

**DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/20
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H1/20-1 TO 7614
AND COMMENTS NO. TPB/R/S/H1/20-C1 TO C306**

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
	Total: 7,593¹	Total: 306
Oppose all Amendment Items	<p>Total: 721</p> <p>R4111: Central & Western Concern Group</p> <p>R4112: Designing Hong Kong Limited</p> <p>R4113: The Democratic Alliance for the Betterment and Progress of Hong Kong, Central & Western Branch (jointly submitted by District Council Member Office of Cheung Kwok-kwan, Chan Hok-fung, Lo Yee-hang, Siu Ka-yi, Yeung Hok-ming and Yeung Hoi-wing and Office of ex-LegCo Member Ip Kwok-him)</p> <p>R136, R4097, R4099 to R4110, R4114 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R4837: Individuals</p>	<p><u>Support R142 (1)</u> C13: Alliance for Protecting Cadogan Park</p> <p><u>Support R150 (296)</u> C1: Sin Chung-kai (Ex-Legislative Council (LegCo) Member)</p> <p>C2: Cyd Ho (Ex-LegCo Member)</p> <p>C3: Hon James To (LegCo Member)</p> <p>C4: Hon Wu Chi-wai (LegCo Member)</p> <p>C5: Hon Leung Kwok-hung (LegCo Member)</p> <p>C6: Hon Leung Yiu-chung (LegCo Member)</p> <p>C7: Hon Fernando Cheung (LegCo Member)</p> <p>C8: Frederick Fung (Ex-LegCo Member)</p> <p>C9: Hon Ip Kin-yuen (LegCo Member)</p>

¹ The representations No. R5009, R5010, R5082, R7199, R7202, R7228, R7304, R7330, R7341, R7368, R7389, R7391, R7405, R7436, R7440, R7499, R7500, R7531, R7541, R7555, R7573, R7615 and R7616 are omitted, among which twenty-one representers confirmed that they had not submitted any representation and two representations were invalid as they were not made in relation to any of the amendments on the draft OZP No. S/H1/20.

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
Amendment Item A1 - Rezonning of a piece of land along the waterfront to the west of Cadogan Street from “Undetermined” (“U”) to “Open Space (1)” (“O(1)”), and incorporation of four piers into the planning scheme area and zoning them to “O(1)”	Total: 8 <u>Support (1)</u> R4096: Mount Davis Concern Group <u>Oppose (3)</u> R141: 社區大使隊 R142: Concern Group for Protecting Kennedy Town R143: 西環體育會 <u>Providing Views (4)</u> R150: Alliance for Protecting Cadogan Park R174, R4087 and R4088: Individuals	C10: Hon Claudia Mo (LegCo Member) C11: Hon Kwok Ka-ki (LegCo Member) C14: Concern Group for Protecting Kennedy Town C15 to C298: Individuals Support R111-R142, R146-R4095, R4097-R4111, R4113-R7612 (1) C12: Designing Hong Kong Limited <u>Oppose the Plan (2)</u> (not related to any representation) C305 to C306: Individuals
Amendment Item A2 – Rezonning of an area between Sai Ning Street and Victoria Road from “U” and an area shown as ‘Road’ to “O”	Total: 2,757 <u>Providing Views (2,757)</u> R4096: Mount Davis Concern Group R145, R1182, R4838 to R5008, R5011 to R5081, R5083 to R7198, R7200, R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7612: Individuals	C305 to C306: Individuals <u>Oppose R143 (4)</u> C13: Alliance for Protecting Cadogan Park C14: Concern Group for Protecting Kennedy Town C15 to C16: Individuals <u>Oppose R144 (283)</u> C10: Hon Claudia Mo (LegCo Member) C11: Hon Kwok Ka-ki (LegCo Member)
Amendment Item A3 – Rezonning of an area along the waterfront to the north of Sai Ning Street from “U” to “O”	Total: 1 <u>Support (1)</u> R4096: Mount Davis Concern Group	C13: Alliance for Protecting Cadogan Park C14: Concern Group for Protecting Kennedy Town C15 to C148, C150 to C243 and C248 to C298: Individuals

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
Amendment Item B – Rezonning of an area currently occupied by godown and wharf facilities to the north of Sai Ning Street from “Industrial” (“I”) and “OU” annotated “Pier” (“OU(Pier)”) to “OU” annotated “Commercial, Leisure and Tourism Related Uses” (“OU(Commercial, Leisure and Tourism Related Uses)”) with stipulation of building height (BH) restrictions	Total: 3 <u>Oppose (2)</u> R144: China Merchants Godown, Wharf & Transportation Company Limited R4096: Mount Davis Concern Group ² <u>Providing Views (1)</u> R4030: Individual	<u>Oppose R4096 (287)</u> C10: Hon Claudia Mo (LegCo Member) C11: Hon Kwok Ka-ki (LegCo Member) C13: Alliance for Protecting Cadogan Park C14: Concern Group for Protecting Kennedy Town C15 to C149 and C151 to C298: Individuals
Amendment Item C1 – Rezonning of an area to the south of Victoria Road and to the west of Ka Wai Man Road from “U”, “OU” annotated “Petrol Filling Station” (“OU(PFS)”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) to “Residential (Group A) 5” (“R(A)5”) with stipulation of BH restrictions	Total:530 <u>Support (141)</u> R22: 西環邨互鄰舍 R141: 社區大使隊 R1 to R21, R23 to R140: Individuals <u>Oppose (11)</u> R142: Concern Group for Protecting Kennedy Town R4096: Mount Davis Concern Group R145, R3717, R3957 and R4090 to R4095: Individuals <u>Providing Views (378)</u> R150: Alliance for Protecting Cadogan Park R7613: Mount Davis Kai Fong Welfare Association R7614: Chee Sing Kok Social Centre of The Humanity Love R175, R184, R3718 to R3956,	<u>Oppose R4113 (287)</u> C10: Hon Claudia Mo (LegCo Member) C11: Hon Kwok Ka-ki (LegCo Member) C13: Alliance for Protecting Cadogan Park C14: Concern Group for Protecting Kennedy Town C15 to C149 and C151 to C298: Individuals <u>Oppose R4114 (288)</u> C10: Hon Claudia Mo (LegCo Member) C11: Hon Kwok Ka-ki (LegCo Member) C13: Alliance for Protecting Cadogan Park C14: Concern Group for Protecting Kennedy Town C15 to C298: Individuals

² **R4096** also provided a summary of comments from 314 residents/stakeholders and attached about 3,000 representations in the form a standard letters which were counted as separate representations.

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
	R3958 to R4088, R4098, R4104 and R4105: Individuals	<u>Oppose Amendment Item C2 (6)</u> (not related to any representation)
Amendment Item C2 – Rezoning of an area at the junction of Victoria Road and Cadogan Street from “U” and “O” to “R(A)6” with stipulation of BH restrictions	Total: 4,006 <u>Oppose (3,984)</u> R141: 社區大使隊 R142: Concern Group for Protecting Kennedy Town R143: 西環體育會 R146: Hon Tanya Chan (LegCo Member) R147: Chan Ka Lok (Ex-LegCo Member) R148: Joseph Chan (Central & Western District Council Member) R149: Sai Wan Concern R150: Alliance for Protecting Cadogan Park R151: Hon Law Kwun Chung (LegCo Member) R1925: The Incorporated Owners of Hing Wong Building R2376: 西環飛躍動力 R2801: Support HK R3667: Owner’s Incorporation of Sai Wan New Apartments R4096: Mount Davis Concern Group R111 to R135, R137 to R140, R152 to R1924, R1926 to R2375, R2377 to R2800, R2802 to R3666, R3668 to R4095 and R4098: Individuals	C13: Alliance for Protecting Cadogan Park C300 to C304: Individuals <u>In Relation to R3970 (1)</u> C299: Sustainable Green <u>In Relation to R4121 (1)</u> C306: Individual

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
	<p><u>Providing Views (22)</u> R7613: Mount Davis Kai Fong Welfare Association</p> <p>R7614: Chee Sing Kok Social Centre of The Humanity Love</p> <p>R4138, R4147, R4156, R4159, R4163, R4185, R4192, R4197, R4199, R4244, R4256, R4270, R4282, R4334, R4338, R4381, R4391, R4395, R4401, R4405: Individuals</p>	
<p>Amendment Item C3 – Rezoning of an area at the junction of Sai Ning Street and Victoria Road from “U” to “R(A)” with stipulation of BH restriction</p>	<p>Total:2,768</p> <p><u>Oppose (10)</u> R4096: Mount Davis Concern Group</p> <p>R4087 to R4095: Individuals</p> <p><u>Providing Views (2,758)</u> R150: Alliance for Protecting Cadogan Park</p> <p>R145, R175, R1182, R4838 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7612: Individuals</p>	
<p>Amendment Item C4 – Rezoning of an area between Sai Ning Street and Victoria Road to the west of a “Residential (Group E)” (“R(E)”) zone from “U” to “R(A)” with stipulation of BH restriction</p>	<p>Total: 7</p> <p><u>Support (1)</u> R4096: Mount Davis Concern Group</p> <p><u>Oppose (6)</u> R4090 to R4095: Individuals</p>	

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
Amendment Item D1 – Rezonning of an area to the east of Sai Ning Street from “U” to “G/IC” with stipulation of BH restriction	Total: 378 <u>Support (2)</u> R142: Concern Group for Protecting Kennedy Town R4096: Mount Davis Concern Group <u>Oppose (1)</u> R143: 西環體育會 <u>Providing Views (375)</u> R150: Alliance for Protecting Cadogan Park R175, R3718 to R4086, R4088, R4098, R4147 and R4159: Individuals	
Amendment Item D2 – Rezonning of an area along the waterfront at the western end of Sai Ning Street from “U” and “OU(Uses Related to Underground Refuse Transfer Station)” to “G/IC” with stipulation of BH restriction	Total: 1 <u>Support (1)</u> R4096: Mount Davis Concern Group	
Amendment Item E – Rezonning of two areas at the western end of Victoria Road from “Residential (Group C)3” (“R(C)3”) to “OU” annotated “Public Mortuary” (“OU(Public Mortuary)”) with stipulation of BH restriction and from “GB” to “GB(2)” respectively	Total: 4 <u>Oppose (4)</u> R4092 to R4095: Individuals	
Amendment Item F – Rezonning of five strips of land along Cadogan Street, Victoria Road, Sai Ning Street and Ka Wai Man Road from “U”, “O”, “OU(PFS)” and “G/IC” to areas shown as ‘Road’	Total: 8 <u>Oppose (7)</u> R142: Concern Group for Protecting Kennedy Town R143: 西環體育會 R4096: Mount Davis Concern	

Subject of Representation (Plan H-3a & H-4)	Representers (No. TPB/R/S/H1/20-)	Commenters (No. TPB/R/S/H1/20-)
	<p>Group</p> <p>R4092 to R4095: Individuals</p> <p><u>Provide Views (1)</u> R184: Individual</p>	
<p>Amendment Item J – Rezoning of four pieces of land between Victoria Road and the northern foothill of Mount Davis from “U” to “GB”</p>	<p>Total: 2,757</p> <p><u>Providing Views (2,757)</u> R4096: Mount Davis Concern Group</p> <p>R145, R1182, R4838 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7612: Individuals</p>	
<p>Amendment Item L – Rezoning of an area within the existing Underground Island West Refuse Transfer Station at the western end of Sai Ning Street from “U” to “OU(Uses Related to Underground Refuse Transfer Station)” with stipulation of BH restriction</p>	<p>Total: 1</p> <p><u>Support (1)</u> R4096: Mount Davis Concern Group</p>	

Note: A CD-ROM containing all representers’ and commenters’ submissions is enclosed at **Annex XX** [for Board Members only]. The names of all representers and commenters can be found at **Annexes XVIII and XIX** or at the Board’s website at http://www.info.gov.hk/tpb/en/plan_making/S_H1_20.html. A full set of the representers’ and commenters’ submissions is also deposited at the Secretariat of the Board for Members’ inspection.

1. Introduction

- 1.1 On 11.3.2016, the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 (**Annex I**) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**.
- 1.2 The amendments involve rezoning of three sites for a waterfront park and two open spaces respectively (**Amendment Items A1 to A3**), one site for commercial, leisure and tourism related uses (**Amendment Item B**), four sites for public and private housing developments (**Amendment Items C1 to C4**), three sites for government, institution and community (GIC) facilities (**Amendment Items D1, D2 and E**), land for road and junction improvements (**Amendment Item F (part)**), and other miscellaneous amendment items (**Amendment Items A4, F (part) and G to M**) mainly for rationalisation of zonings and restrictions on OZP and boundary adjustments.
- 1.3 There are also amendments to the Notes and Explanatory Statement (ES) of the OZP to reflect the above amendments, including the incorporation of new sets of Notes for new zonings and to update the general information of the planning area and various land use zonings, where appropriate.
- 1.4 During the two-month exhibition period, a total of 7,593 representations were received. On 5.7.2016, the representations were published and, in the first three weeks of the publication period, 306 comments related to the representations (the comments) were received. On 7.10.2016, the Town Planning Board (the Board) agreed to consider the representations (**R1 to R7614**) and comments (**C1 to C306**) collectively in one group as the majority of representations and comments concerning **Amendment Item C2** and other amendment items are interrelated. This paper is to provide the Board with information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

Land Use Review on the Western Part of Kennedy Town

- 2.1 Taking account of the commissioning of the MTR West Island Line (WIL) in 2014 and the release of the ex-Kennedy Town Incineration Plant (ex-KTIP), ex-Kennedy Town Abattoir (ex-KTA) sites, ex-Mount Davis Cottage Area, ex-Police Married Officers Quarters and ex-Temporary School Site for the Hong Kong Academy to meet various community needs, the Planning Department (PlanD) has undertaken a comprehensive Land Use Review on the Western Part of Kennedy Town (the Land Use Review). The Land Use Review covers an area of about 14ha and is bounded by Victoria Harbour in the north, Cadogan Street and Ka Wai Man Road in the east, foothill of Mount Davis in the south and the Island West Refuse Transfer Station (RTS) in the west (**Plan H-1**).
- 2.2 The Land Use Review area includes some large pieces of vacant government land available in the urban area which could help address some of the development needs of the society, particularly the acute housing demand of the public. The

Land Use Review has taken into account the planning principles as set out at the MPC Paper No. 1/16 for the subject proposed OZP amendments, which are recapitulated at **Annex III**.

- 2.3 The land use proposals made under the Land Use Review were formulated in response to different needs of the society, the local residents and other relevant stakeholders by providing public and private housing, primary school, open space and community facilities, relocating facilities which are incompatible with the waterfront and improving pedestrian transport and traffic facilities etc. and the improvement to the local living environment. A continuous and high quality waterfront would also be provided through the provision of a waterfront park/promenade at the ex-KTIP and ex-KTA sites, retaining the Kennedy Town Temporary Recreation Ground as permanent open space and rezoning the China Merchants Group (CMG)'s wharf and godowns to encourage the transformation from industrial buildings to commercial, leisure and tourism related uses with provision of pedestrian linkage to connect the open spaces on both sides. Besides, the existing salt water pumping station would be relocated to a site next to the Island West RTS, and the existing Victoria Public Mortuary (VPM) would be relocated to a site further west of the RTS.
- 2.4 Two rounds of extensive public consultation were carried out in 2013 and 2015. The consultation activities included meetings with the Central and Western District Council (C&WDC), Task Force on Harbourfront Developments on Hong Kong Island (TFHK) of the Harbourfront Commission and Incorporated Owners of Cayman Rise, The Merton and Mount Davis 33, local forums organised by C&WDC Members for local residents and a public meeting arranged by LegCo Member (**Annex IV**). Written submissions were also received.
- 2.5 The land use proposals were subsequently finalised as the Recommended Land Use Proposal (RLUP) (**Plan H-2**) after striking a balance among the aspirations of different parties, the latest housing land supply target and different community and social facilities required by the relevant government departments.
- 2.6 To take forward the RLUP, the proposed amendments to the draft Kennedy Town & Mount Davis OZP No. S/H1/19, together with the supporting relevant technical assessments, including the Report of the Land Use Review, Traffic Review, Expert Evaluation on Air Ventilation Assessment (AVA EE) and Visual Appraisal (VA) were submitted to the Metro Planning Committee (MPC) of the Board for consideration on 5.2.2016. After taking into account all the relevant planning considerations, MPC agreed that the proposed amendments (i.e. **Amendment Items A1 to A4, B, C1 to C4, D1, D2, and E to M**) were suitable for exhibition under section 7 of the Ordinance. The amended OZP (No. S/H1/20) was exhibited on 11.3.2016 for public inspection. The relevant MPC paper No. 1/16 and the minutes of the MPC meeting are deposited at the Board's Secretariat for Members' inspection. The MPC Paper and minutes are also available at the Board's website.

Ground Decontamination Works in Kennedy Town

- 2.7 According to the Environmental Impact Assessment (EIA) reports for the Demolition of Buildings and Structures of the KTIP and KTA conducted by the Civil Engineering and Development Department (CEDD) and the Environmental

Permit (EP), the ex-KTIP site, the ex-KTA site and their surrounding area bounded by Cadogan Street, Victoria Road and Sai Ning Street, including the Cadogan Street Temporary Garden (CSTG)³, are contaminated and would be subject to ground decontamination works⁴ (**Plan H-1**). The affected area is about 3ha, equivalent to about 20% of the Land Use Review area. All the current uses within the area including CSTG have to be removed or relocated for the works.

- 2.8 CEDD had undertaken a number of local consultations on the ground decontamination works with the stakeholders, including C&WDC, TFHK and local residents. While there was no in-principle objection to the proposed works, there were growing public concerns in the past two years on the need of decontamination for CSTG and the corresponding method/technology for the relatively less contaminated CSTG. Among the representations, about 4,000 representers object to the removal of CSTG and the related zoning amendment for residential and community uses (i.e. **Amendment Item C2**).

3. Consultation with C&WDC and TFHK

C&WDC

- 3.1 C&WDC was consulted three times on the Land Use Review on 23.5.2013, 19.3.2015 and 21.1.2016, among which the subject amendments to the Kennedy Town & Mount Davis OZP were submitted in the third round of consultation. In that meeting, while C&WDC supported the Government to provide public housing in the district, some DC Members expressed concerns on the technical feasibility of the RLUP and the open space provision, including the preservation of CSTG. There were some requests for redevelopment of Sai Wan Estate, which was located outside the Land Use Review area. C&WDC also requested the deferment of the submission of the OZP amendments to the Board in view of the concerns and opposition of its members and the public.
- 3.2 The Development Bureau (DEVB) issued on 28.1.2016 a letter to C&WDC explaining the need for rezoning to meet housing land supply target and informing C&WDC that the Government had decided to continue with the proposed OZP amendments with their submission to the Board for consideration on 5.2.2016. The views of C&WDC, TFHK and the public were submitted to MPC for consideration as a part of the submission of the proposed amendments to the OZP.

- 3.3 A C&WDC member (i.e. **R148**) and a district office of six C&WDC members

³ CSTG was used as a wholesale market from 1945 to 1990 and a temporary car park from 1994 to 1998. In response to C&WDC's request, the site has been used as a garden since October 1998 on a temporary basis, pending for permanent development of the whole area which was then subject to review.

