

**SCHEDULE OF PROPOSED AMENDMENTS TO
THE DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

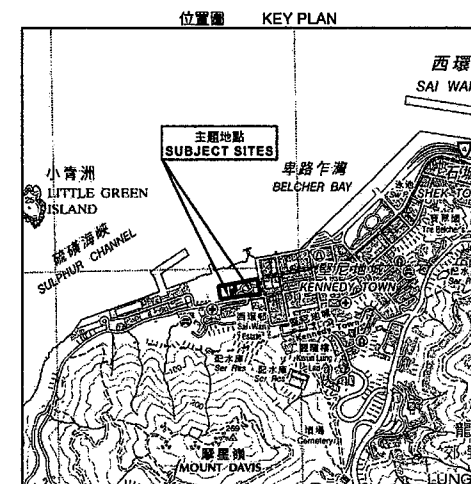
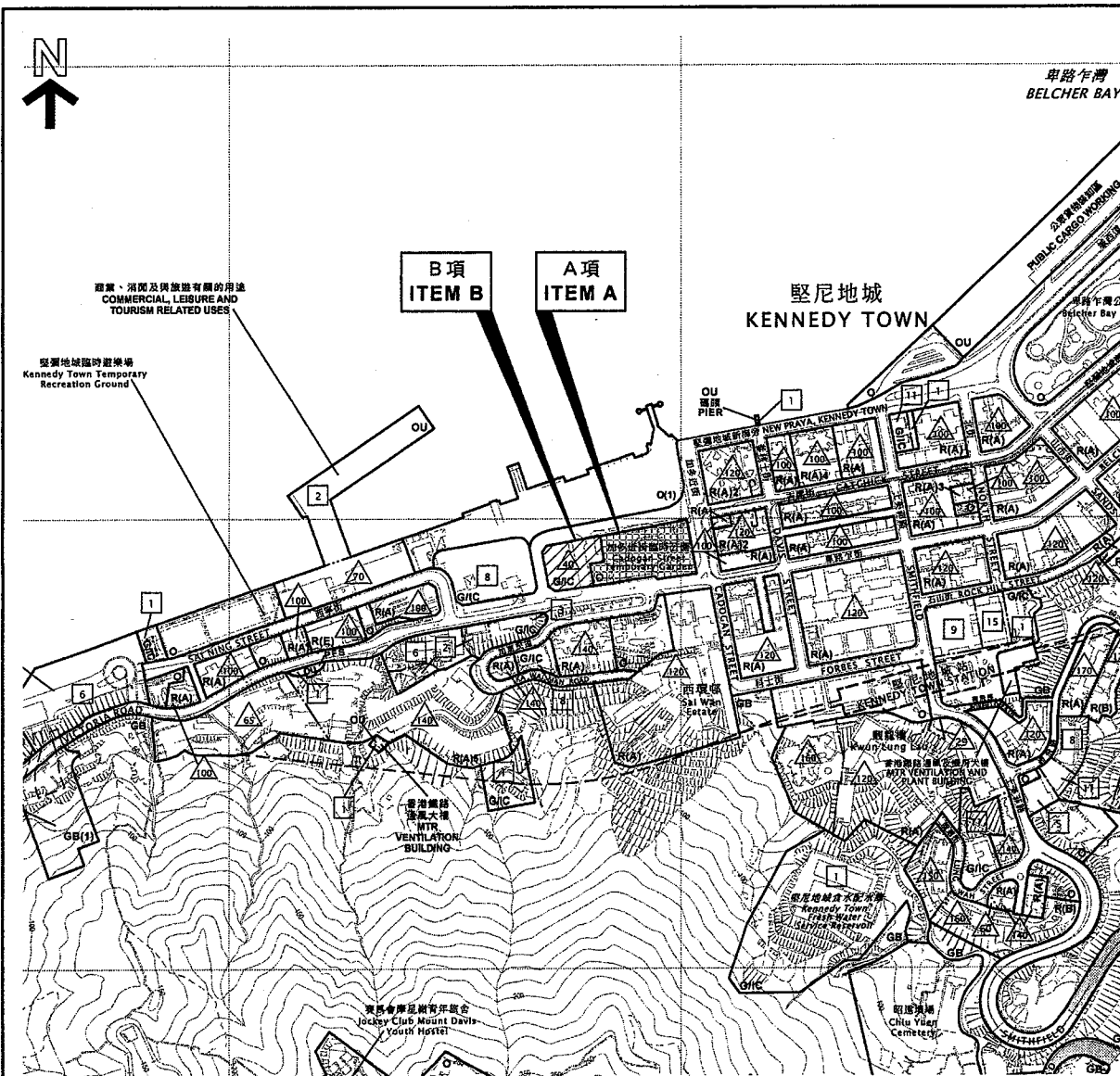
- Item A – Rezoning the Cadogan Street Temporary Garden at the junction of Victoria Road and Cadogan Street from “Residential (Group A)6” (“R(A)6”) to “Open Space” with corresponding deletion of building height restriction.
- Item B – Rezoning an area to the west of the Cadogan Street Temporary Garden from “R(A)6” to “Government, Institution or Community” with stipulation of building height restriction.

