1/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 28 October 2022 under section 12(2) of the Ordinance.*
- 2.18 *On XX XXXX 2022, the draft Kennedy Town & Mount Davis OZP No. S/H1/23 (the Plan), mainly incorporating amendment to the building height restriction for a portion of the “G/IC” zone at the junction of Pok Fu Lam Road and Pokfield Road, was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area (NBA) 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 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

Based on the 2016 Population by census, the population of the Area was estimated by the Planning Department as about 76,350. It is estimated that the planned population of the Area would be about 81,380.

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 was undertaken in 2011 with a view to incorporating appropriate building height restrictions on the OZP 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 OZP.
- 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 “G/IC” and “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 OZP to provide visual and spatial relief to the high density environment of the Area.
- 7.4 In 2011, an Expert Evaluation on Air Ventilation Assessment (AVA EE 2011) was 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. According to the findings of the AVA EE 2011, 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, south-east 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 and along Victoria Road; south-west wind along Pok Fu Lam Road, Victoria Road and Mount Davis Road; and valley wind from the south to the inland area.
- 7.5 To facilitate better air ventilation in the Area, the AVA EE 2011 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. BGs are stipulated on the Plan to facilitate the air ventilation at major 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.
- 7.6 For the land use review for the western part of Kennedy Town, which is the 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, another Expert Evaluation on Air Ventilation Assessment (AVA EE 2013) was undertaken in the context of the land use review of that area. The building height, BG and NBA requirements incorporated into the OZP and Explanatory Statement had taken the findings of the AVA EE 2013 into consideration.
- 7.7 Two BGs and two NBAs recommended in the review area are shown in the attached Plan A to guide the future development. Quantitative AVA is required for the public housing site to the south of Victoria Road to further optimise the layout design for a better local air ventilation and to demonstrate that the future development proposal would maintain/enhance the air ventilation performance in the surrounding area. Should any project proponent wish to make any changes to the recommended BGs and NBAs, they should also carry out a quantitative AVA to demonstrate that no unacceptable pedestrian level air ventilation impact in the vicinity would be resulted. The requirements for BGs, NBAs and AVA, as appropriate, should be stipulated in the lease condition for private development or planning brief for public housing development.
- 7.8 A further review on the building height restrictions taking into account the

implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was conducted in 2020. To allow flexibility for future redevelopment to comply with SBDG, building height restrictions for two “R(A)” zones at the junction of Pokfield Road and Smithfield and Academic Terrace and two “R(B)” zones at Hillview Garden and the University of Hong Kong (HKU) Pokfield Road Residences are relaxed. Besides, two sites on Mount Davis Road are rezoned from “R(C)2” to “R(B)1” with relaxation of plot ratio and building height restrictions. The updated AVA EE was conducted to assess the impact of relaxing the development restrictions of the said zones and to review the BG and NBA requirements on the Plan and its Explanatory Statement based on the assumption that redevelopments would follow the SBDG requirements. According to the findings of the AVA EE 2020, the increase in the building heights for the two “R(A)” zones and two “R(B)” zones would not induce significant air ventilation impacts on the pedestrian wind environment through redevelopment of the sites following SBDG. For the rezoning of the two sites on Mount Davis Road, the potential impact induced to the surrounding pedestrian wind environment is considered insignificant as the sites are relatively small and the surrounding regions are relatively open. Furthermore, the deletion of the two BG requirements of 12m wide above 29mPD and 60mPD (about 15m above ground level) at the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden at 50 Smithfield respectively from the Plan would not affect the air ventilation performance from a district level perspective.

- 7.9 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.

- 7.10 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 unless under exceptional circumstances.

Building Gaps

- 7.11 Gaps between buildings and NBAs play a key role in creating air paths by appropriate design and disposition of building blocks. According to the AVA EE 2020, 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) as recommended in the AVA EE 2011 are still required on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher's Street in "R(A)" zone to allow the north-east annual prevailing wind penetrating to the inland area.
- 7.12 According to the AVA EE 2020, two north-west to south-easterly building gaps of 15m wide above podium of the "R(A)5" zone as shown in attached Plan A as recommended in the AVA EE 2013 are still required. They are to mitigate the wind wake due to the proposed developments and to facilitate katabatic air movement from the vegetated hill slope to the waterfront and sea breezes from the north.

Non-building Areas

- 7.13 According to the AVA EE 2020, two NBAs as recommended in the AVA EE 2013 mentioned in 7.12 above are still required. In order to allow higher permeability at the waterfront and along the major north-south ventilation corridor, and to take forward the recommendation of the AVAs, a 30m wide north-west to south-easterly NBA is designated at the land portion of the "OU" annotated "Commercial, Leisure and Tourism Related Uses" zone to the north of Sai Ning Street to facilitate katabatic air movement to the waterfront and sea breezes from the north. In order to facilitate south-westerly wind on ground level, a north-east to south-westerly NBA of 15m wide on ground level is designated to the west of Ka Wai Man Road as shown in attached Plan A. Within the NBAs, no above ground structure is allowed except for minor structures with high air porosity, such as covered walkway and elevated footbridge. Below ground structure is allowed within the NBAs.

8. LAND USE ZONINGS

- 8.1 Residential (Group A) ("R(A)") : Total Area 26.19 hectares

- 8.1.1 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.

- 8.1.2 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 and the proposed development to the south of Victoria Road. 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.
- 8.1.3 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 227,273m² and a maximum non-domestic (commercial) GFA of 20,000m². Government, institution or community (GIC) 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 3,518m² and a public pedestrian link connecting South Lane with Pok Fu Lam Road are also provided within the site.
- 8.1.4 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 70,024m². Public open space of not less than 2,300m² 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.
- 8.1.5 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 3,577m² and a non-domestic GFA of 350m² for GIC facilities. In addition, public open space of not less than 135m² 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 The “R(A)5” site covering an area to the south of Victoria Road has an area of about 2.88ha and is intended for public housing development. Development within this zone is restricted to a maximum GFA of 120,000m². In order to avoid out-of-context and incompatible developments, and to provide a stepped building height profile, maximum building height ~~restrictions~~ of 65mPD (western portion) and 140mPD (eastern portion) are imposed on the site. BGs and NBA are proposed as detailed in paragraphs 7.12 and 7.13 above to facilitate air ventilation. At detailed design stage, quantitative air ventilation studies will need to be conducted for the public housing development to demonstrate that the future proposal would maintain/enhance the air ventilation performance in the surrounding area. To further enhance urban pedestrian comfort, it is also recommended to provide intensified greenery (especially tree planting) on the site with at least 30% green coverage. In addition, a public goods vehicle park and GIC facilities, as required by the Government, shall be provided within this sub-area. Required public parking facilities and GIC facilities to be provided within this sub-area are subject to detailed design and shall be agreed by relevant authorities. A planning brief setting out the planning parameters and special design requirements will be prepared to guide the future development of the site.
- 8.1.8 Two BGs 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.
- 8.1.9 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.

