

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

**MPC Paper No. 12/22
For Consideration by
the Metro Planning Committee on 28.10.2022**

**PROPOSED AMENDMENTS TO
THE APPROVED KENNEDY TOWN AND MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kennedy Town and Mount Davis Outline Zoning Plan (OZP) No. S/H1/22 (**Attachment I**) as shown on the draft OZP No. S/H1/22A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

On 22.3.2022, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Kennedy Town and Mount Davis OZP which was subsequently renumbered as S/H1/22. On 18.10.2022, the CE in C referred the approved Kennedy Town and Mount Davis OZP back to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 28.10.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

3.1 On 11.8.2021, The University of Hong Kong (HKU) submitted a section 12A application No. Y/H1/2 to seek planning permission for revising the building height restriction (BHR) for a site zoned "Government, Institution or Community" ("G/IC") at the junction of Pok Fu Lam Road and Pokfield Road from '4 storeys' to '115mPD' and '155mPD' for the proposed sports and academic complex of the HKU Business School at the Pokfield Campus¹. According to the indicative scheme submitted by the HKU (**Attachment V**), an Academic Building and a Sports Complex (not exceeding 115mPD), and an Academic Tower (not exceeding 155mPD) with a total non-domestic gross floor area (GFA) of about 132,660m² would be constructed on the site.

¹ The overall area of the Pokfield Campus within "G/IC" zone is about 2.2ha, including (i) 0.3 ha occupied by three blocks of 16-storey student hostels named Jockey Club Student Village II (JCSVII) completed in 2005 subject to BHR of 135mPD stipulated on the OZP; and (ii) remaining 1.9 ha subject to BHR of 4 storeys excluding basement.

- 3.2 HKU also proposed various horizontal and vertical connections to enhance pedestrian connectivity and walkability between Kennedy Town MTR Station and the proposed development. The proposed landscaped terrace and avenue would be opened to the public, and serve as pedestrian connections within the Pokfield Campus. Various traffic arrangements are also proposed by HKU to enhance the vehicular flow along Pok Fu Lam Road.
- 3.3 On 20.5.2022, the Metro Planning Committee (the Committee) of the Board agreed to the section 12A application² with stipulation of appropriate BHRs on the OZP to facilitate the development of the HKU's Pokfield Campus. An extract of the relevant meeting minutes of the Committee is at **Attachment VI**. The proposed amendment to the OZP is mainly to take forward the agreed section 12A application, i.e. **Amendment Item A**.

4. Proposed Amendment to the OZP

Amendment Item A – Revision of the BHR for the HKU Pokfield Campus at the junction of Pok Fu Lam Road and Pokfield Road (Plans 1 to 7)

- 4.1 The proposed amendment is to revise the BHR for a portion of the “G/IC” zone from ‘4 storeys’ to ‘115mPD’ for the part to be occupied by Academic Building and Sports Complex, and ‘155mPD’ for the part to be occupied by Academic Tower.
- 4.2 The provisions of multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield and vehicular traffic arrangements are proposed to be incorporated in the Explanatory Statement (ES) of the OZP to serve as guidance for detailed design.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 As the proposed amendment as mentioned above is mainly relating to revision of BHR for HKU's academic development and does not involve any residential development, the planned population of the Kennedy Town and Mount Davis Planning Area (H1 Area) is remained unchanged (i.e. about 81,380 persons). As shown in **Attachment VII**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand of in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureau/departments' assessments, except the followings:
- 5.2 According to the population-based planning standards for community facilities incorporated in the HKPSG, there would be shortfalls in the provision of secondary school, hospital, child care centre, some of the elderly and community care services facilities, and some rehabilitation facilities in the Kennedy Town

² The relevant MPC paper No. Y/H1/2 is available at the Board's website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/695_mpc_agenda.html.

and Mount Davis Planning Area. However, the Health Bureau, Education Bureau and Social Welfare Department adopt a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for elderly services facilities, child care centres and rehabilitation services for persons with disabilities (including pre-school rehabilitation, day rehabilitation, residential care and community support services) were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. These facilities could be incorporated in new development or redevelopment in consultation with the relevant government departments when opportunities arise.