⁴ KTIP and KTA ceased to operate/were closed in 1993 and 1999 respectively. The Government decided in 1999 to redevelop the two sites and the adjoining area. CEDD was commissioned to undertake the decommissioning of the KTIP and KTA. The decommissioning project was a designated project under Schedule 2 to the Environmental Impact Assessment Ordinance (Cap. 499) and EP was required for the project. The EIA report and the site investigation indicate that the underground soil within the two sites and the adjoining area, which includes CSTG, has been contaminated. Decontamination works for the underground soil at these facilities and the adjoining area are therefore required. Please refer to **Annex V** for the details.

(**R4113**) have submitted representations and comments under the provision of the Ordinance. Their representations and comments are incorporated in the paragraphs below.

TFHK

- 3.4 TFHK was consulted three times on the Land Use Review on 7.6.2013, 5.5.2015 and 24.11.2015. They had provided various comments in relation to the conceptual design of the waterfront sites and the traffic and pedestrian connectivity in the waterfront area. A conceptual design of the proposed waterfront park was also considered by TFHK at its meeting on 24.11.2015, which was agreed to be a reference for the detailed design of the park in the future.
- 3.5 On 19.10.2016, the Alliance for Protecting Cadogan Park (i.e. **R150**) attended the TFHK's meeting and provided their views on the removal of CSTG and the need for ground decontamination works. Those views are similar to its representation submitted under the provision of the Ordinance, including the request for preservation of CSTG, inadequate open space provision in the area and the unjustified need for the ground decontamination works. At that meeting, TFHK shared the Alliance's view of retaining CSTG. Minutes of the TFHK meeting on 19.10.2016 are at **Annex VI**.

4. The Representations

4.1 Subject of Representations

- 4.1.1 Diverse views and concerns are received from the 7,593 representers. Among them, 110 supportive, 4,705 objecting to and 2,778 providing views on the amendment items. Some representations were submitted in the form of standard letters, involving a total of 23 types. Their views are summarised in the paragraphs below and a summary of the representations and PlanD's responses (in consultation with the relevant government departments) is at **Annex VII**.

4.2 Supportive Representations (R1 to R110**)**

- 4.2.1 There are 110 representers, without making views on other items, supporting the proposed public housing development to the west of Ka Wai Man Road under **Amendment Item C1** for the grounds summarised in paragraph 4.5.1 below.
- 4.2.2 For those representers having adverse representations, 31 of them also indicate their support for **Amendment Item C1** for the grounds indicated in paragraph 4.5.1 below, one supports **Amendment Item D1** and one supports **Amendment Items A1, A3, C4, D1, D2 and L** without giving any particular ground.

4.3 Representations Providing Views (R4138, R4147, R4156, R4159, R4163, R4185, R4192, R4197, R4199, R4202,****

R4244, R4256, R4270, R4282, R4334, R4338, R4365, R4381, R4391, R4395, R4401, R4405, R4838 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572, R7574 to R7614)

4.3.1 There are 2,778 representers providing views without indicating their support/objection to any particular amendment items. Among them, 2,754 representers suggest the preservation of the Arch and Foundation Stone of the Tung Wah Smallpox Hospital and two Old and Valuable Trees (OVTs) along Victoria Road under **Amendment Items C3 and A2** respectively. 2,754 representers suggest that Mount Davis should be preserved due to its historic and ecological value, part of which has been rezoned to “GB” under **Amendment Item J**. Their views are considered together with the adverse representations on the respective items under the planning consideration and assessment in paragraph 6 below.

4.4 Adverse Representations

(R111 to R4137, R4139 to R4146, R4148 to R4155, R4157, R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200, R4201, R4203 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4364, R4366 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404, R4406 to R4837)

4.4.1 Among the 4,705 adverse representations, 721 representers oppose all amendment items, one representer opposes specifically **Amendment Item B**, and the remaining representers object to various amendment items. There are about 4,000 representers objecting to the demolition of CSTG for a private residential development cum public transport terminus (PTT), underground vehicle park and GIC facilities under **Amendment Item C2**. Over 7,000 representers raise their objections on the grounds of adverse technical impacts of the proposed developments in the western part of Kennedy Town, covering development intensity, traffic, air ventilation, visual, landscape and environmental aspects, as well as the inadequate provision of open space and GIC facilities.

4.4.2 Despite that their representations are adverse in nature, some representers do support some of the proposed uses/development concepts, such as school, public housing development, waterfront park, relocation of the existing VPM and salt water pumping station for implementation of a continuous waterfront promenade, and retaining the existing Kennedy Town Temporary Recreation Ground as permanent open space.

4.5 Major Grounds of Representations – General Issues

Supportive Representations **(R1 to R141)**

4.5.1 The proposed public housing development under **Amendment Item C1** will address the housing demand of the grassroots, narrow the gap

between the rich and poor, and provide better community facilities as well as the rehousing resources for residents in the old Sai Wan Estate upon redevelopment.

Adverse Representations/Providing Views

Housing Provision

(R114, R125, R136, R142, R143, R146, R147, R149 to R153, R155, R156, R164, R171, R173, R175, R177 to R179, R181, R182, R184, R185, R431, R442, R698, R904, R1216 to R1736, R2452, R2455, R2457 to R2467, R2469 to R2800, R2862, R2876, R2877, R2879, R2882, R2887, R2888, R2891, R2892, R2895, R2896, R2929, R2930, R2933, R3622, R3667 to R3671, R3715, R3717 to R4065, R4067 to R4090, R4092 to R4110, R4113 to R4233, R4235 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4325, R4327 to R4333, R4335 to R4364, R4366 to R4390, R4392 to R4400, R4402 to R4422, R4425 to R4837)

- 4.5.2 The proposed high-rise, high-density developments are not supported. The need to achieve housing target in every district at the expense of the environment is not acceptable. Moreover, the proposed luxury private residential development will not help address the housing shortage problem. There are other alternative land resources such as, reclamation, brownfield sites and old buildings available for redevelopment in Hong Kong.

Technical Impacts

(R114, R120, R125, R136 to R142, R145 to R153, R155, R158 to R161, R165, R169 to R179, R181 to R187, R339 to R2470, R2472 to R2800, R2802 to R3622, R3667 to R3686, R3717 to R4090, R4092 to R4101, R4103 to R4162, R4164 to R4184, R4186 to R4325, R4327 to R5008, R5011 to R5081, R5083 to R7198, R7200, R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572, R7612)

Development Intensity and BHs

- 4.5.3 The proposed development intensity and BHs should be lowered to fit in with the surrounding tranquil context and waterfront setting.

Traffic/Transport

- 4.5.4 The proposed developments would worsen the local traffic situation, which is already congested, and increase the risk of traffic accidents and conflict between traffic and pedestrians. The traffic impact assessment (TIA) and its proposed traffic improvement measures are inadequate in that the pedestrian connection to the waterfront area and between the existing and planned developments and the public transport services for the area are inadequate; the proposed PTT and underground public vehicle park under **Amendment Item C2** and retaining the existing piers are not justified; and the traffic impact on Ka Wai Man Road arising from the public housing development under **Amendment Item C1** has not been

addressed. Furthermore, some possible improvement measures have not been adequately explored, including additional MTR entrances to the west of The Merton and the public housing site; a new lift connecting Forbes Street and Ka Wai Man Road; extension of tram services to the Sai Ning Street area and relocation of the tram terminus from Catchick Street to the proposed PTT or other appropriate locations; and additional carpark and design of carpark to increase parking provision. Detailed TIA undertaken by the Government should be disclosed.

Air Ventilation

- 4.5.5 The proposed developments will have adverse impacts on air ventilation. The AVA to support the OZP amendments is outdated, which has not taken account of the latest change in the BH of the site under **Amendment Item C2**, and hence the technical feasibility of the amendment items could not be established.

Visual

- 4.5.6 The proposed developments will have adverse visual impact. The VA is not accurate and the technical feasibility of amendment items could not be established.

Environment

- 4.5.7 The proposed developments will have adverse environmental impacts. There is no mitigation measure to tackle or cope with the climate change and alleviate air pollution and heat island effect. There is concern on the use of hazardous building materials for development.

Landscape and Tree

- 4.5.8 The proposed developments will generate adverse landscape impacts. Existing trees including the two OVTs should be preserved.

Provision of Open Space, GIC Facilities and Other Supporting Facilities

(R112, R114, R116, R125, R138 to R143, R145 to R147, R149 to R151, R155, R159 to R161, R164, R165, R171 to R178, R181 to R182, R184 to R187, R367, R431, R442, R698, R904, R1006 to R2456, R2458 to R2470, R2473 to R2483, R2485 to R2800, R2802 to R3622, R3649, R3667 to R4090, R4092 to R4110, R4112 to R4117, R4119 to R4146, R4148 to R4155, R4157 to R4185, R4186 to R4189, R4191 to R4196, R4199 to R4241, R4244 to R4261, R4263 to R4275, R4278 to R4301, R4304 to R4315, R4320, R4322 to R4325, R4327 to R4330, R4332 to R4340, R4342 to R4364, R4366 to R4422, R4425 to R4427, R4428 to R4837, R7613 and R7614)

- 4.5.9 There are inadequate provisions of open space at both local and district levels and GIC facilities, including social welfare and healthcare facilities and venue for community services, to support the additional population. In particular, both athletic track and football pitch should be provided according to the requirements under the Hong Kong Planning Standards and Guidelines (HKPSG). Also, the community facilities within the

C&W District are at a distance from the western part of Kennedy Town.

- 4.5.10 While some representers advocate the provision of a large-scale shopping mall in the area for the increasing population, some consider that Kennedy Town is being gentrified with unaffordable goods and services and assistance should be provided to small shops and businesses.

Public Consultation

(R142, R4009, R4011, R4064, R4072, R4082, R4102, R4113, R4120, R4123, R4124, R4210, R4237 and R4428 to R4837)

- 4.5.11 There is no/inadequate prior consultation on the Land Use Review and/or OZP amendments. The Government should answer and address all public concerns before proceeding with the rezoning. Furthermore, the local residents should be empowered to formulate their own land use plan which should be respected and promoted by the Government, but not to pander to the interests of private developers. The Government should further extend the consultation period.

4.6 Major Grounds of Adverse Representations/Views and Representers' Proposals – Specific Amendment Items

Waterfront Park/Open Space (Amendment Item A1)

(R136, R141 to R143, R150, R174, R4087, R4088, R4097, R4099 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R4837)

- 4.6.1 The proposed commercial facilities at the future waterfront park is not supported. There are also concerns on the design of the proposed waterfront park including its main theme, pet friendliness and trees planting. It is also considered that the accessibility and connectivity of the future waterfront park are not satisfactory and its implementation mechanism is unclear.

Commercial, Leisure and Tourism Related Uses (Amendment Item B)

(R136, R144, R4030, R4096, R4097, R4099 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R4837)

- 4.6.2 **R144's major objecting grounds are as follows:-**

- (a) the Schedule of Uses of the "OU(Commercial, Leisure and Tourism Related Use)" zone (with all uses under Column 2 (except pier) and no 'Warehouse (excluding Dangerous Goods Godown)' use) fails to provide incentive for regeneration of the concerned waterfront area to become a wine-themed commercial, leisure and tourism

destination, and would hinder Hong Kong to develop into an Asia's leading wine hub and curtail the flexibility for adjustment with market volatility;

- (b) there is a lack of sound justification for the GFA and BH restrictions and the width of the proposed waterfront promenade, i.e. 12m. These requirements would discourage the efficient use of the existing buildings, deter the vibrancy of the waterfront, hinder the flexible and creative design of the proposed waterfront park for better pedestrian experience. The width of the proposed promenade is excessive and incompatible with the existing design of the Kennedy Town Temporary Recreation Ground (**Plan H-14**). It is uncertain whether commercial uses could be considered as 'public use' and be permitted within the waterfront promenade; and
- (c) there is a lack of sound justification for the imposition of the non-building area (NBA) from the air ventilation perspective. The alignment of NBA is arbitrary and there is inconsistent treatment for private and public developments in that only a building gap of 15m is incorporated into the public housing site on the same air corridor (**Plan H-70**). The NBA requirement would hinder the wholesale conversion of the existing buildings. It has not been specified clearly whether the requirements on NBA and quantitative AVA would be exempted in case of wholesale conversion. It would also disconnect the pier and land portion of the site. The definition of minor structures allowed within NBA is not clear.

4.6.3 Other representers' views are:-

- (a) the proposed commercial, leisure and tourism related uses at the waterfront should be elaborated. In particular, hotel development at the site would not be compatible with the surrounding and would have adverse traffic impact and air and light pollution, which would affect the health of the local residents. Tourism development in a primarily residential area would also have adverse impact on the residents. The residents should be consulted on any future development of the site;
- (b) the plot ratio (PR) and BH of the proposed development should be reduced considerably so as to reduce development scale, and improve the aesthetic value of the harbour, connectivity of buildings, community harmony, traffic and transport and urban sustainability of the area; and
- (c) the site should be resumed by the Government (**R4030** only) and the waterfront area should be released to enhance the connectivity of the future waterfront park (**R136, R4099, R4100, R4101, R4103, R4107, R4108, R4113 and R4428 to R4837**).

4.6.4 **R144's** proposal (**Annex VIII**) with the support of a TIA and a Sewerage Impact Assessment (SIA) is:-

- (a) to amend the BH restriction of the eastern section of the land portion to 84mPD;
- (b) to amend the Schedule of Uses for the subject zone by incorporating Schedule I (for open-air development or for building other than industrial or industrial-office building) and Schedule II (for industrial or industrial-office building);
- (c) to amend the Remarks of the Notes of the subject zone by-
 - (i) revising the GFA restriction to 65,100m² (equivalent to a PR of about 5);
 - (ii) revising the provision of waterfront promenade to an elevated or at grade or multi-level waterfront promenade with a total width of 6m for public use; and
 - (iii) incorporating the requirement of a 15m wide building gap above 20mPD between the two existing buildings, with minor relaxation clause.

4.6.5 **R4112** proposes that two to three-storey facilities at the pier portion of the site should be allowed for industrial operations on ground level and commercial, retail and recreational uses on the upper levels.

Public Housing (Amendment Item C1)

(R136, R142, R150, R175, R184, R3717 to R3957, R3958 to R4088, R4090 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404, R4406 to R4837, R7613 and R7614)

4.6.6 The site is not suitable for public housing development in view of its prime location with sea view. Judicial Review of the OZP amendment should be submitted to stop all associated works related to the proposal (**R4153** only).

4.6.7 The proposed number of public housing units should be reduced and the size of the units should be targeted for small household. Moreover its stepped BH profile is not supported in view of the adverse visual and air ventilation impacts. The wind corridor should be widened and moved northward to enhance the air ventilation performance and reduce felling of trees on the slope (**R4096** only). The proposed public housing development would have adverse traffic impacts and safety concern in respect of Ka Wai Man Road. The light goods vehicle (LGV) parking at the proposed community complex at the western portion is not supported which will generate adverse technical impacts (**R4096** only).

4.6.8 The representers' proposals are summarised as follows:

- (a) not to rezone the site to "R(A)" (**R4090** only);

- (b) to rezone its western portion to “GB” while keeping its eastern portion near Ka Wai Man Road as “R(A)” (**R145** only); and
- (c) to alter the stepped BH profile so as to allow better air ventilation and avoid blockage of view (**R142** only). The BH of the proposed community complex at the western portion should be restricted to maximum 50mPD (**R136, R4099 to R4101, R4103, R4107, R4108, R4113 and R4428 to R4837** only).

Private Housing (Amendment Items C2, C3 and C4)

Amendment Item C2 (at junction of Victoria Road/Cadogan Street)
(R111 to R143, R146 to R4837, R7613 and R7614)

4.6.9 The site should not be used for development as CTSG should be retained for the following reasons (**R111, R114, R115, R117 to R120, R124 to R127, R133, R137 to R143, R146 to R153, R155, R157 to R161, R163, R165 to R180, R182, R183, R187, R189 to R1736, R1784, R1884, R1919 to R2456, R2458 to R2470, R2472 to R2477, R2479 to R2800, R2802 to R3972, R3980, R3983, R3985, R4001, R4003, R4005, R4011, R4013, R4030, R4044, R4054, R4064, R4076, R4084, R4092 to R4095, R4098 to R4103, R4106 to R4110, R4114 to R4116, R4119, R4120, R4123 to R4146, R4148 to R4155, R4157, R4158, R4160 to R4189, R4191 to R4196, R4199 to R4201, R4203 to R4206, R4208 to R4233, R4235 to R4237, R4240, R4241, R4245, R4246, R4249 to R4255, R4257, R4259, R4260, R4261, R4263, R4264 to R4269, R4271 to R4275, R4278 to R4291, R4294 to R4301, R4304 to R4315, R4320, R4322 to R4325, R4327 to R4330, R4333, R4335 to R4340, R4342 to R4364, R4366 to R4383, R4385 to R4390, R4392 to R4400, R4402 to R4422, R4425 to R4427**):-

- (a) CSTG is not replaceable by other existing and planned open spaces as it is regularly used by many local residents who are bonded with CSTG and is unique in many ways, in particular its location, the large piece of grassland for recreational purpose and about 200 trees therein. The last memory of the Glass Works Hospital used to house plague victims in 1894 will be erased upon the removal of CSTG (**R1921** only);
- (b) CSTG provides a large open area for fresh air ventilation of the overcrowded built-up area in Kennedy Town. There is inadequate open space provision at the local and district level; and
- (c) removal of CSTG is not justified because the EIA report is not valid due to its outdated information/data; other alternative decontamination methods have not been explored, such as in-situ remediation without excavation (including decontamination by plants/trees as suggested by some members of public) and non-in-situ treatment of contaminated soil; the public health and safety concerns during the ground decontamination works have not been addressed satisfactorily; and the felling of about 200 trees and

the environmental impact are not acceptable. Some representers also consider the ground decontamination works not necessary, which is only an excuse for developing the garden into a luxury residential development.

4.6.10 The site is contaminated and hence, not suitable for residential development (**R121, R123, R129, R130, R133 and R176** only).

4.6.11 Comparing to the previous BH proposal of 100 to 120mPD adopted for public consultation, the current reduction of BH for the western portion to 40mPD but maintaining the total GFA would result in wall effect due to a larger site coverage to keep the same GFA, which would worsen air ventilation and air quality in the local area (**R3667 to R3671** only). Its central portion with maximum BH restriction of 120mPD will block the visual linkage from Ka Wai Man Road Garden towards the waterfront (**R4118** only).

4.6.12 The representers' proposals are summarised as follows:

- (a) not to rezone the site to "R(A)6" (**R4090** only);
- (b) to retain its previous "O" zone for park use so as to increase open space provision, enhance accessibility to the waterfront and provide a ventilation and green corridor (**R131, R149, R142, R150, R174 to R176, R181, R184 to R186, R1735, R2802 to R2934, R3717 to R4088, R4097 to R4100, R4104 to R4109, R4112, R4114 to R4116, R4120, R4123 to R4146, R4148 to R4149, R4151 to R4155, R4157 to R4159, R4162, R4164, R4166 to R4182, R4186 to R4189, R4191 to R4196, R4199 to R4201, R4204 to R4206, R4208 to R4240, R4244 to R4261, R4263 to R4275, R4278 to R4294, R4297 to R4302, R4304 to R4305, R4308 to R4315, R4320, R4322 to R4325, R4327 to R4330, R4332 to R4337, R4339 to R4340, R4342 to R4364, R4366 to R4380, R4382 to R4384, R4386 to R4394, R4396 to R4400, R4401, R4403 to R4414 to R4418, R4420 to R4422, R4425 to R4427** only);
- (c) to reduce its maximum BH to 100mPD or less (**R4342** only);
- (d) to relocate the proposed school to the site to reduce the overall development density in the area (**R4190** only); and
- (e) other alternative sites at **Annexes IXa** and **IXb** (such as Ka Wai Man Road Garden, the existing "G/IC" site along Victoria Road, Sai Wan Estate, the slope on Rock Hill Street and the ex-Police Married Officers Quarters) could be considered for compensating the loss of proposed private residential units at the site (**R149, R150, R156, R175, R2879, R4098, R4102 and R4112** only).