8.2 Residential (Group B) (“R(B)”) : Total Area 3.94 hectares

- 8.2.1 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.
- 8.2.2 This zone includes Hillview Garden, HKU Pokfield Road Residences, and a site at Lung Wah Street for HKU’s student hostel development. The “R(B)1” sub-area covers residential developments at 2, 2A, 4, 6-10 and 52-62 Mount Davis Road is 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.

8.3 Residential (Group C) ("R(C)") : Total Area 1.29 hectare

- 8.3.1 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 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)3" sub-area covers a Government site 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 "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.
- 8.3.2 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.
- 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.

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

- 8.4.1 This zone is restricted to low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. In addition, the area together with the low-rise GIC uses at Rock Hill Street and open space at Forbes Street form a major air path for the penetration of the north-easterly prevailing annual wind from Belcher's Street and Pok Fu Lam Road to the inland area. This air path should be maintained.
- 8.4.2 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. Traffic condition in the area is of concern, particularly for the nearby junctions of Belcher's

Street/Sands Street and Smithfield/Pokfield Road. Cumulative effect of more intensive developments would aggravate the existing traffic problems.

- 8.4.3 Due to the possible adverse impacts on local character/terrace ambience, visual, air ventilation, urban design and traffic from more intensive developments, 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.
- 8.4.4 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.

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

- 8.5.1 This zone covers two industrial buildings and a 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.
- 8.5.2 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.
- 8.5.3 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.
- 8.5.4 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.

8.6 Government, Institution or Community (“G/IC”): Total Area 25.23 hectares

- 8.6.1 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.
- 8.6.2 *The A site at Sai Cheung Street North occupied ~~by~~ developed for the ~~reprovisioning of~~ the Kennedy Town public swimming pool and ~~affected by the WIL project, together with provision of other~~ ancillary facilities is designated as “G/IC(1)” restricted ~~to within this zone. A maximum building height 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.*
- 8.6.3 *The HKU’s Pokfield Campus at the junction of Pok Fu Lam Road and Pokfield Road would be redeveloped as new sports and academic complex. To optimise the development potential, development within this “G/IC” site is restricted to maximum building heights of 115mPD and 155mPD as stipulated on the Plan. Multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield would be provided by HKU. To enhance the flow of pedestrian and to provide high benefits to the vehicular traffic circumstance, footpath widening at the junction of Pokfield Road/Smithfield and new bus lay-bys at Pok Fu Lam Road would be provided by HKU in consultation with respective Government bureaux/departments.*
- 8.6.34 A “G/IC” site to the west of the CSTG is reserved for future GIC use. A maximum building height ~~restriction~~ of 40mPD is imposed on the site.
- 8.6.45 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 Kennedy Town Jockey Club 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.
- 8.6.56 *EDB has a reserved school site at junction of Sai Ning Street and Victoria Road to cater for long-term educational needs in the district. 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.*

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

8.7 Open Space (“O”): Total Area 8.50 hectares

- 8.7.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.7.2 Existing open spaces are rather limited. The major ones are the Belcher Bay Park, the Kennedy Town Playground, the Kennedy Town Temporary Recreation Ground and the Cadogan Street Temporary Garden. The others include rest gardens/sitting-out areas at Hill Road, Belcher Street, Pokfield Road, Ka Wai Man Road, North Street, Cadogan Street, Mount Davis Path and at the peak of the Mount Davis.
- 8.7.3 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. In addition, an “O(1)” site at the western end of New Praya, Kennedy Town is reserved for future public open space including a promenade. To add vibrancy to the waterfront area, leisure and recreation uses with ancillary commercial facilities, such as al fresco dining, for public enjoyment may be provided. ‘Pier’ use is always permitted within the “O(1)” site to maintain its marine access through the existing piers.

8.8 Other Specified Uses (“OU”): Total Area 8.91 hectares

- 8.8.1 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 petrol filling station at Victoria Road, a MTR ventilation building to the further south-west of Ka Wai Man Road, a pier at the junction of New Praya, Kennedy Town and Davis 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.
- 8.8.2 The above-ground ancillary facilities of the Island West Refuse Transfer Station 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.
- 8.8.3 A site at Sai Ning Street and its associated pier are zoned “OU” annotated “Commercial, Leisure and Tourism Related Uses” to facilitate the

long-term development of a vibrant waterfront area. Development/redevelopment within this zone is restricted to a maximum GFA of 46,446m² and a maximum building height of 70mPD for the land portion and 2 storeys for the pier portion. A 12-metre wide waterfront promenade linking up the open spaces on both ends shall be provided to allow promenade continuity and public enjoyment. In addition, a NBA is proposed as detailed in paragraph 7.13 above to facilitate air ventilation. The waterfront promenade and NBA should be incorporated in the lease condition to effect implementation.

- 8.8.4 A site on the western and seaward side of Victoria Road is zoned “OU” annotated “Public Mortuary” and is reserved for relocation of the existing public mortuary at Sai Ning Street namely the Victoria Public Mortuary. Development within this zone is restricted to a maximum building height of 60mPD to better protect the visual quality along Victoria Road. The site and the adjoining underground cavern form part of the public mortuary development.
- 8.8.5 Minor relaxation of the GFA and/or building height restrictions, as well as the width of the waterfront promenade at the “OU” annotated “Commercial, Leisure and Tourism Related Uses” zone, may be considered by the Board on application. Each application will be considered on its own merits.