5.3 Whilst there will be a shortfall of about 0.85 ha of local open space and a shortfall of about 2.49 ha of district open space in the OZP area, there is a shortfall of about 5 ha of local open space and surplus of about 17 ha of district open space in the Central and Western District. To help alleviate the inadequate provision of local open space within the OZP area, opportunities for providing more open space would also be explored when there are redevelopment projects in the Area.

6. Proposed Amendment to the Matters Shown on the Plan

The proposed amendment as shown on the draft Kennedy Town and Mount Davis OZP No. S/H1/22A (**Attachment II**) is as follows:

Amendment Item A (about 1.9ha) (Plans 1 and 4a to 4f)

Revision of the BHR for a portion of the “G/IC” zone at the junction of Pok Fu Lam Road and Pokfield Road from ‘4 storeys’ to ‘115mPD’ and ‘155mPD’.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the “G/IC” zone and cultural heritage to reflect the latest status and planning circumstances of the OZP as well as to provide other minor textual amendments. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H1/23.

10. Consultation

Departmental Consultation

10.1 The proposed amendments have been circulated to the relevant bureaux/departments for comments. Their comments have been incorporated in the proposed amendments where appropriate. The consulted bureaux/departments include the following:

- (a) Secretary for Health;
- (b) Secretary for Education;
- (c) Commissioner for Heritage, Development Bureau;
- (d) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (e) Commissioner for Transport;
- (f) District Lands Officer/Hong Kong West and South, LandsD;
- (g) Director of Environmental Protection;
- (h) Director of Health;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Social Welfare;
- (k) Director of Agriculture, Fisheries and Conservation;
- (l) Director of Leisure and Cultural Services;
- (m) Director of Fire Services;
- (n) Director of Electrical and Mechanical Services;
- (o) Project Manager (South), Civil Engineering and Development (CEDD);
- (p) Head of the Geotechnical Engineering Office, CEDD;
- (q) Commissioner of Police;
- (r) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (s) Chief Architect/Central Management Division 2, Architectural Services Department;
- (t) Chief Highway Engineer/Hong Kong, Highways Department (HyD);
- (u) Chief Engineer/Railway Development 2-2, HyD;
- (v) Chief Engineer/Construction, Water Supplies Department;
- (w) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (x) Chief Town Planner/Urban Design & Landscape, PlanD; and
- (y) District Officer (Central and Western), Home Affairs Department.

Public Consultation

10.2 If the proposed amendments are agreed by the Committee, the draft Kennedy Town and Mount Davis OZP No. S/H1/22A (to be renumbered as S/H1/23 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period. The Central and Western District Council will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kennedy Town and Mount Davis OZP and that the draft Kennedy Town and Mount Davis OZP No. S/H1/22A at **Attachment II** (to be renumbered to S/H1/23 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Kennedy Town and Mount Davis OZP No. S/H1/22A (to be renumbered to S/H1/23 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Kennedy Town and Mount Davis OZP No. S/H1/22
Attachment II	Draft Kennedy Town and Mount Davis OZP No. S/H1/22A
Attachment III	Notes of the draft Kennedy Town and Mount Davis OZP No. S/H1/22A
Attachment IV	ES of the draft Kennedy Town and Mount Davis OZP No. S/H1/22A
Attachment V	Indicative Scheme of section 12A application No. Y/H1/2
Attachment VI	Extract of the minutes of the MPC meeting on 20.5.2022
Attachment VII	Provision of Major Government, Institution and Community Facilities and Open Space in Kennedy Town and Mount Davis Area
Plan 1	Comparison of Existing and Proposed Zonings on the Kennedy Town and Mount Davis OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4f	Site Photos for Amendment Item A
Plans 5a and 5b	Site Photos for the Surrounding Development of Amendment Item A
Plans 6a and 6b	Site Photos for the Proposed Connection to Smithfield from Amendment Item A
Plan 7	Site Photo for the Junction of Pokfield Road and Smithfield

**PLANNING DEPARTMENT
OCTOBER 2022**