II. Amendment to the Notes of the Plan

Revisions to the Schedule of Uses and the Remarks of the Notes for the “R(A)” zone to delete all the provisions related to the “R(A)6” sub-zone.

Town Planning Board

26 May 2017



草圖編號 S/H1/20 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/H1/20

根據城市規劃條例第6C(2)條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

A項 ITEM A



由「住宅(甲類)6」地帶改劃為「休憩用地」地帶
REZONING FROM "RESIDENTIAL (GROUP A)6" TO "OPEN SPACE"

B項 ITEM B



由「住宅(甲類)6」地帶改劃為「政府、機構或社區」地帶，
並訂定建築物高度限制為主水平基準上40米
REZONING FROM "RESIDENTIAL (GROUP A)6" TO
"GOVERNMENT, INSTITUTION OR COMMUNITY"
WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 40mPD

夾附的《註釋》屬這份圖則的一部分，
《註釋》的建議修訂已根據城市規劃條例第6C(2)條公布。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND THE PROPOSED AMENDMENTS THERETO HAVE BEEN PUBLISHED
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

(參看附表)
(SEE ATTACHED SCHEDULE)

2017年5月26日根據城市規劃條例第6C(2)條公布
對草圖編號 S/H1/20 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/H1/20
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON 26 MAY 2017

Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 的建議修訂
PROPOSED AMENDMENTS TO DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN No. S/H1/20

SCALE 1:5 000 比例尺
米 METRES 100 0 100 200 300 400 METRES 米

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. R/S/H1/20 - A1

**Proposed Amendments to the Notes of
the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20
in relation to Amendment Plan No. R/S/H1/20-A1**

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Refuse Collection Point (on land designated "R(A)6" only) Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle)(on land designated "R(A)5" and "R(A)6" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services 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; 71-77 Smithfield which is subject to a maximum building height of 29mPD; and 50 Smithfield which is subject to a maximum building height of 60mPD, as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (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) ~~On land designated "Residential (Group A) 6", 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 59,150m² 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 transport terminus on ground level, a public vehicle park, a refuse collection point, a public toilet and other GIC facilities, as required by the Government, shall be provided within this sub-area.~~
- (8)(7) In determining the maximum GFA for the purposes of paragraphs (2) to (4), **and** (6) ~~and (7)~~ 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.
- (9)(8) In determining the maximum GFA for the purposes of paragraphs (6) ~~and (7)~~ above, any floor space that is constructed or intended for use solely as public transport terminus, public vehicle park, ~~refuse collection point, public toilet~~ and other GIC facilities, as required by the Government, may be disregarded.
- (10)(9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) to (7) ~~6~~ above, GFA restrictions stated in paragraphs (2) to (4), **and** (6) ~~and (7)~~ 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.

**Proposed Amendments to the Explanatory Statement of
the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20
in relation to Amendment Plan No. R/S/H1/20-A1**

(This does not form part of the proposed amendments to the
draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20)

Paragraphs 7.8, 7.12, 8.1.8 to 8.1.10, 8.6.3 to 8.6.5, 8.7.2 and 8.7.3 and Plan A of the
Explanatory Statement are proposed to be amended:

- 7.8 ~~Three building gaps and two NBAs are recommended in the review area according to the AVA EE 2013. They~~ ***Two building gaps and two NBAs recommended in the AVA EE 2013*** are shown in the attached Plan A to guide the future development. Quantitative AVA is required ~~to be conducted by the project proponents of the private residential site bounded by the proposed new access road leading from Victoria Road to Cadogan Street and~~ ***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 building gaps 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 building gaps, NBAs and AVA, as appropriate, should be stipulated in the lease condition for private development or planning brief for public housing development.

Building Gaps

- 7.12 According to the AVA EE 2013, ~~three building gaps are recommended. A north west to south easterly building gap of 15m wide above podium of the “R(A)6” zone is required. In addition, two north-west to south-easterly building gaps of 15m wide above podium of the “R(A)5” zone are 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.~~
- 8.1 Residential (Group A) (“R(A)”) : Total Area ~~27.10~~ ***26.19*** hectares
- 8.1.8 ~~The “R(A)6” site is bounded by the proposed new access road leading from Victoria Road to Cadogan Street and has an area of about 0.91ha. Development within this zone is restricted to a maximum GFA of 59,150m². In order to respect the urban design principle of protecting the waterfront to avoid out of context and incompatible developments, a stepped height profile with maximum building height restrictions of 40mPD (western portion) and 120mPD (eastern portion) are imposed on the site. The future developer is encouraged to add a building step in between for a more gradual transition under the relevant land sale documents. A building gap is proposed as detailed in paragraph 7.12 above to facilitate air ventilation.~~

