

圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				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	
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分比 APPROXIMATE AREA & %		用途	核准圖編號 S/H10/17 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H10/17	
COMMERCIAL	商業	MAJOR ROAD AND JUNCTION	主要道路及路口	COMMERCIAL	0.24	0.06	商業		
RESIDENTIAL (GROUP A)	住宅(甲類)	ELEVATED ROAD	高架道路	RESIDENTIAL (GROUP A)	32.05	7.79	住宅(甲類)	AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	
RESIDENTIAL (GROUP B)	住宅(乙類)			RESIDENTIAL (GROUP B)	13.46	3.02	住宅(乙類)		
RESIDENTIAL (GROUP C)	住宅(丙類)			RESIDENTIAL (GROUP C)	46.18	10.94	住宅(丙類)	按圖城市規劃條例第5條 展示的修訂	
VILLAGE TYPE DEVELOPMENT	鄉村式發展	MISCELLANEOUS	其他	VILLAGE TYPE DEVELOPMENT	2.92	0.69	鄉村式發展		
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	BOUNDARY OF PLANNING SCHEME	規劃範圍界線	GOVERNMENT, INSTITUTION OR COMMUNITY	62.25	15.07	政府、機構或社區	AMENDMENT ITEM A1	
OPEN SPACE	休憩用地	BOUNDARY OF COUNTRY PARK	郊野公園界線	OPEN SPACE	21.79	5.28	休憩用地		
OTHER SPECIFIED USES	其他指定用途	PETROL FILLING STATION	加油站	OTHER SPECIFIED USES	34.58	8.37	其他指定用途	AMENDMENT ITEMS A2,B1,B2	
GREEN BELT	綠化地帶			GREEN BELT	123.30	29.85	綠化地帶		
COUNTRY PARK	郊野公園			COUNTRY PARK	53.48	12.71	郊野公園	AMENDMENT ITEMS C1,C2,C3,C4,C5	
				MAJOR ROAD ETC.	28.07	6.31	主要道路等		
				TOTAL PLANNING SCHEME AREA	413.02	100.00	規劃範圍總面積	AMENDMENT ITEM D	
								AMENDMENT ITEM E	
								(參看附表) (SEE ATTACHED SCHEDULE)	

2018年9月27日 按照城市規劃條例第5條展示的
核准圖編號 S/H10/17 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H10/17 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
27 SEPTEMBER 2018

Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的薄扶林(港島規劃區第10區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 10 - POK FU LAM - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

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/H10/18

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Other Specified Uses” annotated “Cyber-Port(1)” zone to incorporate the requirements relating to the submission of a layout plan.

Town Planning Board

26 June 2020

**Proposed Amendments to the Notes of
the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18**

The Remarks of the Notes for the “Other Specified Uses” annotated “Cyber-Port(1)” zone are proposed to be amended:

OTHER SPECIFIED USES (cont’d)

For “Cyber-Port (1)” Only (cont’d)

Remarks

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

**Proposed Amendments to the Explanatory Statement of
the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18**

(This does not form part of the proposed amendments to
the draft Pok Fu Lam Outline Zoning Plan No. S/H10/18)

Paragraphs 7.6.3, 7.7.2 and 7.8.4 of the Explanatory Statement is proposed to be amended:

7.6 Government, Institution or Community (“G/IC”): Total Area 62.25 ha

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

7.7 Open Space (“O”): Total Area 21.79 ha

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

7.8 Other Specified Uses (“OU”): Total Area 34.58 ha

7.8.4 On land designated as “OU” annotated “Cyber-Port(1)”, it is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport. Development within this zone is subject to a maximum gross floor area of 66,000m² and a maximum building height of 65mPD, or the GFA and height of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m² shall be provided to enhance visual openness and facilitate air ventilation. ***Any new development or redevelopment of an existing building should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraint and surrounding development, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc.*** Responsive building design for the new development, such as appropriate setback distance, terraced building design with stepped building height lowering towards Cyberport

Waterfront Park and the waterfront promenade, and permeable building design on ground and upper floors, should be adopted at the detailed design stage to respect the overall setting of the waterfront site and the Cyberport Waterfront Park. Public passageway allowing pedestrian connectivity to the waterfront promenade through the development from the Arcade Cyberport and Information Crescent shall also be provided.

tpbpd@pland.gov.hk

寄件者: Lucy Taylor [REDACTED]
寄件日期: 2020年07月16日星期四 11:35
收件者: tpbpd@pland.gov.hk
主旨: Representation to the Town Planning Board - Draft Pok Fu Lam Outline Zoning Plan.
附件: Representation to TPB 16 July - PFL OZP.pdf

**Annex III of
TPB Paper No. 10677**
城市規劃委員會文件
第 **10677** 號 附件 **III**

Dear Sirs,

I attach my representation to the Town Planning Board in respect of the Draft Pok Fu Lam Outline Zoning Plan.