Amendment Item C3 (at junction of Victoria Road/Sai Ning Street)

and Amendment Item C4 (at Sai Ning Street)

(**R136, R145, R150, R175, R1182, R4087 to R4097, R4099 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184,**

R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7612)

4.6.13 The relocation of the Arch and Foundation Stone of the Tung Wah Smallpox Hospital at **Amendment Item C3** to the proposed waterfront park under **Amendment Item A1** is not appropriate and the said historic features should be enhanced in-situ. The existing PTT at **Amendment Item C3** should be retained/expanded as it is more convenient to the public.

4.6.14 The representers' proposals are summarised as follows:

- (a) not to rezone the site to "R(A)" (**R4090** only); and
- (b) to reduce the BH restriction from 100mPD to a range of 40 to 60mPD or less (**R4118** only).

GIC Facilities (Amendment Items D1 and E)

(R136, R143, R150, R175, R3718 to R4086, R4088, R4092 to R4095, R4097 to R4137, R4139 to R4146 to R4155, R4157 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R4837)

4.6.15 There is no strong justification for locating a new primary school at a prime location under **Amendment Item D1**, which is located far away from the public housing site and would lead to an increase of carbon footprint and traffic accidents/congestions (**R4121** only).

4.6.16 There is no justification for building a public mortuary under **Amendment Item E** (**R4092 to R4095** only).

4.6.17 The representers' proposals on **Amendment Item D1** are summarised as follows:

- (a) to relocate the school site under **Amendment Item D1** to the public housing site under **Amendment Item C1** or other location near that site (**R4121** only);
- (b) to utilise the school site for other value-added development or to dispose it through land sale to increase government revenue in view of its prominent location (**R4097, R4107, R4109 to R4110, R4114 to R4116, R4123 to R4136, R4139 to R4149, R4151 to R4154, R4157 to R4159, R4162, R4166 to R4172, R4174 to R4177, R4179 to R4182, R4184, R4186 to R4187, R4189 to R4190, R4203, R4208,**

R4212 to R4213, R4216 to R4220, R4222 to R4223, R4226 to R4228, R4230, R4232, R4235 to R4237, R4240, R4247, R4249 to R4252, R4261, R4263, R4265 to R4267, R4269, R4272 to R4274, R4287 to R4291, R4294, R4299 to R4301, R4305 to R4308, R4311 to R4315, R4322, R4324 to R4325, R4327 to R4330, R4333, R4335 to R4337, R4339 to R4340, R4342 to 4350, R4352 to R4353, R4355 to R4358, R4361 to R4364, R4366 to R4368, R4373 to R4377, R4379 to R4380, R4383 to R4390, R4392, R4396, R4402 to R4404, R4406, R4408 to R4414, R4417 to R4418, R4420 to R4422, R4425 to R4427 only); and

- (c) to rezone part of the school site to 'Road' for the proposed extension of tram services to Sai Ning Street area. (**R4112's** proposal at **Annex X**) (**R2454, R4065, R4097, R4104, R4107, R4109, R4110, R4112, R4114 to R4116, R4117, R4125 to R4137, R4139, R4141 to R4142, R4145 to R4154, R4156 to R4159, R4161, R4162, R4164 to R4176, R4179 to R4184, R4186 to R4189, R4192 to R4195, R4200, R4203 to R4206, R4208, R4212 to R4213, R4221 to R4223, R4226 to R4232, R4234 to R4241, R4244, R4249 to R4256, R4258, R4260, R4261, R4263, R4265 to R4269, R4272 to R4275, R4283 to R4291, R4297 to R4301, R4304, R4305, R4308, R4309 to R4310, R4311 to R4315, R4324 to R4325, R4327 to R4329, R4330, R4333, R4335 to R4337, R4339 to R4340, R4343 to R4353, R4355 to R4357, R4358, R4361 to R4364, R4366 to R4380, R4382 to R4390, R4392 to R4396, R4402 to R4406, R4408 to R4414, R4417 to R4418, R4420 to R4427 only**).

Road/Junction Improvement Works (Amendment Item F (part))

(**R136, R142, R143, R184, R4092 to R4097, R4099 to R4137, R4139 to R4146, R4148 to R4155, R4157 to R4158, R4160 to R4162, R4164 to R4184, R4186 to R4191, R4193 to R4196, R4198, R4200 to R4243, R4245 to R4255, R4257 to R4269, R4271 to R4281, R4283 to R4333, R4335 to R4337, R4339 to R4380, R4382 to R4390, R4392 to R4394, R4396 to R4400, R4402 to R4404 and R4406 to R4837**)

- 4.6.18 There is no justification to rezone the "U" and "O" zones for road use and it should be retained as open space to serve the densely built district (**R4092 to R4095 only**).

Preservation of Mount Davis (Amendment Items E (part), J and M)

(**R145, R1182, R4096, R4112, R4838 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7612**)

- 4.6.19 There is no specific boundary for Mount Davis. As the relevant representers' proposals are related to the preservation of Mount Davis in general, most of the vegetated natural slopes of Mount Davis (except **Amendment Items E (part), J and M**) are not the subject of the OZP amendments. As such, the representers' proposals related to Mount Davis in general are considered under **Amendment Items E, J and M**

accordingly, which are summarised as follows:

- (a) to rezone Mount Davis to “OU” annotated “Nature Park” to permit uses such as camping sites, war game area, zip lines, mountain biking trails, rock climbing area which are appropriate for an active park; and
- (b) to designate Mount Davis as Country Park for preservation as there are Grade II historic buildings, historic military relics and nearby monument of the Tung Wah Smallpox Hospital and it is a popular hiking and bird watching location with rich ecological value.

Other Representers’ Proposals involving Several Amendment Items

Amendment Items A1, A2, C1, C2, C3 and F

4.6.20 **R136, R4099 to R4101, R4103, R4107, R4108, R4113, R4428 to R4837** have submitted a comprehensive proposal for the western part of Kennedy Town (**Annex XI**). While some proposals for individual sites are more or less the same as the current OZP amendments, those different from the OZP amendments are summarised as follows:-

- (a) to develop a community complex of maximum 60mPD high and a waterfront promenade at part of the area bounded by Cadogan Street, Victoria Road and Sai Ning Street under **Amendment Items A1, C2 and F**;
- (b) to retain the bus terminus at Sai Ning Street and preserve all mature trees within the bus terminus under **Amendment Items A2 and C3**;
- (c) to develop not more than 1,000 flats at the public housing site, of which top priority should be given to rehouse the residents of Sai Wan Estate and to develop another community complex of maximum 50mPD at the western portion under **Amendment Item C1**; and
- (d) to redevelop Sai Wan Estate (not an amendment item) for less than 800 subsidised housing units and provide a new lift connecting Forbes Street and Ka Wai Man Road in order to relief traffic pressure and pedestrian flow of the new population.

Amendment Items A1, C2, D1 and F

4.6.21 The area to the east of Sai Ning Street under **Amendment Items A1, C2, D1 and F** should be reserved for open space/recreational use (**R184 and R4140** only).

4.6.22 The BH of new developments around CSTG (i.e. **Amendment Items A1, C2, D1 and F**) should not be more than 30m (**R4117** only).

Amendment Items A1, A3, C2 and D1

4.6.23 To relocate the school site under **Amendment Item D1** to the recreation ground at Sai Ning Street (i.e. **Amendment Item A3**), while those

affected facilities of the recreation ground can be relocated next to CSTG (**R4120** only).

Amendment Items C1, C2, C3 and D1

4.6.24 To relocate the school site under **Amendment Item D1** to **Amendment Item C1**. **Amendment Item D1** could then be used to accommodate a new community hall and the proposed bus terminus and underground carpark under **Amendment Item C2**. Otherwise, the proposed bus terminus and underground carpark could be relocated to **Amendment Item C3**. Alternatively, if the bus terminus and underground carpark could not be accommodated together under **Amendment Item D1** (with the community hall) or **Amendment Item C3**, they could be accommodated separately in each of the two sites (**R150** and **R175** only).

5. Comments on Representations

5.1 The grounds raised by comments **C1** to **C306** are summarised as follows:

- (a) **C1** to **C9** submitted by LegCo Members/ex-LegCo Members support **R150** in objecting to **Amendment Item C2** (i.e. rezoning part of the “U” and “O” zones at the CSTG site for private residential development);
- (b) **C10** and **C11** submitted by LegCo Members together with **C17** to **C148**, **C151** to **C243**, and **C248** to **C298** support **R150** in objecting to **Amendment Item C2** and oppose part of **R144**, **R4096**, **R4113** and **R4114**;
- (c) **C12** submitted by Designing Hong Kong Limited supports **R111** to **R140**, **R141** to **R142**, **R146** to **R4095**, **R4097** to **R4111** and **R4113** to **R7612** in objecting to **Amendment Item C2**;
- (d) **C13** submitted by Alliance for Protecting Cadogan Park supports **R142**(Concern Group for Protecting Kennedy Town) while **C14** submitted by Concern Group for Protecting Kennedy Town together with **C15** and **C16** support **R150** in objecting to **Amendment Item C2**. All of them oppose part of **R143**, **R144**, **R4096**, **R4113** and **R4114**;
- (e) **C149** and **C244** to **C247** support **R150** against **Amendment Item C2** and oppose part of **R4096**, **R4113** and **R4114**;
- (f) **C150** support **R150** against **Amendment Item C2** and oppose part of **R144** and **R4114**;
- (g) **C299** support **R3970** against **Amendment Items C1** and **C2**;
- (h) **C300** to **C304** object to **Amendment Item C2**; and
- (i) **C305** and **C306** oppose the amendments of the OZP and **C306** also supports **R4121** against the OZP.

5.2 While the views of the commenters are very similar to those raised in the

representations, **C13** has attached a petition letter from a total of 27 LegCo Members and ex-LegCo Members requesting the preservation of CSTG and withdrawal of the rezoning proposal of CSTG. The content of the petition letter is largely similar to the comments submitted by **C1** to **C9**.

5.3 A summary of the comments and PlanD's responses is at **Annex VII**.

6. Planning Consideration and Assessment

6.1 The Representation Sites and Their Respective Surrounding Areas (Plans, aerial photos and site photos at **Plans H-4 to H-62**)

6.1.1 All the amendment sites are subject to adverse representations. A brief account of the representation sites is attached at **Annex XII**.

6.2 Planning Intention

6.2.1 The planning intentions of the respective zoning of the representation sites are as follows:

- (a) The "R(A)" 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.
- (b) The "G/IC" zone is intended primary 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.
- (c) The "O" 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 "O(1)" zone, leisure and recreation uses with ancillary commercial facilities for public enjoyment may be provided.
- (d) The "OU(Commercial, Leisure and Tourism Related Uses)" 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.
- (e) The "OU(Pier)" zone is intended primary for pier use providing marine services in the harbour areas.
- (f) The "OU(Public Mortuary)" zone is intended to provide land for the provision of mortuary facility serving the needs of the general public.

- (g) The “OU(Uses Related to Underground Refuse Transfer Station” zone is intended to provide land for a Government underground refuse transfer station and above-ground ancillary facilities.
- (h) The “OU(MTR Ventilation Building)” zone is primarily to provide/reserve land for such purpose.
- (i) The “GB” zone is primarily for the conservation of the existing natural environment amid the build-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.

6.3 Responses to Supportive Representations

- 6.3.1 The supportive views on **Amendment Item A1, A3, C4, D2 and L (R4096), Amendment Item C1 (R1 to R141) and Amendment Item D1 (R142 and R4096)** are noted.
- 6.3.2 Regarding the representers’ view of making use of the proposed public housing development as the rehousing resources of Sai Wan Estate, as stated in the Long Term Housing Strategy announced in December 2014, while redevelopment may increase public rental housing supply over the long term, it will in the short term reduce public rental housing stock available for allocation. The Housing Authority (HA) would need to be very cautious in considering redevelopment of the existing estates on an estate-by-estate basis in accordance with its policies and criteria. Although there is currently no redevelopment plan of Sai Wan Estate, HA could take account of its future redevelopment in the planning and design of the proposed public housing development at Ka Wai Man Road, subject to a comprehensive assessment of the whole development.

6.4 Responses to Adverse Representations/Providing Views – General Issues

- 6.4.1 The amendments to the draft Kennedy Town & Mount Davis OZP No. S/H1/20 are mainly based on the RLUP of the Land Use Review (**Plans H-2 and H-3a & b**), which were formulated having regard to relevant planning principles on harbourfront planning, housing land supply, provision of open space and GIC facilities, preservation of structures with historic interest and OVTs, and public views received during the consultation on the Land Use Review. The RLUP has responded to different needs of the society, the local residents and the relevant stakeholders by providing public and private housing, primary school, open space and community facilities, relocating/phasing out facilities which are incompatible with the waterfront and improving pedestrian, transport and traffic facilities etc. It has struck a balance between various development needs of Hong Kong and the aspirations of the local community. Alteration of any proposed land use of the individual site may adversely affect the overall objectives of the RLUP as well as the housing land supply and/or the provision of transport and GIC facilities.
- 6.4.2 Technical assessments on traffic, air ventilation and visual aspects,

together with an initial tree survey have been conducted to ascertain the technical feasibility of the land use proposals and a summary of these assessments was attached to MPC Paper No. 1/16 for the proposed OZP amendments. As advised by the relevant government departments, including the Transport Department (TD), the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD), the Architectural Services Department (ArchSD), CEDD, the Drainage Services Department (DSD), the Water Supplies Department (WSD), the Leisure and Cultural Services Department (LCSD) and the Chief Town Planner/Urban Design & Landscape (CTP/UD&L) of PlanD, no insurmountable technical problems arising from the amendments to the OZP are anticipated.

Housing Provision

- 6.4.3 The Government has adopted a multi-pronged approach to increase and expedite housing land supply in the short and medium-term. There is a need to optimise the use of developed areas in the existing urban areas and new towns, as well as the nearby land where existing infrastructures are available. In this regard, concerned bureaux/government departments have been conducting various land use reviews, including reviews on the government land currently vacant, under Short Term Tenancy or other different short-term or other government uses, as well as “GB” sites, etc. so as to identify more suitable sites for residential use.
- 6.4.4 The western part of Kennedy Town is one of the areas identified for land use review for developments. The Land Use Review covers a number of vacant government sites, including two larger ones, available in the urban area which could help address some of the development needs of the society, particularly the acute housing demand of the public. According to the RLUP, one public housing site (to be developed in two phases) and three private residential sites are proposed, providing about 2,340 public and 1,000 private housing units respectively (with 70:30 public to private housing ratio) to meet the pressing housing demand.
- 6.4.5 C&WDC has all along supported public housing development in the district. Two motions were passed by C&WDC on 6.1.2011 and 10.1.2013 to request the Government to identify appropriate sites in the district for the construction of public housing to cater for the need of the grassroots suffering from high rent in the private property market in the C&W District. Taking into account the view of C&WDC and the pressing housing needs of the grassroots, a higher provision of public housing units has been adopted as compared with the 60:40 split for public and private housing as set out in the Long Term Housing Strategy.

- 6.4.6 During the two rounds of public consultation for the Land Use Review, the public was positive towards housing land supply in general, but the locals were very concerned about the proposed development intensity, particularly in respect of implications on traffic/transport, community and open space facilities, as well as their visual and air ventilation impacts. Having balanced the housing need and the local concerns, the total housing flat production has already been reduced by 400 flats.
- 6.4.7 Regarding other alternative land resources, the Government has also considered such approach to provide land for development, for instance, the Government has identified brownfield sites in the New Territories with development potential for housing developments. However, most of those sites are currently used for various operations and cannot be put to a stop at once. The Government is exploring ways to accommodate brownfield operations that are necessary and the possibility of moving some of those operations into multi-storey buildings to release land for development.

Development Intensity and BHs

- 6.4.8 As mentioned in paragraph 6.4.1, the amendments to the OZP are based on the RLUP of the Land Use Review, which has taken various factors into account. A maximum PR of 6 is proposed for the public housing site under **Amendment Item C1** while a maximum PR of 6.5 is proposed for the relatively sizeable private residential site under **Amendment Item C2**. Their PRs have been kept low in order to keep the traffic condition of the area to an acceptable level. A stepped BH profile, consisting of height bands from 70mPD at the waterfront area progressively increasing to 160mPD towards the hillside in the south, is proposed having regard to the waterfront setting and the general topography of the area.

Traffic/Transport

- 6.4.9 TD has undertaken a Traffic Review for the RLUP (Appendix II of Attachment V of MPC Paper No. 1/16). According to the Traffic Review, with the implementation of the proposed traffic improvement measures (**Plans H-72 and H-73**), the traffic impact of the land use proposals and the public transport services for the area upon their full development would be acceptable. TD has also provided supplementary information as per the request of some members of the public to clarify the assumptions and methodology of the Traffic Review, the rationale for determining the provision of public car parking and goods vehicle parking spaces and the planning of public transport services provision. The Traffic Review (extracted from the MPC Paper) and TD's supplementary information are at **Annexes XIII and XIV** respectively.
- 6.4.10 Regarding the provision of a PTT at the private residential development under **Amendment Item C2**, it will replace the two existing open-air bus termini at Sai Ning Street and Shing Sai Road (**Plan H-73**), thus releasing the two sites for residential development and open space respectively. Reprovisioning of the existing bus termini is required to maintain the existing level of bus services and to cater for the demand in the vicinity.

In addition, it would also provide a better environment for passengers waiting for buses.

- 6.4.11 About 70 public parking spaces for private cars are proposed under **Amendment Item C2** in order to address the shortfall in Kennedy Town. To address the shortfall of goods vehicles, about 50 public parking spaces for goods vehicles are also proposed under **Amendment Item C2** and 25 public parking spaces for LGVs under **Amendment Item C1**. In addition, the feasibility of providing an underground public carpark underneath the proposed waterfront park would be subject to further study.
- 6.4.12 For public transport services, besides the aforesaid PTT and a new bus layby to be provided on Victoria Road next to the proposed public housing development, TD would closely monitor the provision of public transport services in the area, taking into account different factors including the changes in population and passenger demand, the existing public transport services, public views and result from service level investigation to ensure that the level of services is adequate.
- 6.4.13 Regarding the relocation of the existing tram terminus to **Amendment Item C2**, since a new PTT has already been proposed thereat, there would not be adequate space to incorporate another tram terminus. As for the enhancement/extension of tram route to Sai Ning Street area via Victoria Road and the new access road, the proposed alignment will occupy part of the school site, and adversely affect the traffic flow on concerned roads and undermine the effectiveness of the proposed road improvement works.
- 6.4.14 To enhance accessibility to the waterfront and connectivity in the western part of Kennedy Town, new pedestrian footbridges and crossings have been proposed to improve the pedestrian network of the area, which has already taken into account the comments from C&WDC and TFHK (**Plan H-73**). Details of the pedestrian network of the area are provided in TD's Traffic Review (**Annexes XIII and XIV**). The relevant government departments will further consult C&WDC and TFHK when details of the proposed facilities are available. Furthermore, the walking environment of Ka Wai Man Road after population intake of the proposed public housing development to the west of the road would also be acceptable.
- 6.4.15 Regarding the piers under **Amendment Item A1**, they are proposed to be retained for revitalisation for marine access and other uses as part of the waterfront park. The existing pier under **Amendment Item H** is retained as a land reserve for pier use in case of future need and relevant statutory planning control is imposed to guide its future development/redevelopment.
- 6.4.16 Regarding existing illegal parking in the larger area as raised by the representers, TD's Traffic Review has concluded that with the implementation of traffic improvement measures, the proposed developments will not worsen the existing problems. Nonetheless, the relevant government departments, including TD and the Police, will deal with the illegal parking problem in the Kennedy Town area under their

respective purviews in their daily operation.