~~Quantitative air ventilation studies will need to be conducted for the development to demonstrate that the future proposal would maintain/enhance the air ventilation performance in the surrounding area. In addition, a public transport terminus on ground level of a GFA of not more than 7,000m², an underground public vehicle park, a refuse collection point, a public toilet and other GIC facilities, as required by the Government, should be provided within this sub area. The requirements relating to air ventilation and provision of the above public facilities will be incorporated into the lease condition, subject to detailed design and the agreement of relevant authorities. Parking facilities shall be provided in basement level(s) to minimise podium development.~~

- 8.1.98 Two building gaps of 10m wide above 20mPD (about 15m above ground level) are imposed on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher's Street to allow the north-east annual prevailing wind penetrating into the inland area. Two building gaps of 12m wide above 29mPD and 60mPD (about 15m above ground level) are imposed on the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden at 50 Smithfield respectively to facilitate valley wind from the south penetrating into the inland area.
- 8.1.109 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.
- 8.6 Government, Institution or Community ("G/IC"): Total Area ~~24.93~~ 25.23 hectares
- 8.6.3 *A "G/IC" site to the west of the Cadogan Street Temporary Garden is reserved for future GIC use. A maximum building height restriction of 40mPD is imposed on the site.*
- 8.6.34 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.
- 8.6.45 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.

- 8.6.56 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 ~~7.90~~ **8.50** hectares

- 8.7.2 Existing open spaces are rather limited. The major ones are the Belcher Bay Park, a playground and basketball courts located at Forbes Street and, 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, *Sai Ning 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. ~~The temporary bus terminus will be relocated to the "R(A)6" site to facilitate the implementation of the public open space / promenade.~~ 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.



商業、消閒及與旅遊有關的用途
COMMERCIAL, LEISURE AND
TOURISM RELATED USES

堅彌地城臨時遊樂場
Kennedy Town Temporary
Recreation Ground

地下廢物轉運站的有關用途
USES RELATED TO UNDERGROUND
REFUSE TRANSFER STATION

OU
碼頭
PIER

堅彌地城新海旁 NEW PRAYA, KE

加多近街 Cadogan Street

加多近街臨時花園 Cadogan Street Temporary Garden

西環邨 Sai Wan Estate

西寧街 Sai Ning Street

加多近街 Cadogan Street

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圖例 LEGEND

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H1/17/14

圖 PLAN
A

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

本摘要圖於2017年5月18日擬備
EXTRACT PLAN PREPARED ON 18.5.2017

SCALE 1:3 500 比例尺
米 50 0 50 100 150 米
METRES

**Summary of Valid Further Representations made on the Proposed Amendments to
the Draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20
and Planning Department's Responses**

Further Representations (FRs) No. (TPB/R/S/H1/20-)¹	Subject of FR	Further Representer's Proposals	Planning Department's Responses
F1	<p>Support Amendment Items A and B</p> <p><i>Grounds</i></p> <p>(a) The Cadogan Street Temporary Garden (CSTG) is a popular green space in the district which needs more open space.</p> <p>(b) The subject "Government, Institution or Community" ("G/IC") zone with building height (BH) restriction could preserve ventilation corridors and ensure adequate provision of community services.</p>	<p>(i) To rename CSTG to demonstrate its permanent nature.</p>	<p>The grounds of FR are noted.</p> <p>(i) After consideration of the representations and comments on the representations, the Town Planning Board (the Board) decided to uphold/partially uphold the relevant representations by rezoning CSTG from "Residential (Group A)6" ("R(A)6") to "Open Space" ("O") and the area to the west of CSTG from "R(A)6" to "G/IC" with the imposition of BH restriction of 40mPD for the "G/IC" portion.</p> <p>'Park and Garden' use of the site, no matter temporary or permanent in nature, is always permitted. However, whether CSTG should be renamed is outside the purview of the Board.</p>

¹ For the name of further representers, please see the **Attachment**.

Further Representations (FRs) No. (TPB/R/S/H1/20-)¹	Subject of FR	Further Representer's Proposals	Planning Department's Responses
F2	Support Amendment Item A <i>Ground</i> To retain the open space due to insufficient open space provision in the district.	Nil.	The ground of FR is noted.
F3 to F337 and F430 (part) to F435 (part)	Support Amendment Item A <i>Ground</i> To retain CSTG without removal and demolition.	(i) To rename CSTG as a permanent park and having been used safely in the past 19 years, CSTG should be retained without removal and demolition. (ii) The environmental impact assessment (EIA) and the Environmental Permit (EP) have already been invalid as the proposed use of the CSTG site had been changed from residential to open space. As such, the decontamination boundary, methodology and report of the EIA should be reviewed and amended. (iii) To stipulate that CSTG be excluded from the proposed ground decontamination works.	The ground of FR is noted. (i) As for the proposal to rename CSTG, response (i) to F1 above is relevant. (ii)&(iii) It is desirable to carry out the ground decontamination works for the whole contaminated site (including the CSTG) ultimately so as to eliminate the potential health risk caused by the underground contaminants. The Government will take into account the Board's decision and the public comments, and consider the appropriate arrangements for the ground decontamination works.