8.9 Green Belt (“GB”): Total Area 76.18 hectares

- 8.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 8.9.2 This zone accounts for about 44% 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.
- 8.9.3 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.
- 8.9.4 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.

- 8.9.5 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.
- 8.9.6 The “GB(2)” site is located at Victoria Road and to the further west of Jockey Club Mount Davis Youth Hostel. The use of underground public mortuary is a use always permitted in this sub-area within the existing cavern. This sub-area is reserved together with the “OU” annotated “Public Mortuary” zone for the reprovisioning of the Victoria Public Mortuary.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 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.
- 9.1.2 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 a primary distributor 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 district 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.

9.2 Public Transport

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

9.3 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.

9.4 Railway Development

The MTR West Island Line, comprising the Kennedy Town Station, HKU Station and Sai Ying Pun Station, was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009 and fully commissioned in March 2015. The Kennedy Town Station is located at Smithfield and Forbes Street with a green minibus boarding and alighting area at ground level of Smithfield. The HKU Station is located near the University of Hong Kong with its entrances at Pokfulam Road, Whitty Street, Hill Road and Belcher's Street.

10. UTILITY SERVICES

- 10.1 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.
- 10.2 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.

11. CULTURAL HERITAGE

- 11.1 The 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 at the Mount Davis are Grade 2 historic buildings. Grade 3 historic buildings include Kwong Yuet Tong Public Office at 16-17 Ching Lin Terrace, S.K.H. St. Luke's ***Settlement Neighbourhood Elderly Centre at 47 Victoria Road***~~Church Pastoral Centre~~, Victoria Road Detention Centre ~~at Victoria Road~~ and 9 Ching Lin Terrace. Besides, 8-9 Tai Pak Terrace is a proposed Grade 2 historic building. The Arch and Foundation Stone of Tung Wah Smallpox Hospital, ~~and~~ the City of Victoria Boundary Stone (***Victoria Road***) at Sai Ning Street ***and the City of Victoria Boundary Stone (Mount Davis)*** are the Government Historic Sites identified by the Antiquities and Monuments Office (AMO). The former structures, built in 1910, were relocated to Sai Ning Street from its former hospital site at Ka Wai Man Road; and are proposed for relocation to the waterfront park in the "O(1)" zone for a better preservation setting.
- 11.2 Military sites with historic interest are also located within the Area ~~such as which~~

~~include the Jubilee Battery at Victoria Road and the Air Raid Tunnels at former Belcher Battery at Belcher Street.~~

- 11.3 *Updated lists and* information of the historic buildings, *new items pending heritage assessment and Government Historical Sites Identified by AMO* can be obtained from the official website of *the Antiquities Advisory Board*~~AMO~~. Prior consultation with AMO should be made if any development, redevelopment or rezoning proposals may affect these historic buildings/structures, *new items as well as any other historic buildings/ structures identified and their immediate environs*.

12. IMPLEMENTATION

- 12.1 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.
- 12.2 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.
- 12.3 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.

Index of Figure

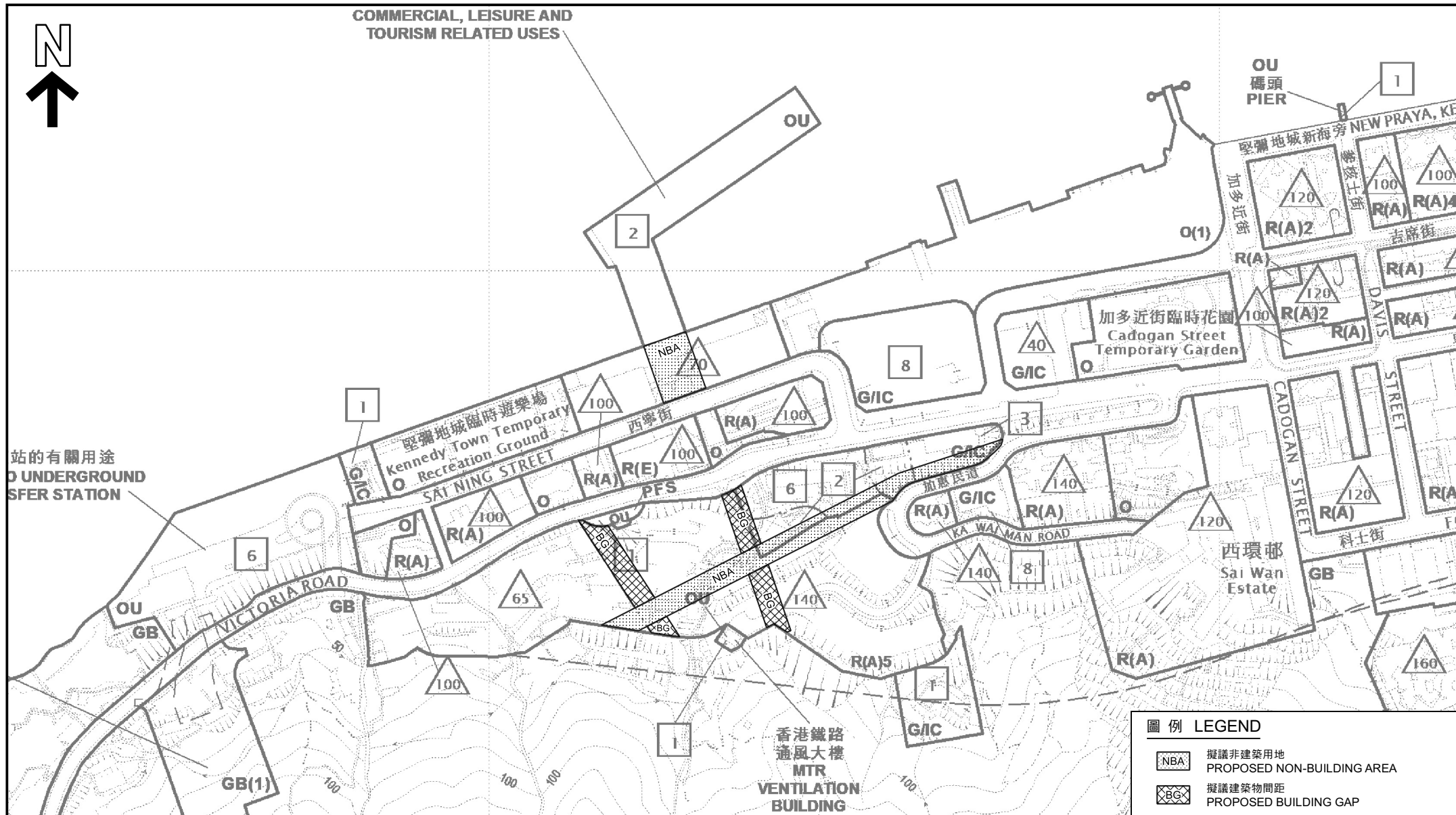
Plan A – Building Gap and Non-Building Area Restrictions in the Western Part of Kennedy Town (for the indicative alignments)