Air Ventilation

- 6.4.17 According to AVA EE conducted for the Land Use Review, it was confirmed that the RLUP will have no major air ventilation impact, except some localised effects, on the existing developments in the neighbourhood. It has recommended that the use of linear green spaces, open spaces, building gaps and NBA to increase the overall permeability for wind movement. The recommendations of AVA EE, including two building gaps and a NBA (each 15m wide) at the public housing site under **Amendment Item C1**, a building gap (15m wide) at the private residential site under **Amendment Item C2** and a NBA at the CMG's site under **Amendment Item B**, have been incorporated in the ES (**Plan H-70**). In view of the sensitive location of the CMG's site at the waterfront and its proximity to the proposed waterfront park/promenade, a wider NBA of 30m (instead of 15m as recommended in AVA EE) has been adopted in the ES to provide a linear space connecting the harbour in the north and Mount Davis in the south for wind penetration and visual permeability so as to avoid wall-like development on the elongated waterfront site. CTP/UD&L of PlanD is of the view that a 30m-wide NBA will provide higher permeability and further enhance the wind performance along Sai Ning Street. Given the large site area for the two aforesaid public and private housing sites, AVA EE also recommended further quantitative AVA be carried out at the design stage to devising sensitive layout and building design to maintain/enhance the air ventilation performance. The requirements for building gaps, NBAs, and quantitative AVA as appropriate, would be stipulated in the lease condition for private development or planning brief for public housing development.
- 6.4.18 Regarding the challenge on the validity of AVA EE, it should be noted that the analysis in AVA EE is generic and is applicable to any development with a bulky and extensive podium and closely packed tower blocks, including the proposed development with the revised BH restrictions. The building gap of the site as recommended under AVA EE has remained unchanged. There should not be any major effect arising from the increase in BH. However, the requirement for a quantitative AVA for the site would be stipulated in the lease condition.

Visual

- 6.4.19 The overall BH profile of the Land Use Review area has given due respect to the waterfront setting and the general topography of the area. A stepped BH profile, consisting of height bands from 70mPD at the waterfront area progressively increasing to 160mPD towards the south, is proposed. Local stepped BH profiles are also proposed for **Amendment Items C1 and C2** to allow a gradual transition from high-rise developments in the east to vegetated hill slope or low-rise developments in the west (**Plan H-71**). The proposed stepped BH profile for the area is considered compatible with the visual context of the area.
- 6.4.20 VA has been conducted for the proposed developments in the western part

of Kennedy Town (**Plans H-63 to H-69**). Although the existing visual context and composition of the concerned area will inevitably be changed, the proposed developments would not induce insurmountable visual impact. NBAs and building gaps which also serve as visual corridors have been imposed to provide visual connectivity to the waterfront and enhance the permeability.

- 6.4.21 With regard to the representers' claim that VA cannot reflect the feasibility of the land use proposals, it should be noted that VA was undertaken in accordance with the methodology set out in the TPB Guidelines No. 41 on Submission of Visual Impact Assessment for Planning Applications to the TPB. Major public viewing points, including the proposed waterfront park under **Amendment Item A1**, which will be a popular local destination, have been selected to illustrate the visual impact of the proposed developments.

Environment

- 6.4.22 EPD confirms that there is no insurmountable environmental impact. Further detailed technical assessments may be required at the detailed design stage to ascertain the mitigation measures required in terms of air quality and noise for incorporation into the building design. In accordance with the established procedures, for public housing development, a planning brief setting out the required technical assessments, including an Environmental Assessment Study, will be prepared to guide the future development. For other government's projects, any technical assessments required will be specified under the technical feasibility study for the concerned project. As for private developments, any technical assessments required will be specified under the lease.

- 6.4.23 In response to climate change and heat island effect, the Sustainability Building Design Guidelines (i.e. the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152) has been promulgated to achieve better air ventilation, enhance the environmental quality of living space, provide more greenery, particularly at pedestrian level and to mitigate the heat island effect. Furthermore, NBA and building gap requirements for some sites as specified in the ES would facilitate air ventilation, which would also help alleviate the urban heat island effect.

- 6.4.24 Regarding the concern on the use of hazardous building materials, the construction of any developments has to comply with relevant ordinances and government's requirements.

Landscape and Tree

- 6.4.25 According to the initial tree survey conducted by the Housing Department (HD), CEDD and PlanD, most of the trees within the development sites are common tree species (**Annex XV**). Nonetheless, there are two OVTs located at the existing sitting-out area at the slope abutting Victoria Road (**Plan H-9**). The adjoining "O" zone has been extended under

Amendment Item A2 to cover the two OVTs for better protection. They will also be preserved according to the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004 on the registration of OVTs and the guidelines for their preservation. Two *Artocarpus hypargyrea* which are listed in AFCD's Rare and Precious Plants of Hong Kong are also identified in **Amendment Item C1**. They are recommended to be retained.

- 6.4.26 While a number of existing trees are proposed to be felled due to conflict with the proposed developments and ground decontamination works, the relevant government departments will minimise the impact on existing trees and provide appropriate landscape measures and feasible tree preservation and compensatory planting proposals in accordance with DEVB's relevant Technical Circular and Lands Department's Land Administration Office Practice Note. For private developments, relevant tree preservation clause and the requirement of Landscape Master Plan, including greening ratio as appropriate, will be stipulated under lease to minimise the impact. AFCD has no adverse comment on the amendment items from tree preservation perspective. Hence, there is no insurmountable landscape impact.

Provision of Open Space, GIC Facilities and Other Supporting Facilities

Open Space

- 6.4.27 Details on the provision of open space have been provided in paragraph 6.2 of the MPC Paper No. 1/16. In general, the overall provision of open space is assessed at a district council level with reference to the requirement under HKPSG. There are about 56ha of existing open space, including about 17ha local open space and 39ha district open space in the C&W District, rendering an overall 2.2m² of open space per person, which is higher than 2m² per person as required under HKPSG. In the future, there will be a total provision of about 60ha open space, including about 19ha local open space and 41ha district open space, maintaining an overall 2.2m² of open space per person (based on the planned population of the district).
- 6.4.28 The amendments to the OZP would involve the provision of two newly planned open spaces, including the waterfront park under **Amendment Item A1** and the open space at Sai Ning Street under **Amendment Item A2**, and conversion of the Kennedy Town Temporary Recreation Ground into a permanent open space under **Amendment Item A3 (Plan H-3b)**. There would be a net increase of about 1.7ha of open space in the area after deduction of the affected open space, including CSTG, which will be able to cater for the open space requirement for the additional population (i.e. about 8,500 persons) generated from the RLUP.
- 6.4.29 For the OZP per se, there will be a deficit of about 2.8ha local open space and 3.2ha district open spaces respectively. The overall provision of the open space per person is about 1.3m². Nevertheless, opportunity will be taken to increase the open space provision where appropriate. At the request of C&WDC, the Government is actively pursuing the temporary

use of part of the Western District Public Cargo Working Area (involving three berths with a site area of about 7,700m²) as open space for public enjoyment (**Plan H-1**).

- 6.4.30 Accessibility to the waterfront area, including the proposed waterfront park, will be improved through implementation of proposed pedestrian facilities as stated in paragraph 6.4.14 above (**Plan H-73**).
- 6.4.31 For the concerns on the provision of recreation facilities, including athletic track and football pitch, these facilities in general could be incorporated into LCSD's venues as appropriate. The local residents can make use of the C&W District Promenade for jogging activities and the Sun Yat Sen Memorial Park Artificial Turf Pitch as well as the two 7-a-side soccer pitches in the Kennedy Town Playground and the Kennedy Town Temporary Recreation Ground for football activities.

GIC Facilities

- 6.4.32 According to the planned population in the Kennedy Town & Mount Davis area, which is about 90,600 (including the population of the proposed residential developments under **Amendment Items C1 to C4**), the overall provision of GIC facilities, including district police station, divisional police station, clinic/health centre, magistracy, integrated children and youth services centre, integrated family services centre, library, sports centre, sports ground/sports complex and swimming pool, is adequate. The above information was provided in paragraph 6.1 of the MPC Paper No. 1/16.
- 6.4.33 Within the C&W District, however, the Education Bureau (EDB) advises that an additional 30-classroom primary school is required to meet the educational needs. Hence, a school site is reserved under **Amendment Item D1**. The proposed location is determined after considering all relevant factors including public views received during the consultation of the Land Use Review. The proposed school, together with the proposed waterfront park and other GIC sites on the other side of Victoria Road, would form a low-rise cluster which helps maintain the visual openness amongst the adjoining high-rise residential developments. This is also in line with urban design/harbour planning principles. There is also no other suitable site available for school development in the district. Apart from the proposed school, no other government departments have requested sites for other GIC facilities in the area.
- 6.4.34 There is provision under the OZP for accommodating additional premises-based GIC facilities, including social welfare and healthcare facilities as such uses are always permitted in "R(A) and "G/IC" zones. A composite block is proposed in the public housing site under **Amendment Item C1** to accommodate some GIC facilities, including an elderly centre and a children and youth centre as required by the Social Welfare Department (SWD). In addition, further GIC facilities, e.g. residential care home for the elderly, are planned at the private residential site under **Amendment Item C2**. The actual requirement of the GIC facilities will be confirmed by the relevant government departments and

be specified under the planning brief of the proposed public housing development or in the lease of the proposed private residential development.

Other Supporting Facilities

- 6.4.35 The provision of retail facilities, e.g. shopping mall and small shops, would be market-led. There are already a market and a cooked food centre located at the Smithfield Municipal Services Building. There are also provision under the OZP to cater for shop and services, market and other commercial uses as these uses are allowed for in some of the zonings such as “R(A)” and “G/IC”.
- 6.4.36 With regard to the gentrification of Kennedy Town and the affordability of goods and services, they are not land use related matters.

Public Consultation

- 6.4.37 The amendments to the OZP were derived from the recommendations of the Land Use Review, with two rounds of extensive consultation carried out from 2013 to 2016 (**Annex IV** refers). The RLUP for the area had taken into account a host of considerations including the harbour planning principles, the societal needs for housing, community facilities and open space, land use compatibility, housing policy and technical feasibility and had balanced the aspirations of different parties. In fact, the RLUP had been revised to address the public views received.
- 6.4.38 The draft Kennedy Town & Mount Davis OZP No. S/H1/20 was published in accordance with the provision of the Ordinance. All representations received by the Board during the plan exhibition period were published for comments. All representations and comments received will be duly considered by the Board in accordance with the provision of the Ordinance.

6.5 Responses to Adverse Representations and Representers’ Proposals **– Specific Amendment Items**

Waterfront Park/Open Space (Amendment Items A1 and A3)

Amendment Item A1

- 6.5.1 The proposed waterfront park is zoned “O(1)”, the planning intention of which is to provide leisure and recreation uses with ancillary commercial facilities for public enjoyment. While the detailed design of the proposed waterfront park is yet to be determined, its conceptual design, including tree planting areas, lawns, small scale commercial uses in the form of single storey structure for food and beverage, viewing deck and other park facilities, to add vibrancy to the waterfront, has been submitted to TFHK in 2015 (**Annex XVII**). TFHK agreed that such conceptual design can serve as reference for the future detailed design of the park. Subject to the completion of the rezoning process, the Government would take forward the implementation of the waterfront park. The

Government would consider the implementation agent and timetable of the waterfront park having regard to factors such as site and resource availability, scope of works to be covered, facilities to be provided and local aspirations. The implementation agent would be encouraged to consult the Harbourfront Commission at the early stage of implementation.

- 6.5.2 The Government will keep an open mind on the provision of pet garden and other facilities in the proposed waterfront park. The Arch and Foundation Stone of Tung Wah Smallpox Hospital at the rest garden at Sai Ning Street will be relocated to the waterfront park for better preservation setting and the response in paragraph 6.5.35 below is also relevant. Tree planting would be provided at the waterfront park as far as practicable.
- 6.5.3 Regarding the concern on the provision of greening of the proposed waterfront park, according to the HKPSG, at least 20% of the land in active open space should be for soft landscaping, half of which should be for planting trees. For passive open space, 70% of the land should be used for soft landscaping, out of which 60% should be used for planting trees. There will be appropriate landscaping and greening to be provided in the planned open spaces.
- 6.5.4 Regarding the representers' concerns on the accessibility and connectivity of the future waterfront park, the responses in paragraph 6.4.14 above are relevant.

Amendment Item A3

- 6.5.5 Regarding the proposal to relocate the school site from **Amendment Item D1** to the Kennedy Town Temporary Recreation Ground under **Amendment Item A3**, it is not in line with the harbourfront planning principles as the latter site, with a direct frontage along the waterfront, would form part of the proposed continuous promenade along the coast of Kennedy Town for public enjoyment. Moreover, the area and width of the Kennedy Town Temporary Recreation Ground are only about 5,700m² and 41m respectively which do not meet the HKPSG requirements for a 30-classroom primary school, i.e. 6,200m² and 65m. In view of the above, the representer's proposal is not supported.

Proposed Commercial, Leisure and Tourism Related Uses (Amendment Item B)

Planning Intention

- 6.5.6 The rezoning of the site from "I" to "OU(Commercial, Leisure and Tourism Related Uses)" is to provide an incentive to facilitate the phasing out of the existing incompatible godown use. More stringent planning control through the imposition of development restrictions on GFA and BH is due to its prominent waterfront location (i.e. at the western entrance to the Victoria Harbour).

Uses

- 6.5.7 Apart from the 'Pier' use under Column 1, appropriate commercial, leisure and tourism related uses such as 'Hotel', 'Marina', 'Office', 'Private Club', 'Exhibition or Convention Hall', 'Shop and Services', 'Eating Place', 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' are all Column 2 uses so as to ensure the future development/redevelopment of the site at this prominent harbourfront location would be put under scrutiny through the planning application mechanism.

Development Restrictions

- 6.5.8 According to the Notes of the OZP, the site is subject to maximum GFA of 46,446m² and the maximum BHs, in terms of mPD and number of storeys, as stipulated on the OZP (i.e. 70mPD for the land portion and 2 storeys for the pier portion) or the GFA and height of the existing building, whichever is the greater. This is to avoid out-of-context and incompatible developments while respecting the existing private treaty grant (PTG). Notwithstanding, the project proponent may apply for minor relaxation of the restrictions through planning application.
- 6.5.9 The GFA restriction for commercial, leisure and tourism related uses of the site is determined after taking account of the GFA of the existing buildings on site, the development right under PTG, the findings of the Traffic Review, VA and AVA EE conducted for the Land Use Review, as well as the advice of the relevant government departments. As there is still residual GFA under the PTG, i.e. about 122.58m², small scale additional structures could be proposed to be located on the pier portion of the site.
- 6.5.10 Taking account of the BH of the two existing buildings, i.e. 84mPD (Block B in the east) and 64mPD (Block A in the west), their existing building bulk and the overall BH concept of the Land Use Review area as set out in paragraph 6.4.8 above, the BH restrictions of 70mPD for the land portion and 2 storeys for low-rise buildings/restructures on the pier are considered appropriate at this prominent waterfront location and compatible with the BHs of the surrounding developments. It should be noted that the 2-storey restriction for the pier portion has also taken into consideration the views of the TFHK's Members during the consultation on the Land Use Review.
- 6.5.11 The 12m wide waterfront promenade is a requirement under the Remarks of the Notes for this "OU" zone. Such statutory requirement is imposed with a view to providing a continuous pedestrian linkage connecting the future waterfront park under **Amendment Item A1** and the existing recreation ground under **Amendment Item A3**. The width of the pedestrian linkage of 12m is determined having regard to the width between the existing buildings and the coastline and the need to maintain a smooth transition between the two open spaces. In order to encourage innovative design of the waterfront promenade, except the total width, no other specific restriction on the design of the linkage, such as the form,

level or uses, is imposed. The project proponent may also apply for minor relaxation of this requirement through planning application.

Existing Use of Building

- 6.5.12 According to the Occupation Permits of the two existing buildings on site, most of the floors are permitted for storage use with some ancillary facilities. The existing use of the buildings will not be affected by the OZP amendments until the buildings are redeveloped or converted to other uses. As the planning intention for this “OU” zone is to phase out the existing industrial uses, ‘Warehouse (excluding Dangerous Goods Godown)’ use is not included in Column 1 or 2 under the Notes for the “OU” zone. Subject to the scale and nature of the proposed wine cellar for the wholesale of wine, which may be regarded as ‘Wholesale Trade’, the use may be permitted through planning application.

NBA Requirement

- 6.5.13 The current NBA requirement for the site is specified in the ES. The requirement is based on the AVA EE as set out in paragraph 6.4.17 above. Apart from the air ventilation consideration, in order to improve the visual permeability and avoid wall-like development on the elongated waterfront site, a 30m-wide NBA is required which takes into account the current 30m separation of the two existing buildings and to align with the eastern boundary of the planned open space (**Plan H-16**). Should there be any proposed changes to the NBA requirement, a quantitative AVA is required to demonstrate that no unacceptable impact on air ventilation at pedestrian level in the vicinity would be resulted. It should be noted that although no above ground structures are allowed within the NBA, minor structures with high air porosity, such as covered walkway and elevated footbridge are generally acceptable. Hence, the technical feasibility of providing connection between the pier and land portion of the site would not be affected.
- 6.5.14 Given that the pier portion of the site is proposed for low-rise developments subject to a maximum BH of 2 storeys, significant adverse impact on air/visual permeability is not expected. As such, no NBA is required for that portion of the site.
- 6.5.15 Regarding **R144**’s query on the different treatment for the public housing site, it should be noted that one NBA and two building gaps above podium level are imposed in the ES for the public housing site. In addition, the site and the public housing site are with different site context. Due to its sloping terrain, a podium structure is necessary on structural grounds for the public housing site and designation of NBAs in the north-northwest and south-southeast alignment following the air path through the two sites is not practicable. The representer should also note that for the future development at the public housing site, a quantitative AVA will be required at the detailed design stage. Such requirement has been specified in the ES and will be incorporated in the planning brief for the public housing development.

Public Consultation for Future Development/Redevelopment

- 6.5.16 Under this “OU” zone, as all uses except piers would require planning application, public consultation on planning application under the provision of the Ordinance will be followed. The project proponent will also been encouraged to consult C&WDC and the Harbourfront Commission on the development/ redevelopment proposal.
- 6.5.17 With regard to **R4030**’s view to resume the site by the Government, the private property right should be respected in general. The intention of the zoning is to encourage phasing out of the existing industrial operation through redevelopment or wholesale conversion.