Yours faithfully

Lucy Taylor
[REDACTED]



16 July 2020

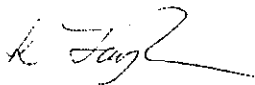
Dear Sirs

Further Representation - Proposed Amendment to Draft Pok Fu Lam OZP, S/H10/18

1. The Minutes of the 1224th Meeting of the Town Planning Board held on 5 June 2020 include, under minute 99, Member's acknowledgement of the public aspiration of enhancing the waterfront connectivity in the Pok Fu Lam area. Under minute 105 (b), an amendment to the Zoning Plan's Explanatory Statement is to be made to reinforce that the opportunity be given for a walking trail to enhance the pedestrian connectivity along the coast of Waterfall Bay, Telegraph Bay and Sandy Bay at Pok Fu Lam.
2. I support this amendment to the Explanatory Statement and ask the Board to give the public aspiration's statutory effect by carried this through onto the Plan, or the Notes to the Plan, which form the statutory basis for planning of this area. If the Members' decision is to be carried forward, as they clearly intended, amendments to the Plan and/or Notes are required.
3. As the Board was advised at the Meeting, the Southern District Council is already progressing, as District Minor Works, a walkway / promenade behind the beach at Sandy Bay to extend from the roadway past the Hong Kong University Sports fields to the north of Sandy Bay. The zoning on the plan for this area of the walkway / promenade is currently G/IC.
4. The Southern District Council has also studied the construction of a pedestrian link between the southern end of the roadway past the Hong Kong University Sports fields to connect with the waterfront promenade at Cyberport. This link runs over the water in the area previously zoned Road.
5. The primary planning intention for areas zoned a G/IC, as included in the Notes which form part of the Plan, is for "Government, Institutional or community facilities". This does not include for a "promenade" or "walking trail" which Members were keen to promote. It is appreciated that under the Notes roads are always allowed in areas zoned as G/IC; such allowance is to enable the servicing of the facilities within the G/IC area. The Notes do not include for footpaths (other than a footpath which is part of a road).
6. There is thus no provision on the Plan, or in the Notes for permitted uses for areas zoned as G/IC, for a hiking trail / walkway / promenade behind the beach at Sandy Bay or for such a trail / promenade to extend for the full length of Sandy Bay and onwards to Telegraph Bay to connect with the Cyberport Waterfront Park.

7. The permitted uses for areas zoned as Open Space include "Promenade"; as such provision is absent for areas zoned as G/IC there is clearly a planning difference between a "Promenade" and a roadside footpath.
8. In addition the Plan, in its current form, fails to give any zoning for the areas of land (above high water mark) alongside Sandy Bay (from the Sassoon headland to the north of the current Sandy Bay beach).
9. To resolve this deficiency, and to promote the walking trail within the permitted uses given in the Notes, a strip of land outside of the HKU Sports Ground, the DSD Pumping Station and the currently undeveloped area to the north, and extending west to the high water mark, should be zoned as Open Space. This is indicated on the aerial photographs appended to this letter; these photographs were obtained from the paper 643-mpc_11_19.pdf pdf and from Google Earth.
10. The alternative, which would fail to address the areas currently lacking any zoning, would be to include "Promenade" under the permitted uses for areas zoned as G/IC.
11. Members of the Town Planning Board are requested to give due consideration of the recommended change to the Plan (and/or Notes) to give effect to their acknowledgement of the public aspiration of enhancing the waterfront connectivity in the Pok Fu Lam area.

Yours faithfully,



Lucy Joan Taylor



The Chairman and Members
The Town Planning Board
C/o 15/F, North Point Government Offices,
33 Java Road
North Point
Hong Kong
By Email: tpbpd@pland.gov.hk

Recommended Amendment to meet the Boards acknowledgement of the public aspiration of enhancing the waterfront connectivity in the Pok Fu Lam area.



Link for the Walking Trail between Sandy Bay and Telegraph Bay to connect with the Cyberport Waterfront Park.



**List of Valid Further Representatives in respect of the Proposed Amendment
to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18**
有關《薄扶林分區計劃大綱草圖編號 S/H10/18》有效的進一步申述人名單

Further Representation No. 進一步申述編號	Name of ‘Further Representer’ 進一步申述人名稱
TPB/R/S/H10/18-F1	Tait, David Mark
TPB/R/S/H10/18-F2	Ms. H.Y. Au-yeung
TPB/R/S/H10/18-F3	Nunan, David Charles
TPB/R/S/H10/18-F4	Mr Elton Wong
TPB/R/S/H10/18-F5	Ms Kitty Wong
TPB/R/S/H10/18-F6	Matthew James Donkersley
TPB/R/S/H10/18-F7	Mrs de Brackinghe, Lai Yee Louisa
TPB/R/S/H10/18-F8	Ho Chang Pong
TPB/R/S/H10/18-F9	Lo Ting Hong
TPB/R/S/H10/18-F10	Kung Yee Ching
TPB/R/S/H10/18-F11	Lam Yuen Lee Viola
TPB/R/S/H10/18-F12	Calvin Chan
TPB/R/S/H10/18-F13	Kwok Tsz Hong
TPB/R/S/H10/18-F14	Lee King Fung
TPB/R/S/H10/18-F15	Hong Kong Cyberport Management Company Limited