TOWN PLANNING BOARD

~~APRIL~~ XXXX 2022



COMMERCIAL, LEISURE AND
TOURISM RELATED USES



站的有關用途
O UNDERGROUND
TRANSFER STATION

圖例 LEGEND

-  擬議非建築用地
PROPOSED NON-BUILDING AREA
-  擬議建築物間距
PROPOSED BUILDING GAP

本摘要圖於2022年10月20日擬備
EXTRACT PLAN PREPARED ON 20.10.2022

堅尼地城西部的建築物間距和非建築用地限制
BUILDING GAP AND NON-BUILDING AREA RESTRICTIONS
IN THE WESTERN PART OF KENNEDY TOWN

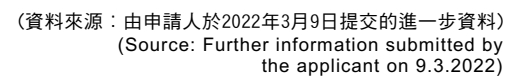
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PLANNING
DEPARTMENT

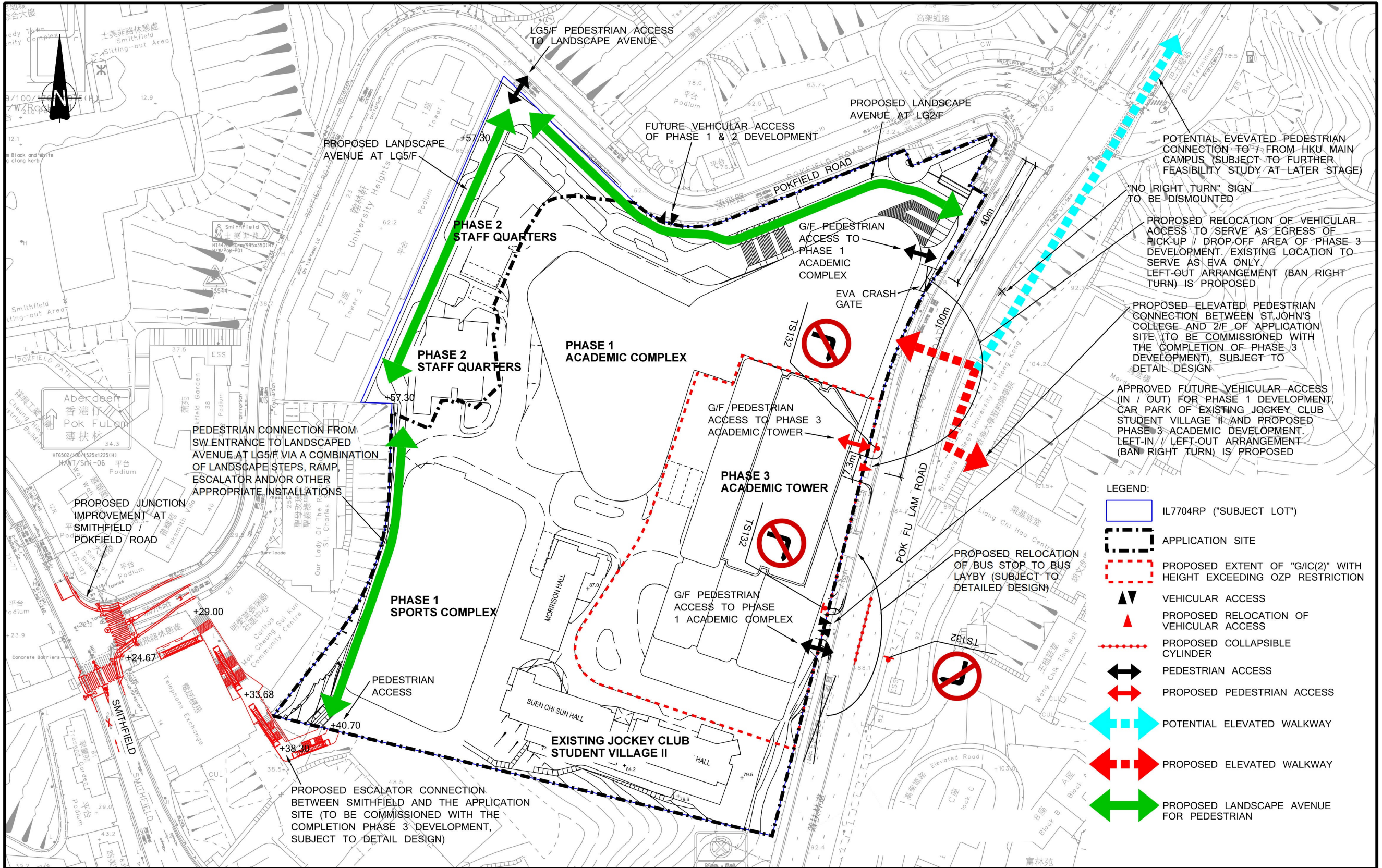


參考編號
REFERENCE No.
M/H1/22/23

圖 PLAN
A



繪圖
DRAWING
Z - 1



| | | | | | | | | | | | | |
|------|-----------------------------------|---------|---------|--|--|-----------------------|-----------------------------|-------------------------|---------------------------|------------------|--|---|
| - | - | - | - | Project Title SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENT TO THE KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN IN SUPPORT OF AN ACADEMIC COMPLEX DEVELOPMENT OF THE UNIVERSITY OF HONG KONG AT INLAND LOT NO. 7704 RP (PART), POKFIELD ROAD, HONG KONG - TRAFFIC IMPACT ASSESSMENT | Drawing Title MASTER LAYOUT PLAN AND PROPOSED VEHICULAR ACCESS ARRANGEMENT | | | | | | |  |
| C | RESPONSE TO DEPARTMENTAL COMMENTS | KFM | 21APR22 | | Designed YAM | Checked KFM | Scale 1:1000 (A3) | Date JUL 2021 | Drawing No. 2.2 | Rev. C | | |
| B | RESPONSE TO DEPARTMENTAL COMMENTS | KFM | 16FEB22 | | | | | | | | | |
| A | RESPONSE TO TD'S COMMENTS | KFM | 01NOV21 | | | | | | | | | |
| Rev. | Description | Checked | Date | | | | | | | | | |