The Representatives’ Proposals

- 6.5.18 Regarding **R144**’s proposals, PlanD’s responses, in consultation with the relevant government departments, are summarised as follows:
- (a) the indicative scheme submitted by **R144** is generally in line with the planning intention of the “OU” zone. However, TD, EPD, ArchSD, DSD, WSD and CTP/UD&L of PlanD are of the view that there is insufficient information to demonstrate that the indicative scheme is acceptable from the traffic, architectural, air ventilation, urban design, visual, environmental, sewerage and water supplies point of view. Hence, its technical feasibility has not yet been demonstrated satisfactorily;

Changes to the Schedule of Uses

- (b) **R144**’s proposal to convert some Column 2 uses to Column 1 uses is considered not acceptable as it would undermine the planning control on this prominent site. EPD has also reservation on such proposal without the support of the required technical assessment;
- (c) given that the planning intention of the “OU” zone is to phase out existing industrial uses, it is considered not appropriate to incorporate ‘Warehouse (excluding Dangerous Goods Godown)’ use in the Schedule of Uses of the zone, or to provide a separate Schedule of Uses for industrial or industrial-office building;

Increase of maximum GFA and BH restrictions

- (d) there is no strong justification under **R144**’s submission for further increase in the maximum GFA and BH restrictions in the Notes of the OZP. In any case, there is provision under the OZP for minor relaxation of GFA and BH restrictions;

Reduction of the width requirement of waterfront promenade

- (e) as for the proposal of reducing the width from 12m to 6m, both ArchSD and CTP/UD&L, PlanD have reservation on the reduced width which seems to be narrow after discounting the space for

maintenance purpose and provision of landscaping and street furniture. The reduced width of the promenade will not be conducive to creating a sense of entry to the pier portion or enhancing the visual connectivity towards the waterfront; and

Change of 30m wide NBA requirement under ES to 15m wide building gap restriction under the Notes

- (f) the NBA requirement is not stipulated under the Notes or on the OZP. The reduction of the width of the NBA is not supported for the reasons given in paragraph 6.5.13 above. The proponent may conduct a quantitative AVA at the detailed design stage to justify any change to the NBA requirement as specified in the ES.

6.5.19 With regard to **R4112**'s proposal to allow two to three-storey at the pier portion for industrial operations amongst others, it is considered inappropriate as it is not in line with the planning intention of the "OU" zone and a BH restriction of 2 storeys is already imposed at the pier portion of the site.

Public Housing (Amendment Item C1)

BH and Visual

6.5.20 The overall BH profile of the Land Use review area has taken into account the topography, the current BH and BH restrictions of the surrounding existing and planned developments, and the possible visual impacts as set out in paragraphs 6.4.8, 6.4.19 and 6.4.20 above. The stepped BH profile with maximum BH restrictions descending from 140mPD in the east to 65mPD in the west has been adopted having regard to the development intensity of the site and the overall BH profile of the area. Hence, the BH restrictions for the site are considered appropriate and compatible with the surroundings in visual terms.

Air Ventilation

6.5.21 As for the concern on air ventilation, one 15m-wide NBA in northeast-southwest direction and two 15m-wide building gaps each in the respective north-southerly and northwest-southeasterly direction have been adopted as recommended under AVA EE to enhance the overall permeability of the site. HD will undertake a quantitative AVA at the detailed design of the public housing development with a view to enhancing and optimizing the pedestrian wind environment.

Adverse Traffic Impacts on Ka Wai Man Road

6.5.22 As stated in paragraph 6.4.9 above, according to the Traffic Review, the overall traffic condition of the area would be acceptable (including the provision of 25 LGV parking spaces at the proposed public housing development) with the implementation of the traffic improvement measures. These LGV parking spaces are requested by TD to address the district shortfall. In addition, the LGV carpark would only be accessible

through Victoria Road according to the proposed run-in/out arrangement of the public housing development (**Plan H-20**). For Ka Wai Man Road, traffic improvement measures including widening of a section near the run-in/out of the public housing site for the provision of a layby and diverting the eastbound traffic to the new access road by banning its right turn to Victoria Road have been proposed. Suitable warning signs and road humps will also be installed at proper locations to enhance pedestrian and road safety.

The Representatives' Proposals

- 6.5.23 Substantial reduction of public housing flat production as proposed by some representatives would significantly affect the overall provision of public housing land supply in the urban area, in particular on the Hong Kong Island. In fact, the public housing production has already been reduced by 400 flats in response to the public views received during the consultation in the Land Use Review. Given the current shortfall in housing land supply, there is no strong justification for further reduction of flat production nor rezoning of the site to other uses.
- 6.5.24 Some representatives propose to use the western portion of the site for a standalone community complex. However, as mentioned in paragraph 6.4.32, there is no shortfall of community facilities in the area. In addition, additional GIC facilities including community and social welfare facilities and a primary school have already been allowed at **Amendment Items C1, C2 and D1 (Plan H-3b)**. As such, without any further justification, it is premature to consider any change to the use of the site.
- 6.5.25 Regarding the proposed relocation of the planned 30-classroom primary school under **Amendment Item D1** to the eastern portion of the site, it should be noted that the proposal would result in a loss of public housing flat production. The traffic impact of such relocation in particular during the morning and afternoon peak hours has also not been assessed, as Ka Wai Man Road is the only access road and there is already an existing school along the road (**Plan H-31**). Moreover, as the school site under **Amendment Item D1** is part of the low-rise cluster serving as a spatial relief for the surrounding developments (**Plan H-3b**), it is considered not desirable to swap the site for high-rise residential development. As for **R150 and R175's** proposal to use the site under **Amendment Item D1** for a community hall after the proposed school is relocated to the public housing site, it should be noted that there is no deficit in the provision of community hall in C&W District and no such requirement has been received from the Home Affairs Department (HAD).

Private Housing (Amendment Items C2, C3 & C4)

Amendment Item C2

Removal of CSTG

- 6.5.26 One of the major grounds for opposing the amendment item is that CSTG, which is about 0.6ha (about 66% of the total site area of 0.91ha), should

not be removed for ground decontamination works. However, as stated in paragraph 2.7 above, the underground soil of CSTG, as well as the land for the proposed waterfront park, school site and new access road, has been contaminated by pollutants comprising heavy metal and hydrocarbon. Decontamination works are required for the whole area as indicated on **Plan H-1**. The reasons, need and methodology for the ground decontamination works are detailed at **Annex V**.

- 6.5.27 CSTG is a temporary garden with only minimal passive facilities and has been opened to the public since 1999. According to the advice of CEDD and EPD, despite the existing soil contaminants at the aforesaid sites are in a stable condition underneath ground surface (as they are covered by top soil or concrete slab/paving), it is highly desirable for the decontamination work to cover all the sites, including CSTG in one-go given the proximity of those sites within a dense urban area. According to the findings of the approved EIA reports, the underground soil within those sites (including CSTG) contains contaminants which have exceeded the relevant standards. Hence, irrespective of the long term uses of the area, it is imperative to eliminate any potential risk caused by the contamination and improve the local environment.
- 6.5.28 Extensive public consultation has been conducted for the ground decontamination works. Early in July 2006, the Food, Environment, Hygiene and Works Committee of C&WDC passed a motion strongly demanding the Government to carry out both the demolition works of ex-KTIP and ex-KTA and the decontamination works in one-go⁵. However, the latter was not proceed as the two sites were used as works area for the construction of the West Island Line after the demolition works. CEDD further consulted the relevant stakeholders on the details of decontamination works several times between 2013 to 2016. The decontamination works with a 7-year implementation period was generally accepted by the stakeholders and was also supported in the C&WDC meeting held in March 2015. Recently, a few C&WDC Members expressed concern over the removal of CSTG.
- 6.5.29 The concerned representers raised grave concerns on the technical issues of the ground decontamination works, including the adverse impacts on the air quality, health, noise and water quality and the environmental mitigation measures during the decontamination works. Those issues have already been examined under the EIA reports to ensure that the environmental impacts of the project can be controlled to within the criteria under the EIAO. The works would also comply with the requirements set out in the Environmental Permit issued by the Director of Environmental Protection in 2015. During the consultation process,

⁵ The Government originally planned to commence the ground decontamination works immediately after completion of the demolition works within the ex-KTIP and ex-KTA sites. However, it was subsequently decided in December 2006 that the ex-KTIP and ex-KTA sites would be used as a temporary works area for the construction of the West Island Line (WIL) after completion of the demolition works in 2009. The demolition works were completed in 2009 and the ex-KTIP and ex-KTA sites were then handed over to MTR Corporation Limited and Highways Department (HyD) for the provision of WIL works area and a maintenance depot respectively. As a result, the ground decontamination works (the remaining part of the decommissioning project under the EIAO) have not commenced yet.

noting the grave concern of the public about the adequacy of environmental mitigation measures during the decontamination period, the Government has proposed extra environmental mitigation measures and agreed to establish a works liaison group to discuss regularly with C&WDC Members and local representatives on the related environmental issues and further improve the environmental mitigation measures if necessary.

- 6.5.30 Some representers have also raised their concerns on the adverse landscape impact due to the felling of a large number of trees at CSTG. According to the summary of the tree survey extracted from the EIA report approved in 2015 for the ground decontamination works at **Annex XVI**, there are currently 195 trees found at CSTG. The possibility of retaining or transplanting of trees has been considered but found not feasible. To compensate those trees affected by the removal of CSTG, compensatory tree planting would be provided at the waterfront park as far as practicable.
- 6.5.31 Notwithstanding the above, it should be noted that with the completion of the proposed ground decontamination works, the site is suitable for any development including residential development and permanent open space development. Given there is a need for ground decontamination works of CSTG together with adjoining contaminated area, the entire area should be planned comprehensively as recommended under the RLUP, i.e. a sizeable waterfront park with a promenade connected to the Kennedy Town Temporary Recreation Ground, a primary school and the subject residential development being located away from the waterfront, and a new access road to improve the traffic conditions in the area.

BH and Visual

- 6.5.32 The formulation of the overall BH restrictions has been elaborated in paragraph 6.4.8 above. To allow a gradation in BH, a stepped BH profile stepping down from 120mPD to 40mPD east to west is adopted. As specified in the ES, the future developer is also encouraged to add one more building step in-between for a more gradual transition under the height restriction of lease. The western part of the site being capped at 40mPD, together with the proposed school at BH restriction of 8 storeys and the existing low-rise GIC facilities along Victoria Road, would provide spatial relief and help safeguard the visual openness of the local area. The NBA at the central part of the site will also improve the visual permeability.

Air Ventilation

- 6.5.33 As set out in paragraph 6.4.17 above, according to AVA EE, the land use proposals will have no insurmountable impact on the area with the adoption of the proposed mitigation measures. A 15m-wide building gap in the north-south direction is adopted to avoid a continuous building façade creating a wall-effect. A quantitative AVA is to be carried out at detailed design stage so as to devising sensitive layout and building design in order to maintain/enhance the air ventilation performance. Such

requirements have been incorporated into the ES of the OZP and will be stipulated under the lease.

- 6.5.34 A representer has also mentioned that the CSTG site is related to the Glass Works Hospital used to house plague victims in the 1890s. However, the Antiquities and Monuments Office (AMO) of LCSD has no such record.

Amendment Item C3

- 6.5.35 Some representers are concerned about the relocation of the Arch and Foundation Stone of Tung Wah Smallpox Hospital at the rest area next to Sai Ning Street Bus Terminus to the future waterfront park for non-in-situ preservation. However, it should be noted that the Arch and Foundation Stone is a Government Historic Site identified by AMO (**Plan H-1**). It was relocated from its former hospital site at Ka Wai Man Road. As it will be affected by the proposed development, it is proposed to be relocated to the future waterfront park for a better preservation setting, which has been specified in the ES. The future proponent of the waterfront park would need to seek AMO's comment in advance on any relocation proposal in accordance with the DEVB Technical Circular (Works) No. 6/2009.
- 6.5.36 Some representers request to retain the Sai Ning Street Bus Terminus and preserve all mature trees thereat. According to the RLUP, both Sai Ning Street and Shing Sai Road Bus Termini would be replaced by the proposed PTT under **Amendment Item C2**, which is located just opposite to the Sai Ning Street Bus Terminus across Sai Ning Street. The new PTT would provide a better waiting environment for the passengers and its connectivity to the surrounding area would be improved after the implementation of pedestrian network as mentioned in paragraph 6.4.14 above. Retaining the open-air Sai Ning Street Bus Terminus would undermine the development potential of the site, which is planned for private residential development.

The Representers' Proposals

Amendment Items C2, C3 & C4

- 6.5.37 Given the current shortfall in housing land supply, the proposal of not rezoning the sites to "R(A)" for residential developments is not supported.
- 6.5.38 Given the overall stepped BH profile of the area is appropriate, the proposals to further reduce the BH of the sites are not supported.

Amendment Item C2

- 6.5.39 For the request for keeping CSTG, the responses under paragraphs 6.5.26 to 6.5.31 above are relevant. Regarding the use of the site for development of a community complex, similar to paragraph 6.5.24 above, the proposal is not supported.
- 6.5.40 Regarding **R184 and R4140's** proposal of reserving the area to the east of

Sai Ning Street for open space and recreational use, the responses in paragraphs 6.5.37 and 6.5.44 above are relevant.

- 6.5.41 Regarding **R4117**'s proposal (i.e. new developments around CSTG should not be more than 30m in height), given the overall BH profile as mentioned in paragraph 6.4.8 above is appropriate, there is no justification for acceding to the proposal.
- 6.5.42 Some representers have suggested four alternative sites to replace the residential development under **Amendment Item C2**. However, no strong justification has been provided. From the land use planning point of view, these sites are considered not appropriate for residential development since (i) the Ka Wai Man Road Garden (zoned "O") forms an integral part of an air path between the waterfront and the hillside; (ii) the "G/IC" sites (including a Grade 3 historic building) along Victoria Road are currently providing GIC facilities to serve the local community (such as public clinic) and they falls within a low-rise development area serving as a spatial relief; (iii) Sai Wan Estate (zoned "R(A)") is currently a public housing site and there is no redevelopment plan (paragraph 6.3.2 above is relevant); and (iv) the sloping site at Rock Hill Street is zoned "GB", which is not for development in general, and the technical feasibility is uncertain due to the steep topography.

Amendment Item C3

- 6.5.43 In respect of **R150 and R175**'s proposal to relocate the PTT and underground carpark under **Amendment Item C2** to the site so as to release **Amendment Item C2** for other uses, such proposal is considered not feasible as the area of the site (i.e. 0.23ha) is too small to accommodate the proposed PTT of 7,000m² as well as the proposed 50 public car parking spaces and 70 goods vehicle parking spaces.

Proposed Primary School (Amendment Item D1)

- 6.5.44 There are suggestions to utilise the site for other uses, such as community hall, open space and recreational facilities, or to make use of part of the site for extension of tram services to Sai Ning Street area. However, as **Amendment Item D1** is the only suitable site identified for the proposed primary school, it should be reserved for such use to meet the education need of the area.
- 6.5.45 The proposed pedestrian network in the area is set out in paragraph 6.4.14 above. The proposed school will be well connected with the surrounding areas. Moreover, it is also in close proximity (i.e. about 500m) to the MTR Kennedy Town Station.

Proposed Reprovisioning of Public Mortuary (Amendment Item E)

- 6.5.46 The proposed mortuary is to reprovision the existing VPM at Sai Ning Street so as to enable a continuous promenade along the waterfront of Kennedy Town for public enjoyment. Regarding **R4092 to R4095**'s concern on the location, the reprovisioning site is located to the further

west of Victoria Road away from the existing residential neighbourhood. It will utilise an existing cavern in a form of tunnel as well as the adjoining site for construction of a mortuary building. It should be noted that there was no strong view on the proposed relocation of VPM and the location of the reprovisioning site throughout the public consultation of the Land Use Review.

New Access Road (Amendment Item F (part))

- 6.5.47 Some representers propose to delete the new access road under **Amendment Item F** for extending the waterfront park. However, as mentioned in TD's Traffic Review, the new access road is essential to relief the critical junction of Cadogan Street and Victoria Road. In addition, the impact of its deletion has not been assessed. Hence, its deletion is not supported.

Green Belt (Amendments Item E(part), J and M)

- 6.5.48 Mount Davis is generally wooded and largely zoned as "GB" and its subzones on the OZP, including **Amendment Items E(part), J and M**. There is a general presumption against development within the "GB" zone. As a result, the natural environment and the historic buildings located within the area would be protected. AFCD considered that the current zoning is appropriate to reflect the existing natural setting.
- 6.5.49 Regarding the representer's proposal to rezone Mount Davis to "OU(Nature Park)" for recreation activities, 'Nature Trail', 'Picnic Area' and 'Tent Camping Ground' are uses always permitted in the "GB" zone under the OZP. For other recreational activities, planning application may be required, which will be considered by the Board on its own merits. There is no strong justification for rezoning Mount Davis to "OU(Nature Park)".
- 6.5.50 Regarding the representers' proposal to designate the Mount Davis region as Country Park, whether an area is suitable for designation as a country park is outside the purview of the Board. The current zoning would not preclude the designation of Mount Davis as a Country Park by the relevant authority in future.

Proposals Involving Several Amendment Items

Amendment Item A1, A2, C1, C2, C3 and F

- 6.5.51 The responses in paragraphs 6.3.2, 6.4.1, 6.5.24, 6.5.36, 6.5.39 and 6.5.43 above are relevant. Hence, the proposal is not supported.

Amendment Item A1, C2, D1 and F

- 6.5.52 The responses in paragraphs 6.3.2, 6.4.1 and 6.5.41 above are relevant. Hence, the proposal is not supported.

Amendment Item A1, A3, C2 and D1

6.5.53 The responses in paragraphs 6.5.5 and 6.5.44 above are relevant. Hence, the proposal is not supported.

Amendment Item C1, C2, C3 and D1

6.5.54 The responses in paragraphs 6.5.25, 6.5.43 and 6.5.44 above are relevant. Hence, the proposal is not supported.

Proposal Not Related to Specific Amendment Item

6.5.55 There is provision under the OZP for providing retail shops. However, the provision of such facilities is market-led. The request for assistance to small shops and businesses is not a land use related issue and falls outside the purview of the Board.

6.6 Responses to Grounds of Comments

6.6.1 The grounds of comments are largely similar to those raised in the representations. The responses to the representations in paragraphs 6.4 and 6.5 above are relevant. The major grounds of comments and PlanD's responses are at **Annex VII**.

6.6.2 In addition, with regard to the commenters' suggestion (**C1 to C9**) to withdraw the rezoning proposal of CSTG, CSTG and its adjoining area has been rezoned "R(A)6" on the OZP, which was gazetted on 11.3.2016 and exhibited for public inspection under section 7 of the Ordinance. The draft OZP is under statutory plan-making process. The representations and comments on representations received are to be considered by the Board and that the representers and commenters have been invited to attend the hearing. After the hearing, the Board will decide whether to propose amendments to the draft OZP to meet the representations. There is no provision under the Ordinance to 'withdraw' the land use proposal of CSTG as requested by the commenters.

7. Consultation

7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development
- (b) Secretary for Education
- (c) Director of Housing
- (d) Commissioner of Transport
- (e) Director of Environmental Protection
- (f) Director of Social Welfare
- (g) Director of Agriculture, Fisheries and Conservation
- (h) Director of Leisure and Cultural Services
- (i) Director of Architectural Services
- (j) Director of Health

- (k) Commissioner of Police
- (l) Chief Building Surveyor/HKW, Buildings Department
- (m) District Lands Officer/Hong Kong West & South, Lands Department
- (n) Project Manger (HKI&I), CEDD
- (o) Chief Engineer/Special Duties (Works), CEDD
- (p) Chief Engineer/Railway Development, Highways Department (HyD)
- (q) Chief Engineer/Hong Kong & Islands, DSD
- (r) Chief Engineer/Construction, WSD
- (s) AMO, LCSD
- (t) District Officer (Central & Western), HAD
- (u) CTP/UD&L, PlanD

7.2 The following departments have no comment on the representations/comments:

- (a) Director of Marine
- (b) Director of Food and Environmental Hygiene
- (c) Chief Highway Engineer/Hong Kong, HyD

8. Planning Department's Views

8.1 The supportive views of **R1 to R142** and **R4096** on **Amendment Items A1, A3, C1, C4, D1, D2** and **L** are noted.