Further Representations (FRs) No. (TPB/R/S/H1/20-) ¹	Subject of FR	Further Representer's Proposals	Planning Department's Responses
F428 and F429	Providing comments on Amendment Item A	<p>(i) To plant new vegetation after the CSTG site is decontaminated as the existing vegetation on site has been contaminated.</p> <p>(ii) As a public transport interchange (PTI) is required to meet the local need, it could be provided at the CSTG site with the garden on top or in the form of underground structure beneath the garden.</p> <p>(iii) To reduce the size of the CSTG site or to extend the site to the proposed waterfront park so as to allow ground decontamination works and development at the original CSTG site.</p> <p>(iv) To provide pet garden at the CSTG site.</p>	<p>(i) The Government will take into account the Board's decision and the public comments, and consider the appropriate arrangements for the ground decontamination works. The compensatory tree planting scheme will also be reviewed.</p> <p>(ii)to(iv)The object of the OZP is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the OZP can be subject to statutory planning control.</p> <p>The CSTG site is zoned "O" which forms part of the open space network in the area. The detailed design of CSTG, including the facilities to be provided, and the integration between CSTG and the future waterfront park would be considered at the implementation stage. As for the development proposals affected by Amendment Items A and B, the Government will continue to enhance the land use planning and the related development proposals at the western part of Kennedy Town,</p>

Further Representations (FRs) No. (TPB/R/S/H1/20-) ¹	Subject of FR	Further Representer's Proposals	Planning Department's Responses
			<p>including the open space and traffic/transport facilities, in accordance with the Board's decision on FRs.</p> <p>However, as 'Public Transport Terminus or Station' is a Column 2 use under the Notes for "O" zone, planning permission from the Board is required for the provision of PTI within the CSTG site. Each application will be considered by the Board on its own merits.</p>

List of Valid Further Representers in respect of
the Proposed Amendments to the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20
就《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20》的建議修訂提出的有效進一步申述人列表

Rep No. 進一步 申述編號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
1	尖沙咀居民關注組 Tsim Sha Tsui Residents Concern Group
2	Cheng Chi Ching
3	張有成
4	邱詠滂
5	Anki Lau
6	Anna Pang
7	Christine Lau
8	Catherine Lau
9	Cherry Mok
10	Christine Tsang
11	Chan Dor Dor Doris
12	Elaine To
13	Francis Ng
14	Jacqueline Liu
15	Jenny Chan
16	K K Mok
17	Lam Kee Shing
18	Lai Sze Kui Ken
19	Ken Lee
20	Lee Kwok Yu Edward
21	Lesley Lee
22	Otto Ho
23	Patrick Tai
24	Patsy Lee
25	Raymond Chan

Rep No. 進一步 申述編號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
26	Tse Sai Kit
27	Samantha Luk
28	Sarah Ng
29	Steve Chan
30	Cheng Suet Ying
31	Lai Tung Wing
32	Vernon Ng
33	Chan Wai Yan
34	李彥橋
35	鄭俊豪
36	Angela Chan
37	Alvin Cheung
38	Clarisse Yeung
39	Kam Ha
40	Ken Kai
41	Mark Chan
42	MC Cheung
43	Sandy Wu
44	Sharon Kwan
45	Veronica Lau
46	Wendy Cheng
47	Tinny Ko
48	Wong Yuet Chu
49	Alan Wun
50	Andy Yiu
51	Betty Li
52	Chan Cheuk Him
53	Che Fai Wan
54	Ng Cheuk Kiu

Rep No. 進一步 申述編號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
55	Clara Hung
56	Connie Chow
57	Dick Lee
58	Dora Tang
59	Elsa Lau
60	Falcon Liu
61	Cheng Ho Long
62	Tam Hoi Ching
63	Janos Choy
64	Jenny Lee
65	Jessie Ma
66	Jonny Ng
67	Wong Ka Ying
68	Yip Kam Lung Sam
69	Chan Kin Yee
70	Pang King Man Annie
71	Shum Kit Wah Miranda
72	KK Ho
73	Chan Kwong Leong
74	Au Yeung Man Ho Titan
75	Kwan Man Wai
76	Law Man Wai
77	Mong Pak Yu
78	Leung Pik Shan
79	Chan Pui Pui Grace
80	Chan Pui Yin Petty

Rep No. 進一步 申述編號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
81	Rachel Tong
82	Roy Ho
83	Yuen Shuk Han
84	Ngan Siu Yeung
85	SY Lee
86	Victor Miu
87	See Wai Ha Anita
88	Leung Wai Ling
89	Yee Mo Yin
90	Lau Yin Hung
91	Chan Ying Yu
92	Hon Yuan Shan
93	關冠亮
94	陳姿同
95	馬港英
96	鄧永德
97	Bonnie Tse
98	Sun Chi Man
99	Chiu Choi Chun Paul
100	Doris Lo
101	Elvis Cho
102	Esther Chan
103	Harry Tse
104	Helen Law
105	Jocy Lai
106	Tse Ka Wai Jeremy
107	Tse Ka Ki
108	Chong Kai Yung
109	KT Ng