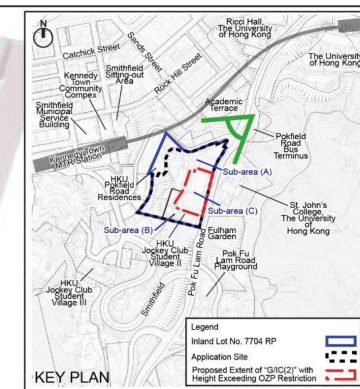
CHK50522310/TIA/F22-C.DGN/CKC/21APR22

Original Size : A3

(資料來源：由申請人於2022年4月25日提交的進一步資料)
(Source: Further information submitted by the applicant on 25.4.2022)

參考編號
REFERENCE No.
Y/H1/2

繪圖
DRAWING
Z - 4



- ① Sunken Garden – one of the key open space to improve the public realm
- ② Green roofs to provide multi-level greenery provision
- ③ Landscaped terrace at level LG2 abutting Pokfield Road
- ④ Planters along Pok Fu Lam Road to enhance streetscape
- ⑤ Reserved opening for the future footbridge connection to Centennial Campus and St. John's College
- ⑥ Carefully-designed building bulk with sufficient building separations to the surroundings
- ⑦ Dynamic building form to enhance visual interest

Indicative and For Reference Only



WilkinsonEyre

Title

Illustrative Diagram showing the Design Merits of the Proposed Redevelopment

| | | | |
|---------|------------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Apr 2022 |
| Scale | Figure 9.1 | | |

(資料來源：由申請人於2022年4月25日提交的進一步資料)
 (Source: Further information submitted by the applicant on 25.4.2022)

參考編號
 REFERENCE No.
 Y/H1/2

繪圖
 DRAWING
 Z - 11



Indicative and For Reference Only

P&T GROUP **WilkinsonEyre**

Title

Visual Illustration showing the Stepped Building Design and Multi-level Greenery Provision

| | | | |
|---------|------------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2022 |
| Scale | Figure 9.4 | | |

(資料來源：由申請人於2022年3月9日提交的進一步資料)
(Source: Further information submitted by the applicant on 9.3.2022)

參考編號
REFERENCE No.
Y/H1/2

繪圖
DRAWING
Z - 14

Section 12A Application

Y/H1/2 Application for Amendment to the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/22, To rezone the application site from “Government, Institution or Community”, “Green Belt” and area shown as ‘Road’ to “Government, Institution or Community (2)”, Inland Lot 7704 RP (Part) (109, 111 & 113 Pok Fu Lam Road and 13, 15, 17, 19 & 21 Pokfield Road, Hong Kong)
(MPC Paper No. Y/H1/2B)

Mr Ricky W.Y. Yu - his firm having past business dealings with LD.

5. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting and Ms Bernadette W.S. Tsui had not yet joined the meeting. As the interests of Mr Wilson Y.W. Fung, Ms Lilian S.K. Law and Professor Roger C.K.

Chan were indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong
(DPO/HK)

Ms Erica S.M. Wong - Senior Town Planner/Hong Kong
(STP/HK)

Applicant's Representatives

The University of Hong Kong

Mr Jeffrey Sy

Ms Bella Fan

Ms Trinni Choy

Llewelyn-Davis Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Mr Chris Tse

P&T Architects and Engineers Limited

Mr Joel Chan

Mr Jason Ma

MVA Hong Kong Limited

Ms Rebecca Chan

Mr Ray Mui

ADI Limited

Mr Howard Pang

WSP Hong Kong Limited

Mr Penny Choy

7. The Chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the rezoning application.

[Ms Sandy H.Y. Wong joined the meeting during PlanD's presentation.]

9. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Bella Fan and Ms Winnie Wu, the applicant's representatives, made the following main points:

Background

- (a) in view of the increase in number of staff and students in the past decade, the existing Main Campus and Centennial Campus of HKU had reached their maximum capacity. The existing K.K. Leung Building at the Main Campus, where the HKU Business School was currently located at, was built over 30 years ago and had limited capacity for further expansion and upgrading of academic facilities to meet the need of the university development;

The proposal

- (b) the proposed development, i.e. Pokfield Road Campus (the Campus), at the

application site (the Site) would provide over 90,000m² of floor space for academic facilities which could accommodate about 7,000 staff and students. It would be HKU's strategic development to support innovation and entrepreneurship, collaborations and cross-disciplinary pursuits;

- (c) the Campus would comprise three phases, i.e. a proposed academic building of HKU Business School and sports complex in phase 1, proposed staff quarters in phase 2 and a proposed academic tower and conference centre in phase 3, aiming not only to provide academic facilities but also promote smart campus and well-being of the students and staff;

The indicative layout

- (d) the Site was demarcated into three Sub-areas. The building height restrictions (BHRs) of Sub-areas (A) and (C) were proposed to be amended from 4 storeys to 115mPD and 155mPD respectively, while the BHR of the existing student hostels in Sub-area (B) remained unchanged at 135mPD. The proposed BHR would be compatible with the stepped building height (BH) profile of the area i.e. descending from the hillside in the east with BH of about 160mPD towards the waterfront in the west with BH of about 120mPD;
- (e) a stepped building design would also be adopted for the proposed development within the Site, with height variation from 155mPD to 102mPD, which would create more visual interest;
- (f) building separation would be maintained with the surrounding developments, including the Jockey Club Student Village II and the existing residential developments along Pokfield Road, to allow visual permeability. 5m to 8m building setback from Pok Fu Lam Road and chamfered design at building corners and optimisation of building footprint were some of the design features to facilitate smoother air movement at the low level and air flow along Pok Fu Lam Road;