8.2 Based on the assessment in paragraph 6 above and for the following reasons, PlanD does not support **R111 to R5008, R5011 to R5081, R5083 to R7198, R7200 to R7201, R7203 to R7227, R7229 to R7303, R7305 to R7329, R7331 to R7340, R7342 to R7367, R7369 to R7388, R7390, R7392 to R7404, R7406 to R7435, R7437 to R7439, R7441 to R7498, R7501 to R7530, R7532 to R7540, R7542 to R7554, R7556 to R7572 and R7574 to R7614** and considers that the Plan should not be amended to meet the representations:

- (a) the amendments to the draft Kennedy Town & Mount Davis OZP No. S/H1/20 are formulated on the basis of the Recommended Land Use Proposal (RLUP) under the Land Use Review for the Western Part of Kennedy Town having regard to relevant planning principles on harbourfront planning, housing land supply, provision of open space and Government, institution and community (GIC) facilities, preservation of structures with historic interest and Old and Valuable Trees, technical feasibility, and public views received during the two rounds of consultation on the Land Use Review;
- (b) the Government has adopted a multi-pronged approach to increase and expedite housing land supply in the short and medium-term, there is a need to optimise the use of developed areas in the existing urban areas and new towns, as well as the nearby land in the vicinity of existing infrastructures. The western part of Kennedy Town is one of the areas identified for land use review for development among others;
- (c) technical assessments on traffic, air ventilation and visual aspects and an initial tree survey have been conducted to ascertain the technical feasibility of RLUP and no insurmountable technical problems are anticipated from RLUP;

- (d) there would be adequate provision of open space and GIC facilities to cater for the planned population of the area. There would also be new pedestrian facilities to enhance the accessibility of the area including the harbourfront, as well as traffic improvements works to enhance the local traffic conditions;
- (e) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance;
- (f) alteration of the land uses of the individual site without justifications may defeat the overall objectives of the Land Use Review and affect adversely the housing land supply and/or the provision of transport and GIC facilities;

Amendment Item A1

- (g) there would be scope for incorporating various design requirements, including pet garden and more greening in the detailed design of the proposed waterfront park;

Amendment Item B

- (h) the restrictions on gross floor area (GFA) and building height (BH) and the provision of a 12m-wide promenade of the “OU(Commercial, Leisure and Tourism Related Uses)” zone are appropriate having regard to its prominent harbourfront location, the existing setting of site along the coastline and the need to maintain a smooth transition between the two open spaces;
- (i) there is no strong justification for supporting the changes to the Schedule of Uses and the development restrictions under the Notes for the “OU(Commercial, Leisure and Tourism-related)” zone and for relaxing the GFA/BH restrictions of the site (**R144** only);

Amendment Items C1

- (j) further detailed technical assessment will be undertaken at the detailed design stage as appropriate to enhance and optimise the pedestrian wind environment. The provision of public car parking spaces and goods vehicle parking spaces is to address the district shortfall and is acceptable in traffic terms;

Amendment Items C2

- (k) despite the existing soil contaminants at ex-Kennedy Town Incineration Plant (ex-KTIP) and ex-Kennedy Town Abattoir (ex-KTA) and their surroundings, including Cadogan Street Temporary Garden (CSTG), are in a stable condition underneath ground surface (as they are covered by top soil or concrete slab/ paving), given the proximity of the sites within a dense urban area, it is highly desirable for the decontamination work to cover all the aforesaid sites in one-go to eliminate any potential risk caused by the

contamination;

- (l) decontamination works is required at the CSTG site irrespective of its permanent use. The loss of CSTG would be compensated by the provision of a proposed waterfront park;

Amendment Item D1

- (m) the proposed school is required to meet the education need of the area. With the proposed enhancement of the pedestrian network of the area, the accessibility of the school site from nearby residential development and public transport facilities will be improved;

Amendment Item E

- (n) the site is for the reprovisioning of the Victoria Public Mortuary, which is to facilitate the provision of a continuous waterfront promenade;

Amendment Item F

- (o) the provision of a new access road and other road improvement works are required to support the land use proposals; and

Proposals involving the remaining Amendment Items

- (p) there is no strong justification for the proposals that would either result in reduction of housing land supply or their technical feasibilities have yet to be demonstrated.

9 Decision Sought

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

Attachments

Annex I	Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20 (reduced size)
Annex II	Schedule of Amendments to the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/19
Annex III	Planning Principles Adopted for the Land Use Review on the Western Part of Kennedy Town
Annex IV	Chronology of Events on Consultations on the Land Use Review on the Western Part of Kennedy Town (Extracted from MPC Paper No. 1/16)
Annex V	Ground Decontamination Works at the Site of Ex-Kennedy Town Incineration Plant/Abattoir and Adjoining Area by CEDD

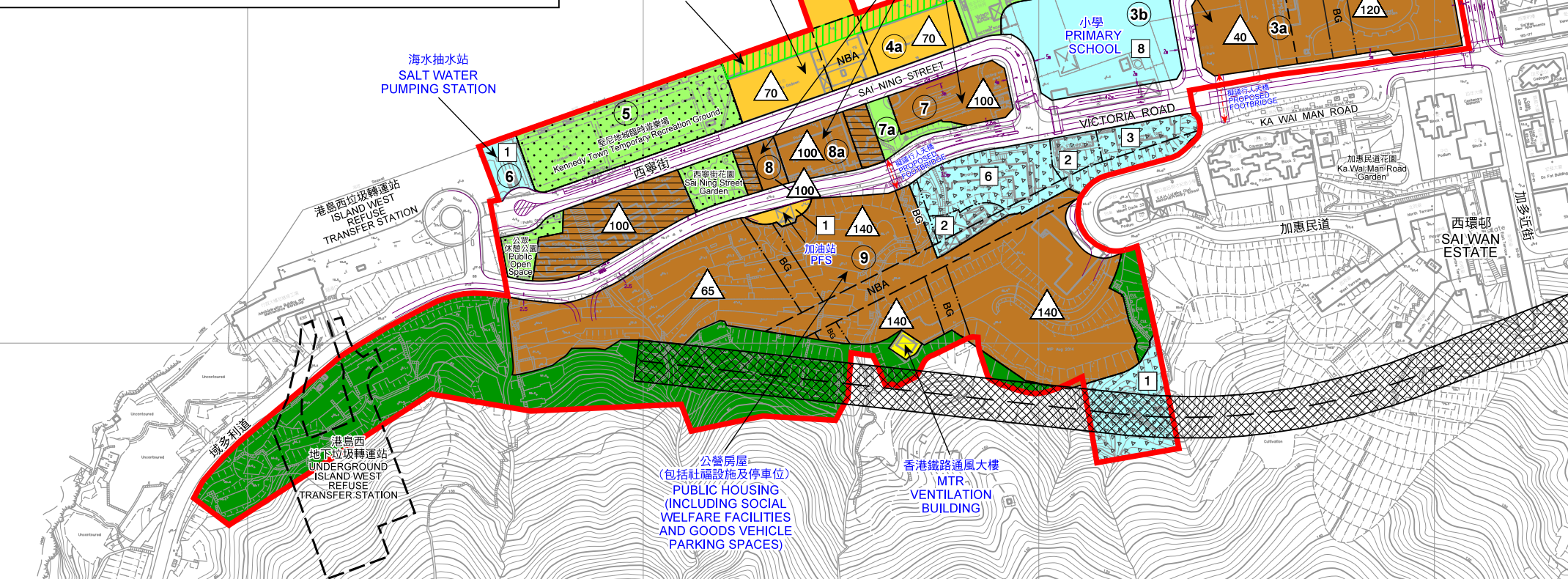
Annex VI	Extract of Minutes of TFHK Meeting Held on 19.10.2016
Annex VII	Summary of Representations and Comments and PlanD's Responses
Annex VIII	R144's Proposed Indicative Scheme
Annex IXa	R150's Proposed Possible Alternative Sites for Private Residential Development (Extracted from Representer's Submission)
Annex IXb	Proposed Possible Alternative Sites for Private Residential Development to Replace Site under Amendment Item C2 by Representers (Not Amendment Item)
Annex X	R4112's Proposal on Extension of Tram Route
Annex XI	Comprehensive Proposal for the Western Part of Kennedy Town Submitted by Relevant Representers (Extracted from Relevant Representers' Submissions)
Annex XII	The Representation Sites and Their Respective Surrounding Areas
Annex XIII	TD's Traffic Review for the Land Use Proposal on the Western Part of Kennedy Town (Extracted from MPC Paper No. 1/16)
Annex XIV	TD's Supplementary Information to the Traffic Review for the Land Use Proposal on the Western Part of Kennedy Town
Annex XV	Overall Landscape Consideration for the Land Use Review on the Western Part of Kennedy Town (Extracted from MPC Paper No. 1/16)
Annex XVI	Tree Survey for the Ground Decontamination Works at the Site of Ex-Kennedy Town Incineration Plant/Abattoir and Adjoining Area (Extracted from the Relevant EIA Report Approved in 2015)
Annex XVII	Conceptual Layout and Themes for Harbourfront for the Western Part of Kennedy Town (Extracted from MPC Paper No. 1/16)
Annex XVIII	List of Representers
Annex XIX	List of Commenters
Annex XX	CD-ROM of all representations and comments [<i>Board Members only</i>]
Plan H-1	Location Plan for the Western Part of Kennedy Town
Plan H-2	Recommended Land Use Proposal for the Western Part of Kennedy Town
Plan H-3a	Proposed Amendment Items
Plan H-3b	Location Plan of Amendment Items
Plan H-4	Location Plan of the Representation Sites
Plans H-5 to H-8	Site Plan, Aerial Photo and Site Photo of Amendment Item A1
Plans H-9 to H-11	Site Plan, Aerial Photo and Site Photo of Amendment Item A2
Plans H-12 to H-15	Site Plan, Aerial Photo and Site Photos of Amendment Items A3 and A4
Plans H-16 to H-19	Site Plan, Aerial Photo and Site Photos of Amendment Item B
Plans H-20 to H-22	Site Plan, Aerial Photo and Site Photo of Amendment Item C1

Plans H-23 to H-26	Site Plan, Aerial Photo and Site Photo of Amendment Item C2
Plans H-27 to H-30	Site Plan, Aerial Photo and Site Photo of Amendment Items C3 and C4
Plans H-31 to H-33	Site Plan, Aerial Photo and Site Photo of Amendment Item D1
Plans H-32 to H-36	Site Plan, Aerial Photo and Site Photo of Amendment Item D2
Plans H-37 to H-41	Site Plan, Aerial Photo and Site Photo of Amendment Item E
Plans H-42 to H-49	Site Plan, Aerial Photo and Site Photo of Amendment Item F
Plans H-50 to H-52	Site Plan, Aerial Photo and Site Photo of Amendment Item G
Plans H-53 to H-55	Site Plan, Aerial Photo and Site Photo of Amendment Item H
Plans H-56 to H-58	Site Plan, Aerial Photo and Site Photos of Amendment Items J and M
Plans H-59 to H-62	Site Plan, Aerial Photo and Site Photo of Amendment Item K and L
Plan H-63	Viewing Points of Photomontages
Plans H-64 to H-69	Photomontages for the Western Part of Kennedy Town and the Proposed Reprovisioning of Victoria Public Mortuary
Plan H-70	Building Gaps and Non-building Area Restrictions attached to the Explanatory Statement of Draft Kennedy Town & Mount Davis OZP No. S/H1/20
Plan H-71	Existing Building Heights for Major Surrounding Developments
Plan H-72	Proposed Traffic Improvement Measures (Extracted from MPC Paper No. 1/16)
Plan H-73	Proposed and Existing Pedestrian Facilities

**PLANNING DEPARTMENT
FEBRUARY 2017**

圖例 LEGEND

- | | | | |
|---|---|--|--|
| ② | 地盤編號
SITE NUMBERS | | 擬議其他指定用途
PROPOSED OTHER SPECIFIED USES |
| 1 | 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS) | | 鐵路相關用途
RAILWAY RELATED USE |
| | 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM) | | 擬議海濱長廊
PROPOSED PROMENADE |
| | 土地用途檢討範圍
BOUNDARY OF LAND USE REVIEW | | 現有住宅用地
EXISTING RESIDENTIAL |
| | 擬議住宅用地
PROPOSED RESIDENTIAL | | 現有政府、機構或社區用地
EXISTING GOVERNMENT,
INSTITUTION OR COMMUNITY |
| | 擬議政府、機構或社區用地
PROPOSED GOVERNMENT,
INSTITUTION OR COMMUNITY | | 現有休憩用地
EXISTING OPEN SPACE |
| | 擬議休憩用地/海濱長廊
PROPOSED OPEN SPACE /
PROMENADE | | 香港鐵路港島綫隧道
MTR ISLAND LINE TUNNEL |
| | 擬議綠化地帶
PROPOSED GREEN BELT | | 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2017年1月23日擬備，
所根據的資料為測量圖編號11-SW-6C和6D
EXTRACT PLAN PREPARED ON 23.1.2017
BASED ON SURVEY SHEETS No. 11-SW-6C & D

堅尼地城西部土地用途檢討 LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN

建議的土地用途檢討方案 RECOMMENDED LAND USE PROPOSAL

比例 SCALE 1 : 3 500

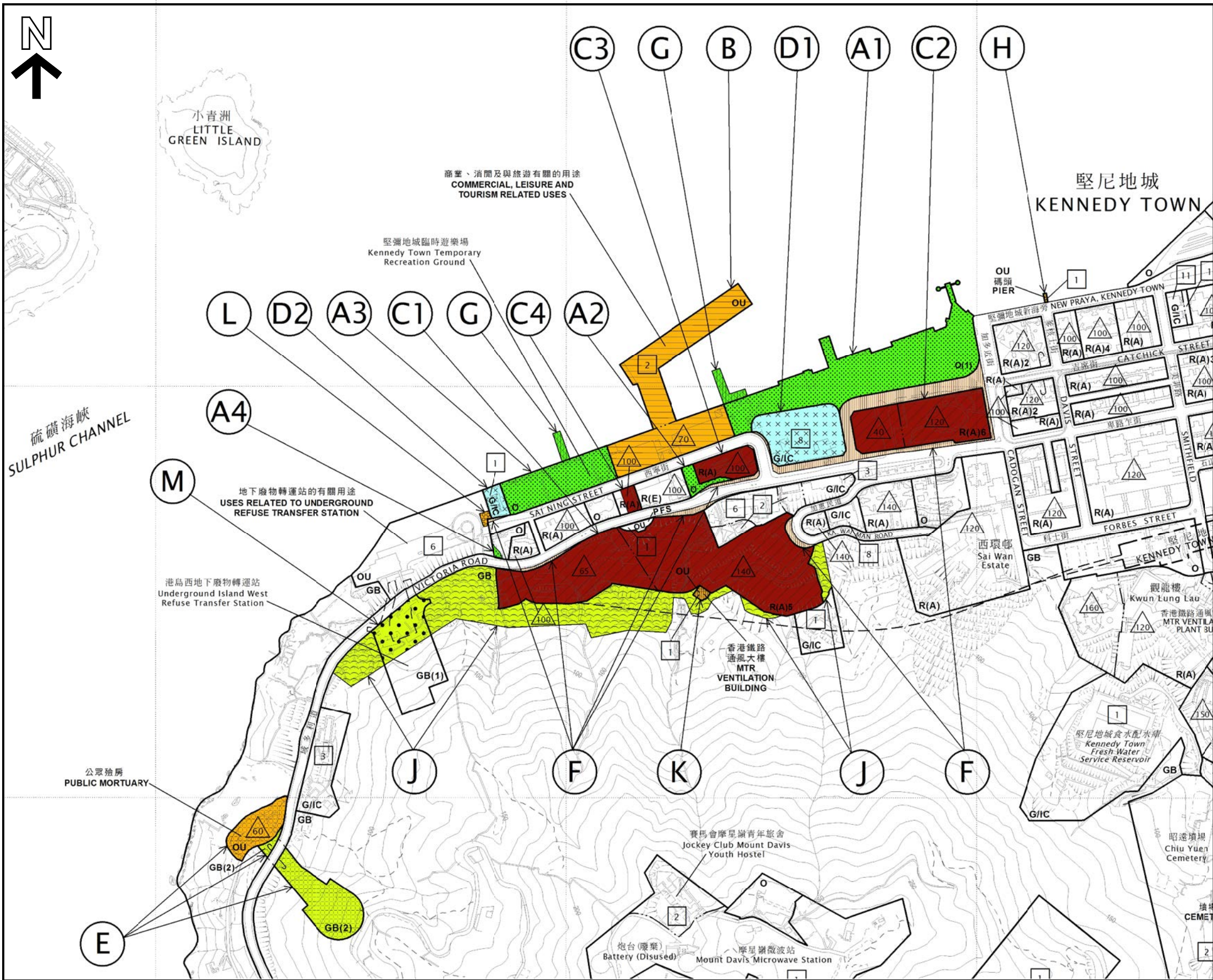
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN
H - 2