Rep No. 進一步 申述編號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
110	Ng Kwun Lun
111	So Ling Man
112	Mac Yu
113	Wong Ming San Andy
114	Tse Naihang
115	Cheung Nga Ching
116	Li Pui Yu
117	Robert Cook
118	Sharon Tsui
119	Yan Shuk Man
120	Tam Shuk Yin
121	Tong Siu Fung
122	Wong Wai Ling Renee
123	Yip Wing Sze
124	Chan Wing Yan
125	Tang Yin Mui
126	Annie Huen
127	Cheung Chun
128	Elton Wu
129	James Barretto
130	Jean Lai
131	Jeff Lee
132	Wu Kai Keung
133	Leo Mak
134	Shirley Pang
135	Chan Miu Yi
136	Ng Lai Ying

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
137	Chan Sam Choi
138	黃梓豪
139	Ng Yat Kwan
140	黃婉庭
141	陳巧彬
142	葉美容
143	Betty Tong
144	William Ng
145	陳琬貽
146	陳秀虹
147	黎文浩
148	謝紹華
149	謝志峰
150	胡凱晴
151	盧碩鈞
152	Anthony Yuen
153	Camille Chan
154	Cathy Pak
155	Cedric Wong
156	Christine Xia
157	Ivy Chui
158	Cindy Cheng
159	David Phu
160	Edith Yiu
161	Eunice Yeung
162	Felix Fung
163	Hazel Cheng
164	Tin Hoi Tsun
165	Jane Yuen
166	Jerry Chan
167	KK Low
168	Ka Man L
169	Karen Cheung
170	Ken Lo
171	Wong Kin Nei
172	Ian Ma

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
173	Leung Siuha
174	Leung Lok Shan
175	Chin Man Yi
176	Michelle Lok
177	Chan Mon
178	Yu Ngai Kin Ralph
179	Pink Wong
180	Tam Pui Yee
181	Raymond Cheng
182	Panda Yu
183	Shui Ni
184	Chan Sui Wing
185	Teresa Tang
186	Wong Wai Ling Teresa
187	Tommy Yung
188	Tong Ng
189	Tracy Leung
190	Cheung Tsz Lung
191	Szeto Tsz Shan
192	Vanessa Chan
193	Chan Wai Sun Samson
194	Wilson Mak
195	Winnie Lee
196	Tse Won Cheuk
197	Tong Wun Chau
198	Yung Yin Ying
199	Yvonne Chan
200	Andrew Liang
201	Angela Leung
202	Cindy Lam
203	Hong Qiang Wei
204	Janet Ng
205	Wong Kai Hang Herbert
206	Ng Kam Hung
207	Kitty Chan

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
208	Lee Kuen Fung
209	Ling Ma
210	Chan Oi Yee
211	Pamela Kwok
212	Leung Po Yan
213	Tai Po Yi
214	Ma Shuk Yan
215	Tse Shun Laam
216	Teresa Cheung
217	李珍
218	朱英
219	陳杏珊
220	Joey Leung
221	Anthony Yeung
222	Chan Cheuk Wah
223	Edith Chan
224	Eve Mak
225	Wong Hin Chee
226	Wang Hua
227	Jossie Ng
228	KK Chan
229	Lamprey Marn
230	LN Li
231	Lam Mei Ling
232	Monica Kam
233	Liu Ngan Chiu
234	Nichole Chan
235	Pecky Woo
236	Stephen Chong
237	Cheung Sze Man
238	Ho Sze Ping
239	Tim Tim
240	Vincent Lau
241	Winnie Ip
242	Winnie Wong
243	Yonnie Marn
244	鄧永忠

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
245	葉文偉
246	Cliff Chan
247	Dary Yau
248	Emily Au
249	Eva Wong
250	Yeuk To
251	Alfred Kwok
252	Andy Man
253	Chan Chi Bun
254	Kwan Sai Chung
255	Victor Ting
256	陳美
257	Leung Lai Yung
258	傅子安
259	Amy Li
260	Agnes Lou
261	Cheung Chak Man
262	Dawn Cheung
263	Yuen Chi Ho
264	David Cheung
265	Dora Ching
266	Eddy Hui
267	Elco Kan
268	Eugene Kan
269	Eva Leung
270	Fred Ng
271	Helen W
272	Ivy Cheung
273	Jimmy Pong
274	Joshua Kwok
275	Joshua Nan
276	Karman Yu
277	Katherine Ma
278	Lucia Kwok
279	Cheng Man Ho
280	Marcel Ng
281	Lau Ming Yuen