Pedestrian connectivity and open space

- (g) various horizontal and vertical connections were proposed to enhance pedestrian connectivity between Kennedy Town MTR Station and Pok Fu Lam Road via the Site, including covered escalator, staircases and elevator connections from the Site to the junction of Smithfield/Pokfield Road, a proposed footbridge over Pok Fu Lam Road, and a landscaped avenue along the western and northern portions of the Site. Pavement improvement works at the junction of Smithfield/Pokfield Road was also proposed;
- (h) open space would be provided for enjoyment by HKU students, staff and the public. A sunken garden at the northern edge of the Site, a landscaped terrace along the northern edge of the Site, a landscaped avenue on LG5/F along the western edge of the development and various landscaping arrangements of the proposed development would achieve multi-level greening amounting to about 30% of the site area and enhance visual quality thereat. The landscaped terrace and avenue would be open to public, and serve as pedestrian connections within the Site;

Traffic and other technical aspects

- (i) 21 parking spaces for private cars would be provided within the Site for public use. Two bus lay-bys on Pok Fu Lam Road would be relocated partially within the eastern edge of the Site, subject to detailed technical feasibility study in consultation with the Transport Department (TD) to enhance the road traffic condition;
- (j) based on the findings in technical assessments covering traffic, environment, air ventilation, drainage and sewerage aspects, no insurmountable impact would be induced from the proposed amendment to the OZP. The relevant government departments had no adverse comments on the application; and

Public Consultation

- (k) since 2020, the applicant had conducted various public engagement activities with the Central & Western District Council and the local community to discuss the stakeholders' concerns on issue including BH, visual and environmental impacts, pedestrian connectivity, traffic and air ventilation. To address the public comments received, the BH of the proposed academic tower had been lowered from 160mPD to 155mPD and various horizontal and vertical pedestrian connections would be provided. Ongoing engagement would be maintained to facilitate communication with the local community. The applicant would continue to liaise with the relevant government departments regarding the pedestrian connection outside the Site.

[Mr Franklin Yu joined the meeting during the presentation by the applicant's representatives.]

10. As the presentations of PlanD's representative and the applicant's representatives were completed, the Chairman invited questions from Members.

11. The Chairman and some Members raised the following questions to the applicant's representatives:

Need for development

- (a) utilisation rate of the existing building of the HKU Business School and the proposed use after the relocation;

Pedestrian connections

- (b) the number of additional students and staff to be accommodated at the Campus and their anticipated mode of transport;
- (c) noting that the proposed escalator and elevator connections to

Smithfield/Pokfield Road and the proposed footbridge across Pok Fu Lam Road fell outside the Site, whether the construction and management of these pedestrian connections would be undertaken by HKU, and whether lease modification would be required;

- (d) opening hours of the proposed escalator and whether a two-way system for both uphill and downhill directions would be adopted;
- (e) noting the high pedestrian flow at the junction of Smithfield/Pokfield Road generated by the Campus, and the nearby community centre and primary school, whether a pedestrian subway or footbridge could be provided at the junction, and whether a technical assessment on pedestrian traffic demand of the area had been conducted;

Open Space

- (f) the location and public accessibility of the proposed open spaces within the Site, and whether barrier-free access would be provided;
- (g) greening coverage of the proposed development and measures to ensure the sustainability of the proposed vertical greening;
- (h) public views on open space design received in the public engagement activities conducted by the applicant;

Vehicular traffic

- (i) the location of the proposed vehicular ingress/egress and its interface with the bus lay-bys on Pok Fu Lam Road, and whether the arrangement of the proposed ingress point would lead to queueing back of vehicles on Pok Fu Lam Road;

Building design and construction

- (j) noting the public concern on glare impact caused by the glass-curtain wall design of the proposed development, whether there were any mitigation measures to minimise the potential impact to the nearby residents;
- (k) noting the public concern on noise and dust pollution resulting from the construction works, whether Modular Integrated Construction (MIC) would be adopted in the proposed development to minimise the construction time and potential nuisance; and

Others

- (l) whether the proposed BHR of 115mPD for Sub-area (A) reflected the BH of the approved general building plans of the proposed development.

12. In response, Ms Bella Fan, Ms Trinni Choy, Ms Winnie Wu and Mr Joel Chan, the applicant's representatives, made the following main points:

Need for development

- (a) the existing facilities of HKU Business School were scattered at various locations including the HKU Main Campus (i.e. K.K. Leung Building), Cyberport and Admiralty Town Centre. The utilisation rate of K.K. Leung Building was over 100% and had limited capacity for future expansion and upgrading. While the intended use of K.K. Leung Building after the relocation of the HKU Business School was yet to be confirmed, a few faculties of the university had already requested more space for expansion;

Pedestrian connections

- (b) additional 7,000 students and staff would be accommodated in the Campus. Most of them would use public transport especially MTR to commute to/from the Campus;
- (c) for the proposed escalator and elevator connections to the junction of Smithfield/Pokfield Road and the proposed footbridge across Pok Fu Lam

Road falling outside the Site, the applicant had committed to construct, manage and maintain these facilities to enhance the pedestrian connectivity of the area. For the proposed escalator, the applicant had consulted the relevant government departments including TD, PlanD and Leisure and Cultural Services Department on the preliminary design and initiated discussion with the Lands Department on the related land administration matters. For the proposed footbridge across Pok Fu Lam Road, an opening on 2/F of the proposed academic building was reserved for future footbridge connection to St John's College and HKU Centennial Campus;