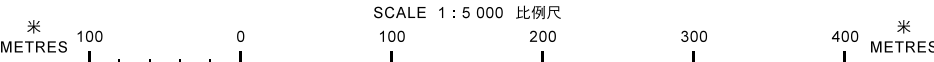
圖例 LEGEND

修訂項目 AMENDMENT ITEM

- (A1) 把加多近街以西一幅臨海土地由「未決定用途」地帶改劃為「休憩用地(1)」地帶，以及把四個碼頭納入規劃區，並創作「休憩用地(1)」地帶
REZONING OF A PIECE OF LAND ALONG THE WATERFRONT TO THE WEST OF CADOGAN STREET FROM "U" TO "O(1)", AND INCORPORATION OF FOUR PIERS INTO THE PLANNING SCHEME AREA AND ZONING THEM TO "O(1)"
- (A2) 把西寧街及域多利道之間的一幅土地由「未決定用途」地帶及顯示為「道路」的地方改劃為「休憩用地」地帶
REZONING OF AN AREA BETWEEN SAI NING STREET AND VICTORIA ROAD FROM "U" AND AN AREA SHOWN AS "ROAD" TO "O"
- (A3) 把西寧街以北的一幅臨海土地由「未決定用途」地帶改劃為「休憩用地」地帶
REZONING OF AN AREA ALONG THE WATERFRONT TO THE NORTH OF SAI NING STREET FROM "U" TO "O"
- (A4) 把毗鄰傲翔灣畔的現有公眾休憩用地內的一幅土地由「其他指定用途」註明「地下廢物轉運站的有關用途」地帶改劃為「休憩用地」地帶
REZONING OF AN AREA WITHIN THE EXISTING PUBLIC OPEN SPACE ADJOINING THE SAIL AT VICTORIA FROM "OU" ANNOTATED "USES RELATED TO UNDERGROUND REFUSE TRANSFER STATION" TO "O"
- (B) 把西寧街以北現時倉庫及碼頭設施所在的一幅土地由「工業」及「其他指定用途」註明「碼頭」地帶改劃為「其他指定用途」註明「商業、消閒及與旅遊有關的用途」地帶及訂定建築物高度限制
REZONING OF AN AREA CURRENTLY OCCUPIED BY GODOWN AND WHARF FACILITIES TO THE NORTH OF SAI NING STREET FROM "I" AND "OU" ANNOTATED "PIER" TO "OU" ANNOTATED "COMMERCIAL, LEISURE AND TOURISM RELATED USES" WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS
- (C1) 把域多利道以南及加惠民道以西的一幅土地由「未決定用途」、「其他指定用途」註明「加油站」、「政府、機構或社區」及「綠化地帶」地帶改劃為「住宅(甲類)5」地帶及訂定建築物高度限制
REZONING OF AN AREA TO THE SOUTH OF VICTORIA ROAD AND TO THE WEST OF KA WAI MAN ROAD FROM "U", "OU" ANNOTATED "PETROL FILLING STATION", "G/I/C" AND "GB" TO "R(A)5" WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS
- (C2) 把域多利道及加多近街交界處的一幅土地由「未決定用途」及「休憩用地」地帶改劃為「住宅(甲類)6」地帶及訂定建築物高度限制
REZONING OF AN AREA AT THE JUNCTION OF VICTORIA ROAD AND CADOGAN STREET FROM "U" AND "O" TO "R(A)6" WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS
- (C3) 把西寧街及域多利道交界處的一幅土地由「未決定用途」地帶改劃為「住宅(甲類)」地帶及訂定建築物高度限制
REZONING OF AN AREA AT THE JUNCTION OF SAI NING STREET AND VICTORIA ROAD FROM "U" TO "R(A)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (C4) 把西寧街及域多利道之間，位於「住宅(戊類)」地帶以西的一幅土地由「未決定用途」地帶改劃為「住宅(甲類)」地帶及訂定建築物高度限制
REZONING OF AN AREA BETWEEN SAI NING STREET AND VICTORIA ROAD TO THE WEST OF A "R(E)" ZONE FROM "U" TO "R(A)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (D1) 把西寧街以東的一幅土地由「未決定用途」地帶改劃為「政府、機構或社區」地帶及訂定建築物高度限制
REZONING OF AN AREA TO THE EAST OF SAI NING STREET FROM "U" TO "G/I/C" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (D2) 把西寧街西端的一幅臨海土地由「未決定用途」及「其他指定用途」註明「地下廢物轉運站的有關用途」地帶改劃為「政府、機構或社區」地帶及訂定建築物高度限制
REZONING OF AN AREA ALONG THE WATERFRONT AT THE WESTERN END OF SAI NING STREET FROM "U" AND "OU" ANNOTATED "USES RELATED TO UNDERGROUND REFUSE TRANSFER STATION" TO "G/I/C" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (E) 把域多利道西端的兩幅土地分別由「住宅(丙類)3」地帶改劃為「其他指定用途」註明「公眾殮房」地帶及訂定建築物高度限制，以及由「綠化地帶」改劃為「綠化地帶(2)」
REZONING OF TWO AREAS AT THE WESTERN END OF VICTORIA ROAD FROM "R(C)3" TO "OU" ANNOTATED "PUBLIC MORTUARY" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION AND FROM "GB" TO "GB(2)" RESPECTIVELY
- (F) 把加多近街、域多利道、西寧街及加惠民道的五幅狹長土地由「未決定用途」、「休憩用地」、「其他指定用途」註明「加油站」及「政府、機構或社區」地帶，改劃為顯示為「道路」的地方
REZONING OF FIVE STRIPS OF LAND ALONG CADOGAN STREET, VICTORIA ROAD, SAI NING STREET AND KA WAI MAN ROAD FROM "U", "O", "OU" ANNOTATED "PETROL FILLING STATION" AND "G/I/C" TO AREAS SHOWN AS "ROAD"
- (G) 把西寧街北面稍遠處，沿海濱的兩個現有海面範圍劃出規劃區
EXCISION OF TWO SEA AREAS AT THE WATERFRONT TO THE FURTHER NORTH OF SAI NING STREET FROM THE PLANNING SCHEME AREA
- (H) 把位於堅彌地城新海旁的一個現有碼頭納入規劃區，並創作「其他指定用途」註明「碼頭」地帶及訂定建築物高度限制
INCORPORATION OF AN EXISTING PIER AT NEW PRAYA, KENNEDY TOWN INTO THE PLANNING SCHEME AREA, AND ZONING IT TO "OU" ANNOTATED "PIER" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (J) 把域多利道及摩星嶺北面山麓之間的四幅土地由「未決定用途」地帶改劃為「綠化地帶」地帶
REZONING OF FOUR PIECES OF LAND BETWEEN VICTORIA ROAD AND THE NORTHERN FOOTHILL OF MOUNT DAVIS FROM "U" TO "GB"
- (K) 把加惠民道西南面稍遠處的一座現有香港鐵路通風大樓由「未決定用途」地帶改劃為「其他指定用途」註明「香港鐵路通風大樓」地帶及訂定建築物高度限制
REZONING OF AN EXISTING MTR VENTILATION BUILDING TO THE FURTHER SOUTHWEST OF KA WAI MAN ROAD FROM "U" TO "OU" ANNOTATED "MTR VENTILATION BUILDING" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (L) 把西寧街西端現作為港島西地下廢物轉運站內的一幅土地由「未決定用途」地帶改劃為「其他指定用途」註明「地下廢物轉運站的有關用途」地帶及訂定建築物高度限制
REZONING OF AN AREA WITHIN THE EXISTING UNDERGROUND ISLAND WEST REFUSE TRANSFER STATION AT THE WESTERN END OF SAI NING STREET FROM "U" TO "OU" ANNOTATED "USES RELATED TO UNDERGROUND REFUSE TRANSFER STATION" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- (M) 把域多利道以南現作為港島西地下廢物轉運站的一幅土地由「未決定用途」地帶改劃為「綠化地帶(1)」
REZONING OF AN AREA TO THE SOUTH OF VICTORIA ROAD FOR THE EXISTING UNDERGROUND ISLAND WEST REFUSE TRANSFER STATION FROM "U" TO "GB(1)"

本摘要圖於2017年1月19日擬備，
所根據的資料為於2016年3月11日
展示的分區計劃大綱圖編號S/H1/20
EXTRACT PLAN PREPARED ON 19.1.2017
BASED ON OUTLINE ZONING PLAN No. S/H1/20
EXHIBITED ON 11.3.2016

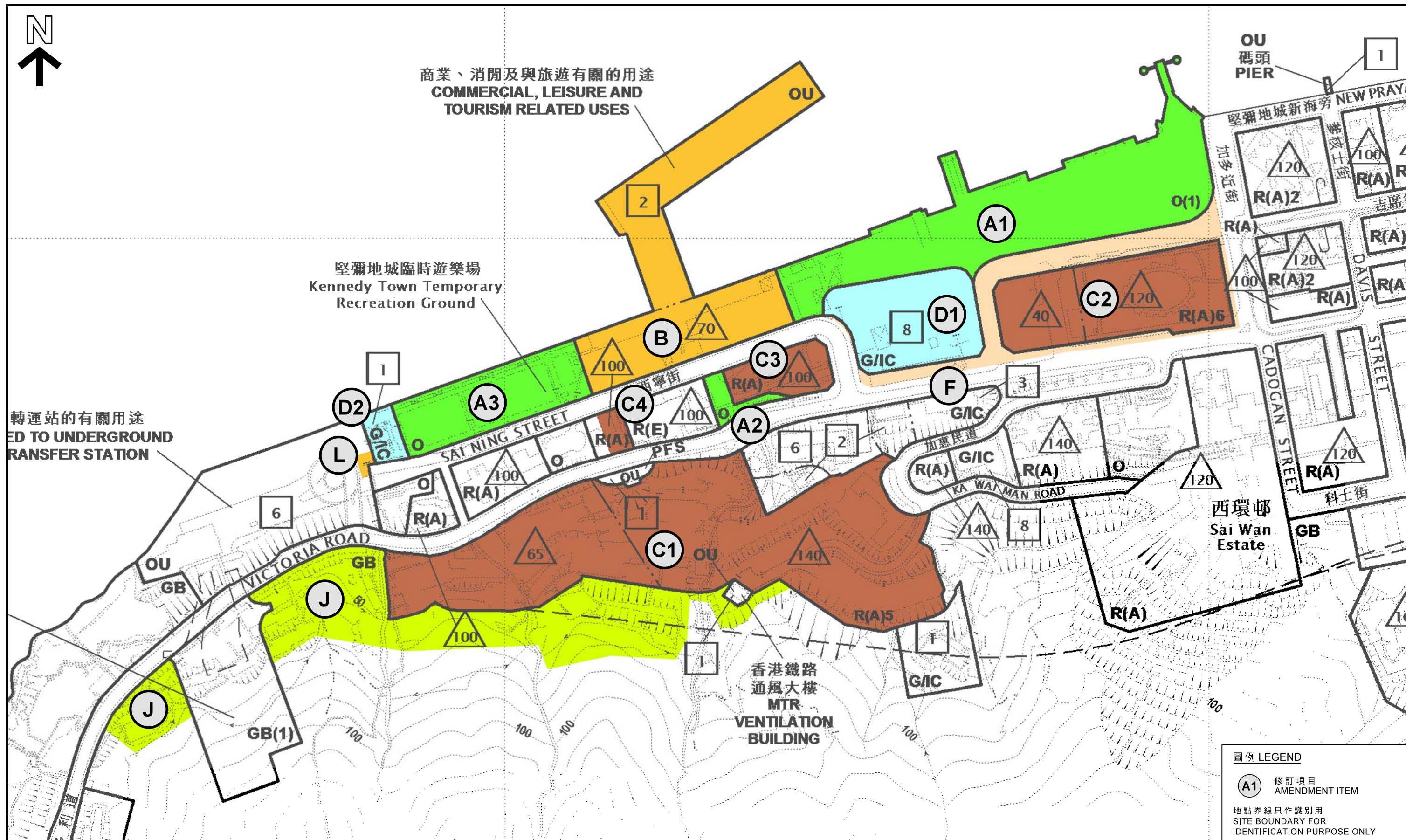
納入堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 的修訂項目
AMENDMENTS INCORPORATED INTO THE DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 3a



位置圖 LOCATION PLAN

納入堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 的修訂項目(部份)
AMENDMENTS INCORPORATED INTO THE DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN No. S/H1/20 (PORTION)

SCALE 1 : 2 500 比例尺
米 METRES 50 0 50 100 150 200 米 METRES

本摘要圖於2017年1月23日擬備，
所根據的資料為於2016年3月11日
展示的分區計劃大綱圖編號S/H1/20
EXTRACT PLAN PREPARED ON 23.1.2017
BASED ON OUTLINE ZONING PLAN
No. S/H1/20 EXHIBITED ON 11.3.2016

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 3b

圖例 LEGEND

R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

△100 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

1 最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

—— 建築物高度管制區界線
BUILDING HEIGHT
CONTROL ZONE BOUNDARY

① 實地照片的觀景點 (參閱圖 H-7 和 H-8)
VIEWING POINT OF SITE PHOTO
(REFER PLANS H-7 & H-8)

***** 申述個案編號及相關意見編號
(參閱圖 H-4)
REPRESENTATIONS No. AND RELATED
COMMENTS No. (REFER PLAN H-4)

申述個案編號 REPRESENTATIONS No.

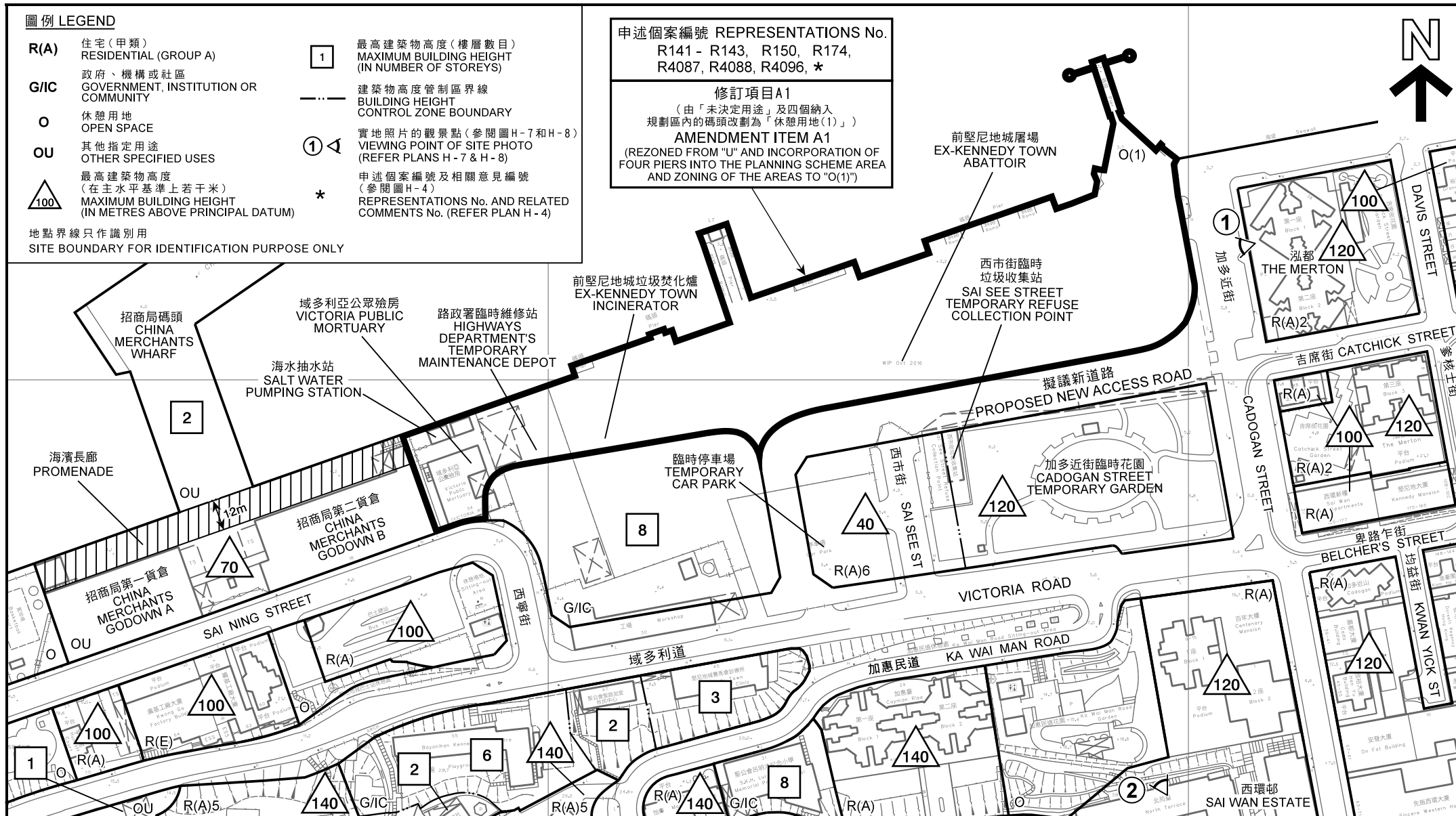
R141 - R143, R150, R174,
R4087, R4088, R4096, *

修訂項目 A1

(由「未決定用途」及四個納入
規劃區內的碼頭改劃為「休憩用地(1)」)

AMENDMENT ITEM A1

(REZONED FROM "U" AND INCORPORATION OF
FOUR PIERS INTO THE PLANNING SCHEME AREA
AND ZONING OF THE AREAS TO "O(1)")



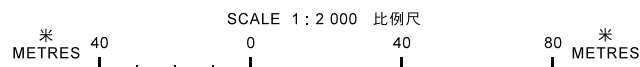
平面圖 SITE PLAN

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS No. 11-SW-6C & D

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 5



圖例 LEGEND

- * 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND RELATED
COMMENTS No. (REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTOS No. CS62284
TAKEN ON 1.1.2016 BY LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT

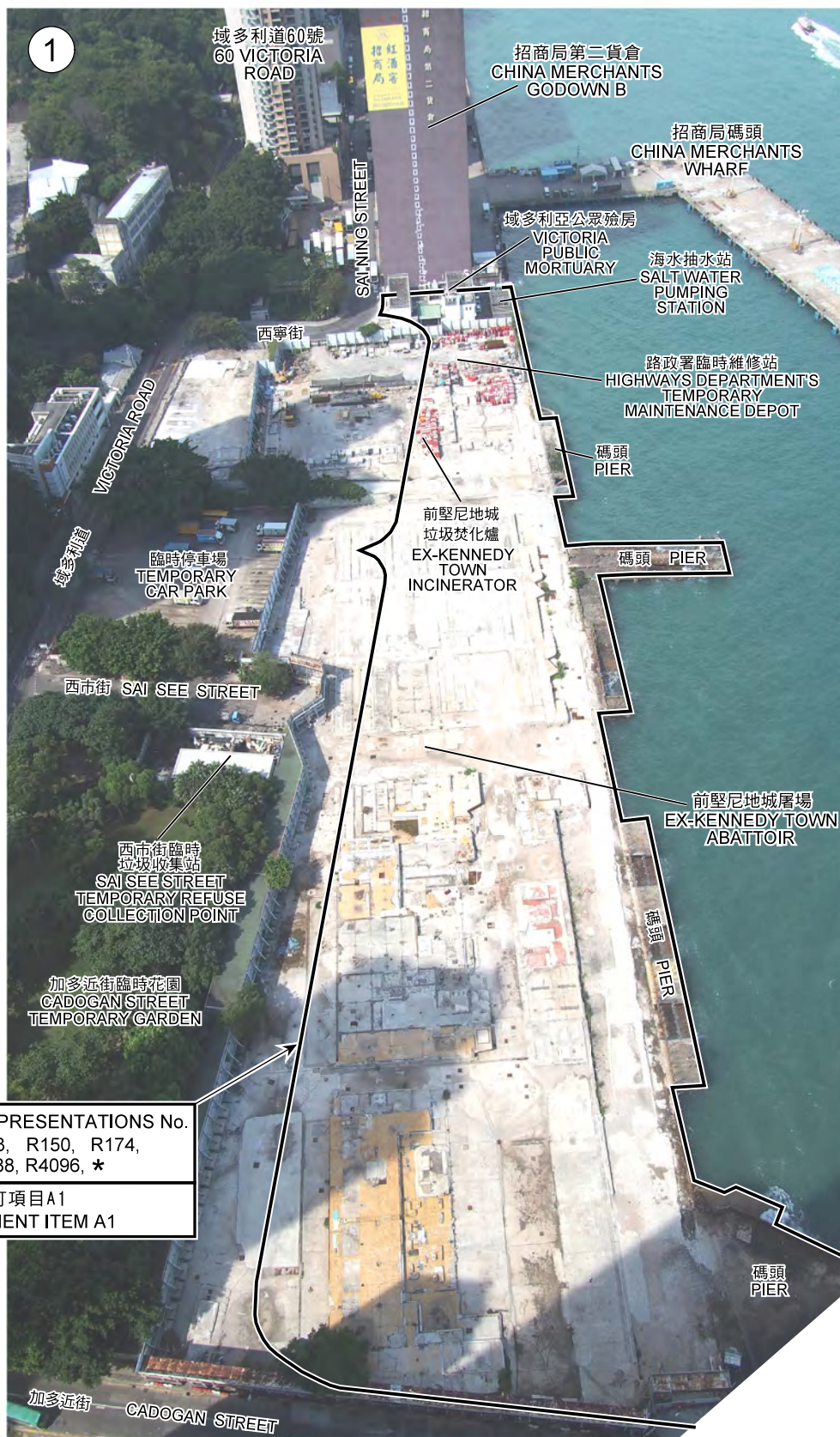


參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 6



申述個案編號 REPRESENTATIONS No.
R141 - R143, R150, R174,
R4087, R4088, R4096, *

修訂項目A1
AMENDMENT ITEM A1

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月14日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO
TAKEN ON 14.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