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
282	Nic Lam
283	Law Oi Lin
284	Ophelia Wong
285	S. K. Choy
286	Sandra Lin
287	Sam Lee
288	Samson Lau
289	Cheng Sau Mei
290	Kwok Shuk Kuen
291	Hui Shuk Kwan
292	Yu Siu Chuen
293	Leung Siu Lung
294	Stella See
295	Chan Tsz Chung
296	Well Lee
297	Ng Yan Kit
298	Lee Yan Lam
299	Lam Yin Ling
300	Marn Yuen Shan
301	卓欣儀
302	劉家善
303	KY Ho
304	Camelia Yeung
305	Catherine Edwards
306	Craig Price
307	Edward Lam
308	Elizabeth Mudd
309	Gemma Granados Delloyde
310	Kathleen Philips
311	Paul Fraser
312	Teresa Lian
313	Sandra Hulac
314	Angie Mastroiannis
315	Charles Pryke
316	Martin Turner
317	Bernice Barretto

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
318	Martin Brinkley
319	Verna Yu
320	Vicki Easton
321	Alicia Rause
322	Clarie Law
323	David Moore

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
324	David Pryke
325	Edward Moon
326	Gareth Janes
327	Mark Tinker
328	W.M. Yuen
329	Ambrose Poon

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
330	Peter To
331	Esther Chin
332	Manson Tse
333	Chi Kwong So
334	Mercedes Ruehl
335	Ko Yuet

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
336	Oliver McCauley
337	Chan Hoi Tung
428	黃及鋒
429	陳先生
430	Eliza Au
431	Wong Kai Chiu

Rep No. 進一步 申述編 號 (TPB/R/S/ H1/20-)	Name of 'Further Representer' 進一步申述 人名稱
432	Cheryl Leung
433	Richard Broadhurst
434	Wendy List
435	Liza Lam

tpbpd

TPB/R/S/H1/20-F1

①

寄件者: Tst Res [REDACTED]
寄件日期: 16日06月2017年星期五 23:04
收件者: tpbpd@pland.gov.hk
主旨: AMENDMENT TO THE DRAFT KENNEDY TOWN OUTLINE ZONING PLAN NO. S/H1/20

SCHEDULE OF PROPOSED AMENDMENTS TO THE DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/20 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

- I. Amendments to Matters shown on the Plan Item A – Rezoning the Cadogan Street Temporary Garden at the junction of Victoria Road and Cadogan Street from “Residential (Group A)6” (“R(A)6”) to “Open Space” with corresponding deletion of building height restriction.
- II. Item B – Rezoning an area to the west of the Cadogan Street Temporary Garden from “R(A)6” to “Government, Institution or Community” with stipulation of building height restriction.

Dear Chairman and Members,

Our group greatly admires the time and efforts Kennedy Town residents have expended in protecting their precious park.

We fully support the Rezoning of Cadogan Street Garden to Open Space. This is a very popular local green space that provides the community of a very congested and over developed district with much need open passive and active recreational space.

Moreover the CSG should be renamed Cadogan Street Garden to demonstrate its permanent nature.

We also support the rezoning of the area to the west of the garden to GIC with restrictions on building height in order to preserve ventilation corridors and to ensure adequate provision of basic community services to a growing population.

Paul Kumat
For Tsim Sha Tsui Residents Concern
Group
A registered NGO

PEMS Further Representation

頁 1 / 1

TPB/R/S/H1/20-F2

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170531-144820-81356

提交限期

Deadline for submission:

16/06/2017

提交日期及時間

Date and time of submission:

31/05/2017 14:48:20

提出此宗進一步申述的人士

Person Making This Further Representation: 女士 Ms. Cheng Chi Ching

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H1/20

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
跟據城規會在5月11日作出保留多近街臨時花園的決定後，在2017年5月26日，城市規劃委員會根據城市規劃條例(第 131 章) 建議對堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 所作的修訂項目，就圖則所顯示的A 項。 A 項 - 把域多利道及加多近 交界的加多近 臨時花園 由「住宅(甲類)6」改劃為「休憩用地」地帶，及相應地刪除有關的建築物高度限制。	支持 Support	區內人口十分高，休憩地經已不足，必須保留這個休憩地

寄件者: [REDACTED]
寄件日期: 06日06月2017年星期二 9:21
收件者: tpbpd@pland.gov.hk
主旨: 將加多近街臨時花園變成永久公園

Sample of F3 to F337
and F430 (part) to F345 (part)
(Chinese Version)

為環境和動物發聲

x x x x x

x

聯署訴求：將加多近街臨時花園變成永久公園

城市規劃委員會秘書處：

發展局局長馬紹祥先生：

土木工程拓展署署長林世雄太平紳士：

在2017年5月26日，城市規劃委員會根據城市規劃條例(第 131 章) 建議對堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20所作的修訂項目，就圖則所顯示的有兩項：A 和 B項。 本人同意A項保留加多近街臨時花園，不遷不拆。同時，城規會已經決議將加多近街臨時花園保留，並且在城規會閉門會議記錄及政府部門的多次論述中，都說明公園若是保留為休憩用地，一如過往十九年是可以安全使用、沒有除污必要。既然城規會已把公園土地訂為休憩用地(O)，相關環評報告及環境許可證以住宅用地作為除污標準已經失效，所以除污範圍、做法及環評報告都需要重新檢討及修改！