- (d) the proposed escalator and elevator connections would operate from about 6:00 am to 1:00 am to align with the opening hours of MTR Kennedy Town Station. The pedestrian connection within the proposed development e.g. landscaped avenue and landscaped terrace, would be opened 24 hours daily to the public. Due to the site constraint, only a one-way escalator system could be accommodated. With reference to the operation of Central-Mid-Levels escalator, the directions of the proposed escalator could be adjusted at different hours of a day to cater for the local needs. Notwithstanding this, there would be staircase provided alongside the escalator for use of the pedestrians;
- (e) the proposed footpath widening at the junction of Smithfield/Pokfield Road aimed to enlarge the pedestrian pavement area, which would enhance the walking environment and safety of the pedestrians. However, due to the physical constraint of the narrow streets, the construction of a pedestrian subway or footbridge at this junction would not be feasible. TD had no adverse comment on the submitted traffic impact assessment which had covered the assessment of level-of-service at the footpaths along Smithfield/Pokfield Road ;

Open Space

- (f) open space would be provided on various levels of the proposed development. The proposed landscaped avenue, landscaped terrace,

sunken garden and open spaces on podium level would be open to the public. Given that the proposed landscaped avenue and landscaped terrace were located at the northern and western peripheral area of the proposed development, the public could freely access the open space without affecting the academic activities thereat. The proposed open terrace and green roofs above podium level of the buildings would be opened to HKU students and staff only. Barrier-free access would be provided through the provision of elevators connecting various levels of the proposed development within the Site;

- (g) the greening coverage of the proposed development was about 30%. Vertical greening would be equipped with auto-watering system, which would be well-maintained by HKU, to ensure proper maintenance;
- (h) public views on clear signage and provision of sitting area in the proposed open space received by the applicant during the public engagement activities would be taken into account in the detailed design of the proposed development;

Vehicular traffic

- (i) there would be three vehicular ingress/egress points for the Site, including an egress of the pick-up/drop-off area of the proposed academic tower, an ingress/egress on Pok Fu Lam Road to the proposed drum ramp, and an ingress/egress on Pokfield Road for the academic building, sports centre and staff quarters. It was proposed to re-locate the existing on-street bus stop on Pok Fu Lam Road by two proposed bus lay-bys situated within the building setback area of Academic Tower, and the exact location of the two bus lay-bys and its arrangement were subject to detailed design and further liaison with TD, with the intention to minimise the interface with the ingress/egress points and to ensure traffic safety. Besides, the proposed egress of the pick-up/drop-off area of the proposed academic tower could avoid queueing back on Pok Fu Lam Road;

Building design and construction

- (j) a mix of construction materials would be used for the building façade of the proposed development. The detailed design would take into account the public concerns and minimise the potential glare impact on the nearby residents;
- (k) although MIC might not be suitable for the proposed development, the applicant committed to adopt appropriate mitigation measures to minimise the dust and noise emissions during the construction stage; and

Others

- (l) the proposed BHR of 115mPD in Sub-area (A) reflected the BH of the approved general building plans for the proposed academic building, which involved 4 storeys in compliance with the current BHR.

13. In response to a Member's further question on the interface of the proposed vehicular ingress/egress point with the proposed two bus lay-bys on Pok Fu Lam Road, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, (CTE/HK), TD, said that sightline was the crux of the issue. He further said that while the boarding/alighting activities at the existing on-street bus stop might cause obstruction to traffic flow along Pok Fu Lam Road, the proposed bus lay-bys to be located at the setback area, subject to detailed design, would help to alleviate any obstruction to traffic flow in the area.

14. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

15. The Chairman recapitulated that the proposed uses were always permitted within the “Government, Institution or Community” zone, and the current application was for proposed amendment of BHR of Sub-area (C) from 4 storeys to 155mPD and BHR of Sub-area (A) from 4 storeys to 115mPD to reflect the BH in terms of mPD in approved building plans. As detailed in the Paper, the proposed BH was not incompatible with the surroundings, and planning and design merits in respect of the provision of open space and pedestrian connections were proposed by the applicant. The relevant government departments had no objection to the application from the respective technical aspects. Should the application be approved by the Committee, the proposed amendment to the Outline Zoning Plan would be taken forward following the established mechanism. Upon implementation of the proposed development, the applicant might be required to apply for lease modification, as appropriate.

16. Some Members, while not objecting to the application, expressed concerns on the implementation of the proposed escalator and footbridge connections, which fell outside the Site and public accessibility of the proposed pedestrian connections. In this regard, the Chairman remarked that while the implementation of the proposed escalator and footbridge connections was subject to detailed design and further liaison between the applicant and the relevant government departments, the applicant had committed openly to provide the various pedestrian connections for public use.

17. A few Members expressed concern on the interface between the proposed vehicular ingress/egress point and the proposed two bus lay-bys on Pok Fu Lam Road. A Member further expressed concern on the proposed footpath widening at the junction of Smithfield/Pokfield Road, which might not be adequate to accommodate the large pedestrian volume. In this regard, Mr Horace W. Hong, CTE/HK, TD, supplemented that the proposed footpath widening could increase the waiting area at the signalised pedestrian crossing, while the provision of a pedestrian subway or footbridge was technically infeasible due to the site constraint. The Chairman remarked that the proposed vehicular ingress/egress and the two bus lay-bys on Pok Fu Lam Road, and footpath widening at the junction of Smithfield/Pokfield Road would be subject to detailed design and the applicant would further liaise with TD to explore the possibility of improving the design.

18. In response to a Member’s enquiry regarding the proposed BHR of 115mPD for Sub-area (A), the Chairman explained that the existing BHR of 4 storeys would be revised to

express in mPD, and any future development would be subject to a BHR of 115mPD. Having noted the planning and design merits of the proposed development, the Chairman concluded that Members had no objection to the application.

19. After deliberation, the Committee decided to agree to the application. The Chief Executive in Council would be requested to refer the approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/22 to the Board for amendment. Details of the amendments to the approved OZP would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

Tsuen Wan and West Kowloon District

[Mr Stephen C.Y. Chan, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting]

| | |
|-----------|---|
| A/K20/136 | Proposed Hotel in “Residential (Group A) 1” Zone, G/F (Part) and UG/F (Part), One Silversea, 18 Hoi Fai Road, Tai Kok Tsui, Kowloon (MPC Paper No. A/K20/136) |
|-----------|---|

20. The Secretary reported that Llewelyn-Davis Hong Kong Limited (LD) was one of the consultants of the applicant. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having past business dealings with LD.

21. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

22. The Committee noted that the applicant’s representative requested on 5.5.2022 deferment of consideration of the application for two months in order to allow time to address

**Provision of Major Government, Institution and Community Facilities and Open Space
in Kennedy Town & Mount Davis Area (H1)**

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement (based on planned population) | Provision | | Surplus/ Shortfall (against planned provision) |
|-------------------------------------|---|---|-----------------------|--|--|
| | | | Existing Provision | Planned Provision (including Existing Provision) | |
| District Open Space | 10 ha per 100,000 persons [#] | 7.79 ha | 3.64 | 5.30 | -2.49 ha |
| Local Open Space | 10 ha per 100,000 persons [#] | 7.79 ha | 5.42 | 6.94 | -0.85 ha |
| Sports Centre | 1 per 50,000 to 65,000 persons [#] (assessed on a district basis) | 1 | 1 | 1 | 0 |
| Sports Ground/ Sport Complex | 1 per 200,000 to 250,000 persons [#] (assessed on a district basis) | 0 | 0 | 0 | 0 |
| Swimming Pool Complex – standard | 1 complex per 287,000 persons [#] (assessed on a district basis) | 0 | 1 | 1 | +1 |
| District Police Station | 1 per 200,000 to 500,000 persons (assessed on a regional basis) | 0 | 0 | 0 | 0 |
| Divisional Police Station | 1 per 100,000 to 200,000 persons (assessed on a regional basis) | 0 | 0 | 0 | 0 |

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement (based on planned population) | Provision | | Surplus/ Shortfall (against planned provision) |
|--------------------------------|---|---|--------------------|--|--|
| | | | Existing Provision | Planned Provision (including Existing Provision) | |
| Magistracy (with 8 courtrooms) | 1 per 660,000 persons (assessed on a regional basis) | 0 | 0 | 0 | 0 |
| Community Hall | No set standard | N.A. | 2 | 2 | N.A. |
| Library | 1 district library for every 200,000 persons (assessed on a district basis) | 0 | 1 | 1 | +1 |
| Kindergarten/ Nursery | 34 classrooms for 1,000 children aged 3 to under 6 [#] (assessed by EDB on a district basis) | 35 classrooms | 80 | 80 | +45 classrooms |
| Primary School | 1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis) | 108 classrooms | 105 | 135 | +27 classrooms |
| Secondary School | 1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territory-wide basis) | 90 classrooms | 26 | 26 | -64 classrooms ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&}) |

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement (based on planned population) | Provision | | Surplus/ Shortfall (against planned provision) |
|---|--|---|--------------------|--|--|
| | | | Existing Provision | Planned Provision (including Existing Provision) | |
| Hospital | 5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a cluster basis) | 447 beds | 0 | 0 | -447 beds^ (will be catered for in the First and Second Ten-year Hospital Development Plans based on HA's assessment on a cluster basis^) |
| Clinic/Health Centre | 1 per 100,000 persons (assessed on a district basis) | 0 | 1 | 1 | +1 |
| Child Care Centre | 100 aided places per 2,500 persons# (assessed by SWD on a local basis) | 311 places | 193 | 193 | -118 places* (A long-term target assessed on a wider spatial context by SWD*) |
| Integrated Children and Youth Services Centre | 1 for 12,000 persons aged 6-24# (assessed by SWD on a local basis) | 0 | 1 | 1 | +1 |
| Integrated Family Services Centre | 1 for 100,000 to 150,000 persons# (assessed by SWD on a service boundary basis) | 1 | 1 | 1 | 0 |
| District Elderly Community Centres | One in each new development area with a population of | N.A. | 1 | 1 | N.A. |

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement (based on planned population) | Provision | | Surplus/ Shortfall (against planned provision) |
|--|--|---|--------------------|--|---|
| | | | Existing Provision | Planned Provision (including Existing Provision) | |
| | around 170,000 or above [#] (assessed by SWD) | | | | |
| Neighbourhood Elderly Centres | One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD) | N.A. | 2 | 2 | N.A. |
| Community Care Services (CCS) Facilities | 17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis) | 460 places | 178 | 178 | -282 place* (A long-term target assessed on a wider spatial context by SWD*) |
| Residential Care Homes for the Elderly | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis) | 569 beds | 325 | 325 | -244 beds* (A long-term target assessed on a wider spatial context by SWD*) |
| Pre-school Rehabilitation Services (for an Early Education and Training Centre / Special Child Care Centre) | 23 subvented places per 1,000 persons aged 0-6 [#] (assessed by SWD on a district basis) | 51 Places | 0 | 0 | -51 places* (A long-term target assessed on a wider spatial context by SWD*) |
| Day Rehabilitation Services | 23 subvented places per 10,000 persons | 151 places | 0 | 0 | -151 places |

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement (based on planned population) | Provision | | Surplus/ Shortfall (against planned provision) |
|---|--|---|--------------------|--|---|
| | | | Existing Provision | Planned Provision (including Existing Provision) | |
| | aged 15 or above [#] (assessed by SWD on a district basis) | | | | |
| Residential Care Services | 36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis) | 236 places | 0 | 0 | -236 place* (A long-term target assessed on a wider spatial context by SWD*) |
| Community Rehabilitation Day Centre | 1 centre per 420,000 persons [#] (assessed by SWD on a district basis) | 0 | 0 | 0 | 0 |
| District Support Centre for Persons with Disabilities | 1 centre per 280,000 persons [#] (assessed by SWD on a district basis) | 0 | 0 | 0 | 0 |
| Integrated Community Centre for Mental Wellness | 1 centre per 310,000 persons [#] (assessed by SWD on a district basis) | 0.23 | 0 | 0 | -0.23 |

Note:

The planned population of Kennedy Town & Mount Davis is about 81,380 (the planned population excluding transient is about 77,870).

Remark:

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority (HA) plans its services on a cluster basis and takes into account a number of factors in planning and developing various public healthcare services. The Hong Kong West Cluster (HKWC) provides services for residents in Central, Western and Southern Districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in HKWC. The projected

service demand will be catered for in the First and Second Ten-year HDPs.

- & The deficit in provision is based on OZP planned population in Kennedy Town and Mount Davis Area while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Central and Western District.
- * The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multipronged approach with long, medium and short term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

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