因此，懇請城規會訂明，並要求發展局及土木工程拓展署將加多近街臨時花園範圍從堅尼地城前焚化爐及毗鄰用地的除污工程中剔除，使加多近街臨時花園能真正得到保留，而不是再藉除污為名，清拆公園。並且，立即將堅尼地城前焚化爐及毗鄰用地的除污工程申請及撥款，從立法會工務小組及財委會的議程中抽起；按公園已獲保留的情況，再擬定除污工程範圍及方案，避免擾民、減低公眾健康風險和減少浪費納稅人金錢。

堅尼地城居民過去兩年極力爭取保留加多近街公園，此休憩用地對居民十分重要，現在海濱事務委員會和城規會都已建議保留公園，並指出公園沒有除污必要，希望城規會及政府各部門落實保留加多近街臨時花園，不要除污，並正其名成為永久公園！

姓名： [REDACTED]

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寄件:

寄件日期:

收件者:

主旨:

16日06月2017年星期五 8:15

tpbpd@pland.gov.hk

Turning Cadogan Street Temporary Garden into a Permanent Park

Sample of F3 to F337
and F430 (part) to F345 (part)
(English Version)

SPEAK UP FOR THE ENVIRONMENT

x x x x x

x

Petition : Turning Cadogan Street Temporary Garden into a Permanent Park

Town Planning Board Secretariats,

Mr. Eric MA Siu-cheung, Secretary for Development,

Mr Lam Sai-hung, JP, Director of Civil Engineering and Development,

On May 26th, 2017, the Schedule of Proposed Amendments to the Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/20, made by the Town Planning Board under the Town Planning Ordinance (Chapter 131), has two items: Item A and B. I agree with Item A to retain Cadogan Street Temporary Garden, which should be kept in its current state. Given that the Town Planning Board has decided to retain the Park, as indicated in the Town Planning Board minutes and various discussions with the government, the Park is safe for use as an open space as it has been for the past 19 years, and decontamination is not required. Now that the Town Planning Board has zoned the landuse of the Park as Open Space (O), the related EIA report and permit are no longer valid as their assessments are based on the premise and standards that the landuse of the Park's site is for residential buildings. Therefore, the overall scope, approach and EIA report should be revised accordingly!

I kindly request the Town Planning Board to state explicitly that the Development Bureau and CEDD exclude Cadogan Street Temporary Garden from the Kennedy Town ex-incinerator and nearby areas decontamination project, to enable the Park to be truly saved, so that they cannot use decontamination as an excuse to demolish the Park. The Development Bureau should also rescind the decontamination project from the Legislative Council's Public Works and Finance Committee, to revise the scope, scale and approach of the decontamination project, in order to minimize disturbance to residents, mitigate public health risks and save taxpayers' money, according to the situation that the Park should be retained.

Residents of Kennedy Town have persistently sought to retain Cadogan Street park, as this open space is very important to the community. Given that both

the Town Planning Board and Harbourfront Commission Committee have now proposed to retain the Park and pointed out that decontamination of the Park is not required, I seek support from the Town Planning Board and related government departments to effectively bring about the preservation of the Park, by excluding it from decontamination and turning Cadogan Street Temporary Garden into a permanent park!

CommentSupport to be permanent park.
Regards,

If you care about our environment and want to see change,
start an online petition and rally others to support you now!



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Enclosure IIIId of
一人一表發表你的意見及關注，請於 6 月 16 日中午 12 時前回覆 TPB Paper No. 10309
請將意見交回地下大堂 / 會所 / 傳真：3115 1260
或拍下本頁電郵至 merton@i-urban.hk

檔案編號：MN/N/17/192

TPB/R/S/H1/20-F428

致：泓都各業戶

城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖最新消息(S/H1/20)

客戶服務處收到城市劃委員會通知，表示已於 2017 年 5 月 11 日進行會議就早前收集的陳述意見作討論及修訂，如下：

建議修訂內容包括：

- 域多利道及加多近街交界的臨時花園由『住宅（甲類）6』改劃為『休憩用地』地帶，及相應地刪除有關的建築物高度限制。（加多近街臨時花園日後繼續作休憩用途），
- 加多近街臨時花園內以西的一幅土地由『住宅（甲類）6』改劃為『政府、機構或社區地帶』及訂定建築物高度限制。（現時寵物公園及西市街垃圾站位置改劃為『政府機構或社區地帶』）。

關於建議修訂的公告會於憲報及報章刊登，為期三星期至 2017 年 6 月 16 日，以便公眾作出進一步申述。如業戶希望發表個人意見，歡迎填妥下列表格，並不遲於 2017 年 6 月 16 日中午 12 時前交回泓都客戶服務處。本處收集意見表後，將交回城規會。

城規會於收集意見表後，會視乎情況展開聆訊，屆時歡迎各業戶出席有關聆訊。

泓都客戶服務處

2017 年 6 月 9 日

致：城規會

本人/我們就「堅尼地城及摩星嶺分區計劃大綱草圖編號(S/H/20)」方案之意見如下：

臨時公園植物已經吸收存着，除舊工程一定要行動，A區公園可以保留，但要拆除舊工程後，換上新的植物（高的人吸着）我們非常需要一個公共交通廊，可建於臨時公園地底或在交通廊上層建回臨時公園都可行，不能給一類居民的反對對策，原有好居民，方便的原有關設新區而居民反對原因，要一個公園可以將公園範圍縮小，符合居民要求，又可發展空間，兩全其美，或可將公園伸建到海濱長廊位置，A位都可發展，除舊，本人願意出席有關聆訊，發表意見。

（如填寫意見位置不足，歡迎另加紙張填寫後遞交。）

姓名：黃及鋒 (先生/小姐/女士) 簽署：

單位： 室 電話：

*泓都客戶服務處收集的個人資料只用作《收集個人資料聲明》的用途，詳見下述內容。

收集個人資料聲明

1. 泓都客戶服務處收集你這份表格所提供的個人資料，目的只用作交予有關政府部門、城規會、立法會及區議會，表達有關城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖之意見。
2. 泓都客戶服務處可能會就上述目的 1，轉移你這份表格所提供的個人資料予有關政府部門、城規會、立法會及區議會。
3. 根據《個人資料(私隱)條例》，你有權查閱改正你的個人資料，及索取這份文件副本。
4. 如你對這份表格所收集的個人資料有任何查詢，請致電泓都客戶服務處：3115 1262。

1145AM 收

923

寄件者: Merton Urban EMO <[REDACTED]>
寄件日期: 16日06月2017年星期五 16:28
收件者: tpbpd@pland.gov.hk
主旨: Fwd: 有關：泓都居民就城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖(S/H1/20)
附件: 20170616_155706.pdf

城市規劃委員會秘書處
香港北角渣華道333號
北角政府合署15樓

敬啟者：

本司為香港堅尼地城新海旁 [REDACTED] 及爹核士街 [REDACTED] 泓都的物業管理公司。

本司已收到泓都3名業戶就上述修訂之大綱草圖(S/H1/20)提出的書面陳述書(見附件)。

如對上述事宜有任何疑問，請致電 [REDACTED] 或本人或張嘉慧小姐聯絡。

泓都客戶服務處謹啟

一人一表發表你的意見及關注，請於 6 月 16 日中午 12 時前回覆
請將意見交回地下大堂 / 會所 / 傳真：3115 1260
或拍下本頁電郵至 merton@i-urban.hk

TPB/R/S/H1/20-F429

檔案編號：MN/N/17/192

致：泓都各業戶

城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖最新消息(S/H1/20)

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- 加多近街臨時花園內以西的一幅土地由『住宅（甲類）6』改劃為『政府、機構或社區地帶』及訂定建築物高度限制。（現時寵物公園及西市街垃圾站位置改劃為『政府機構或社區地帶』）。

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城規會於收集意見表後，會視乎情況展開聆訊，屆時歡迎各業戶出席有關聆訊。

泓都客戶服務處

2017 年 6 月 9 日

致：城規會

本人/我們就「堅尼地城及摩星嶺分區計劃大綱草圖編號(S/H/20)」方案之意見如下：

希望繼續有寵物公園

(如填寫意見位置不足，歡迎另加紙張填寫後遞交。)

姓名：陳 (先生/小姐/女士)

簽署：

單位：座 樓 室

電話：

日期：16/06/2017

*泓都客戶服務處收集的個人資料只用作《收集個人資料聲明》的用途，詳見下述內容。

收集個人資料聲明

1. 泓都客戶服務處收集你這份表格所提供的個人資料，目的只用作交予有關政府部門、城規會、立法會及區議會，表達有關城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖之意見。
2. 泓都客戶服務處會可能會就上述目的 1，轉移你這份表格所提供的個人資料予有關政府部門、城規會、立法會及區議會。
3. 根據《個人資料（私隱）條例》，你有權查閱改正你的個人資料，及索取這份文件副本。
4. 如你對這份表格所收集的個人資料有任何查詢，請致電泓都客戶服務處：3115 1262。

寄件者: Merton Urban EMO [REDACTED]
寄件日期: 16日06月2017年星期五 16:28
收件者: tpbpd@pland.gov.hk
主旨: Fwd: 有關：泓都居民就城規會修訂堅尼地城及摩星嶺分區計劃大綱草圖(S/H1/20)
附件: 20170616_155706.pdf

城市規劃委員會秘書處
香港北角渣華道333號
北角政府合署15樓

敬啟者：

本公司為香港堅尼地城新海旁 [REDACTED] 及爹核士街 [REDACTED] 泓都的物業管理公司。

本公司已收到泓都3名業戶就上述修訂之大綱草圖(S/H1/20)提出的書面陳述書(見附件)。

如對上述事宜有任何疑問，請致電 [REDACTED] 與本人或張嘉慧小姐聯絡。

泓都客戶服務處謹啟