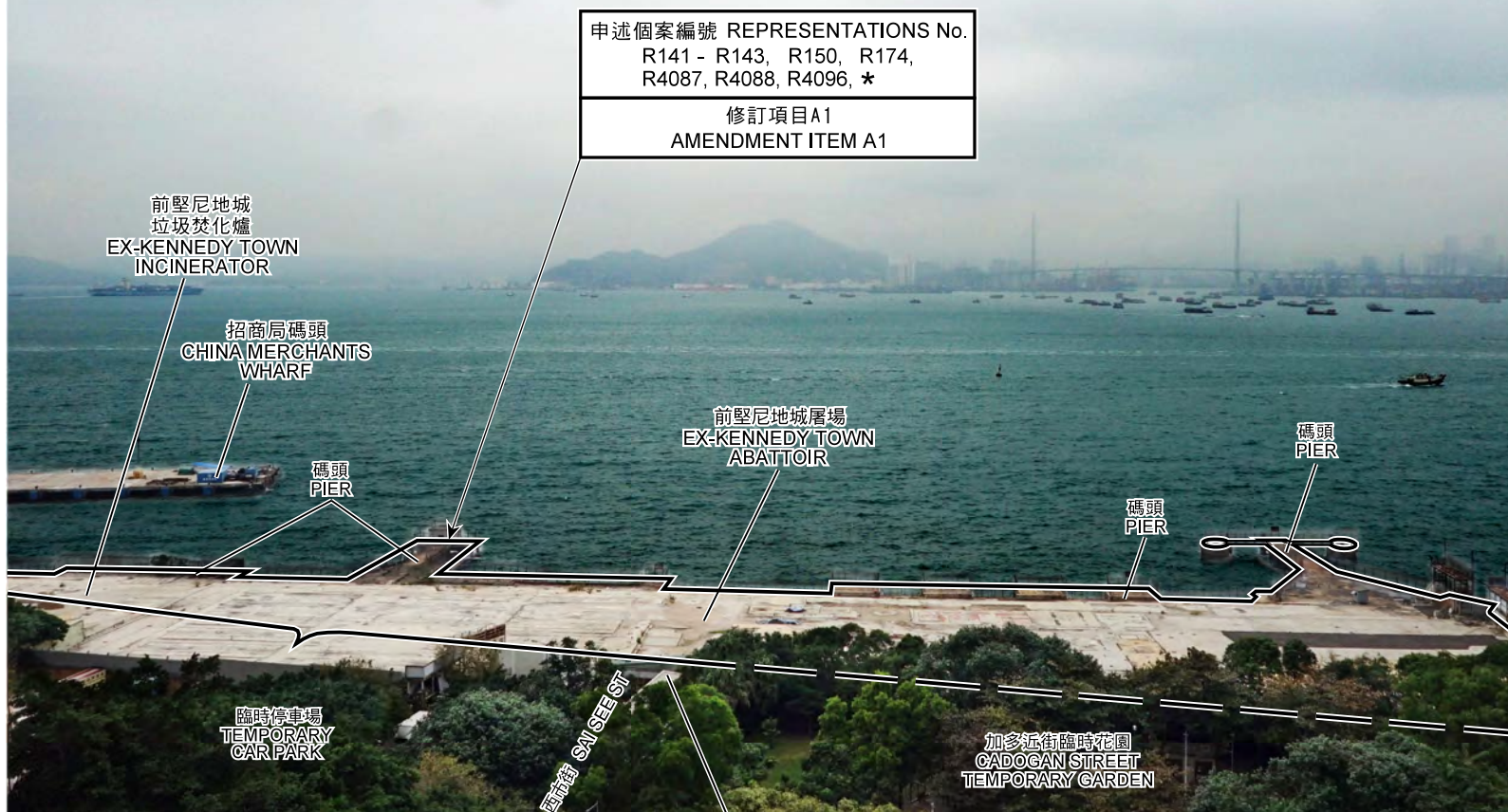
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 7

2



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖 H - 4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2017年1月13日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO
TAKEN ON 13.1.2017

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 8

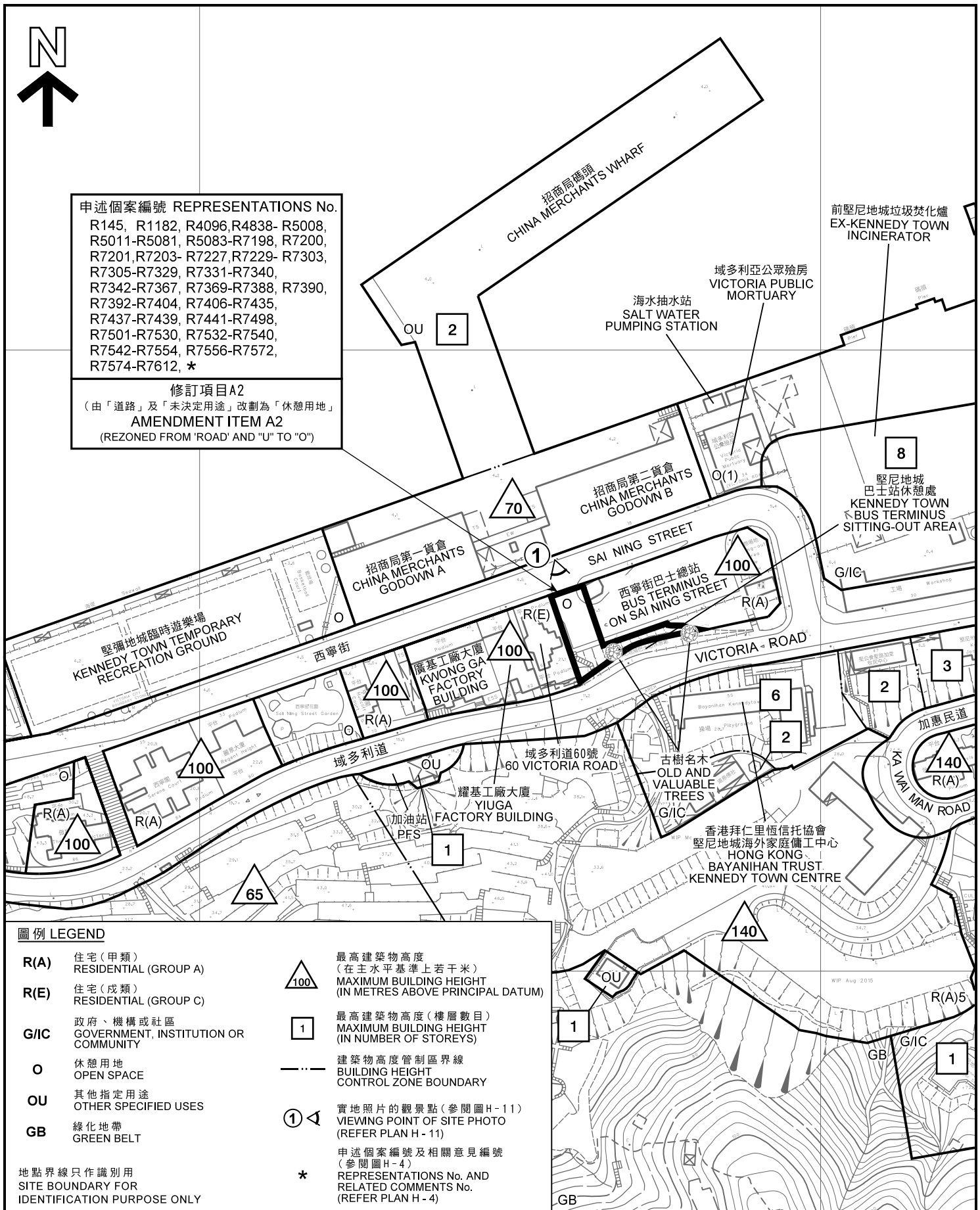


申述個案編號 REPRESENTATIONS No.

R145, R1182, R4096, R4838- R5008,
R5011-R5081, R5083-R7198, R7200,
R7201, R7203- R7227, R7229- R7303,
R7305-R7329, R7331-R7340,
R7342-R7367, R7369-R7388, R7390,
R7392-R7404, R7406-R7435,
R7437-R7439, R7441-R7498,
R7501-R7530, R7532-R7540,
R7542-R7554, R7556-R7572,
R7574-R7612, *

修訂項目A2

(由「道路」及「未決定用途」改劃為「休憩用地」
AMENDMENT ITEM A2
(REZONED FROM 'ROAD' AND 'U' TO 'O')



圖例 LEGEND

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP C)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

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



最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



建築物高度管制區界線
BUILDING HEIGHT
CONTROL ZONE BOUNDARY



實地照片的觀景點(參閱圖H-11)
VIEWING POINT OF SITE PHOTO
(REFER PLAN H - 11)

*

申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1:2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 9



申述個案編號 REPRESENTATIONS No.

R145, R1182, R4096, R4838- R5008,
R5011-R5081, R5083-R7198, R7200,
R7201, R7203- R7227, R7229- R7303,
R7305-R7329, R7331-R7340,
R7342-R7367, R7369-R7388, R7390,
R7392-R7404, R7406-R7435,
R7437-R7439, R7441-R7498,
R7501-R7530, R7532-R7540,
R7542-R7554, R7556-R7572,
R7574-R7612, *

修訂項目A2
AMENDMENT ITEM A2



圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的
資料為地政總署於2016年1月1日拍得的
航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

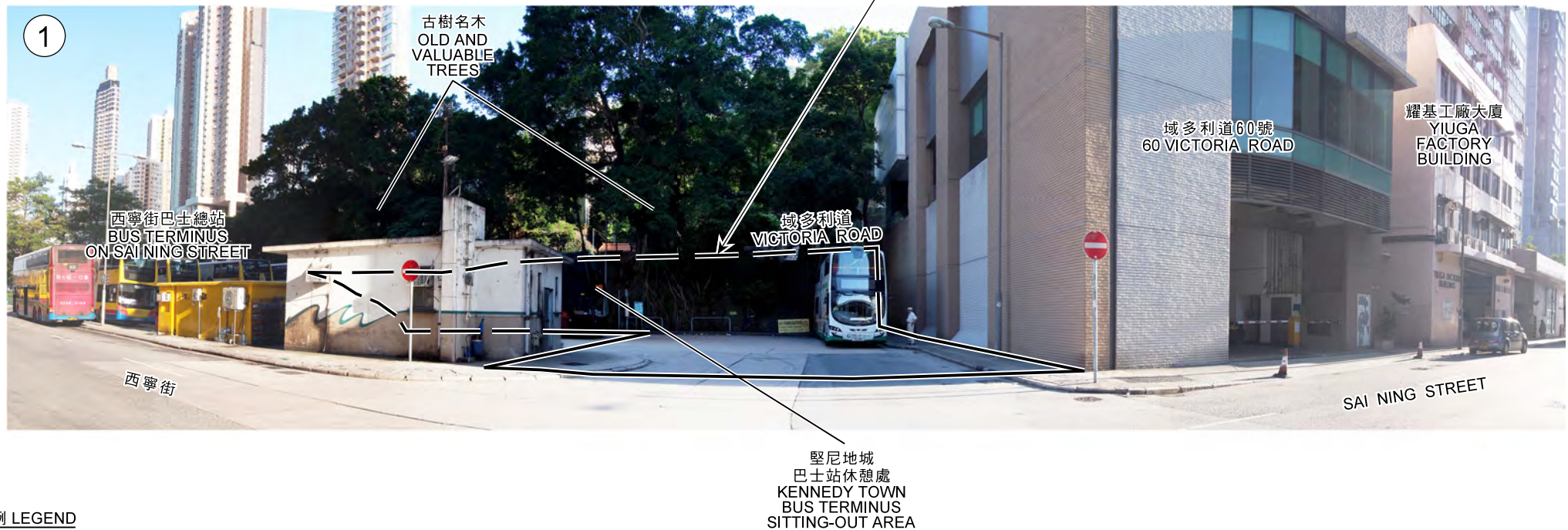
圖 PLAN
H - 10

申述個案編號 REPRESENTATIONS No.

R145, R1182, R4096, R4838- R5008,
R5011-R5081, R5083-R7198, R7200,
R7201, R7203- R7227, R7229- R7303,
R7305-R7329, R7331-R7340,
R7342-R7367, R7369-R7388, R7390,
R7392-R7404, R7406-R7435,
R7437-R7439, R7441-R7498,
R7501-R7530, R7532-R7540,
R7542-R7554, R7556-R7572,
R7574-R7612, *

修訂項目A2

AMENDMENT ITEM A2



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月24日擬備，所根據的
資料為攝於2016年10月13日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTO TAKEN ON 13.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

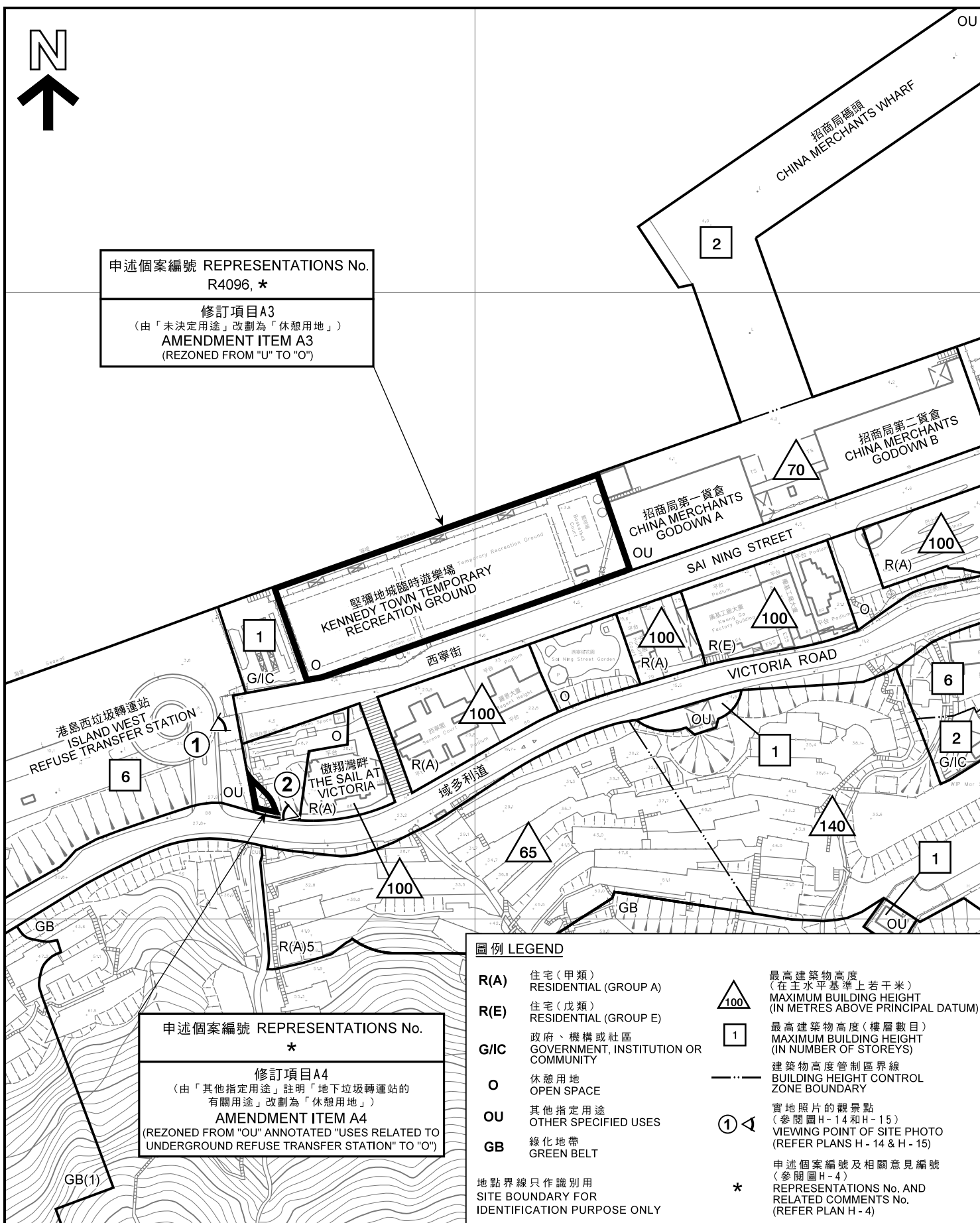
圖 PLAN

H - 11



申述個案編號 REPRESENTATIONS No.
R4096, *

修訂項目A3
(由「未決定用途」改劃為「休憩用地」)
AMENDMENT ITEM A3
(REZONED FROM "U" TO "O")



圖例 LEGEND

- R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(E) 住宅 (戊類)
RESIDENTIAL (GROUP E)
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USES
- GB 綠化地帶
GREEN BELT

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



最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY



實地照片的觀景點
(參閱圖 H-14 和 H-15)
VIEWING POINT OF SITE PHOTO
(REFER PLANS H-14 & H-15)

*

申述個案編號及相關意見編號
(參閱圖 H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

申述個案編號 REPRESENTATIONS No.
*

修訂項目A4
(由「其他指定用途」註明「地下垃圾轉運站的
有關用途」改劃為「休憩用地」)
AMENDMENT ITEM A4
(REZONED FROM "OU" ANNOTATED "USES RELATED TO
UNDERGROUND REFUSE TRANSFER STATION" TO "O")

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 12

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEET
No. 11-SW-6C



申述個案編號 REPRESENTATIONS No.

R4096, *

修訂項目A3

AMENDMENT ITEM A3

堅彌地城臨時遊樂場
KENNEDY TOWN TEMPORARY
RECREATION GROUND

西寧街

傲翔灣畔
THE SAIL AT
VICTORIA

招商局第一貨倉
CHINA MERCHANTS
GODOWN A

招商局碼頭
CHINA MERCHANTS WHARF

SAI NING STREET

VICTORIA ROAD

港島西垃圾轉運站
ISLAND WEST
REFUSE TRANSFER STATION

域多利道

申述個案編號 REPRESENTATIONS No.

*

修訂項目A4

AMENDMENT ITEM A4

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的
資料為地政總署於2016年1月1日拍得的
航攝照片編號CS62285

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62285
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 13

1

申述個案編號 REPRESENTATIONS No.
R4096, *

修訂項目A3
AMENDMENT ITEM A3

招商局第一貨倉
CHINA MERCHANTS
GODOWN A

招商局碼頭
CHINA MERCHANTS
WHARF

堅彌地城臨時遊樂場
KENNEDY TOWN TEMPORARY
RECREATION GROUND

SAI NING STREET

西寧街

圖例 LEGEND

* 申述個案編號及相關意見編號(參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON
6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 14

域多利道
VICTORIA ROAD



申述個案編號 REPRESENTATIONS No.
*

修訂項目A4
AMENDMENT ITEM A4

圖例 LEGEND

* 申述個案編號及相關意見編號(參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月24日擬備，所根據的資料為攝於2016年10月7日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTO TAKEN ON 7.10.2016

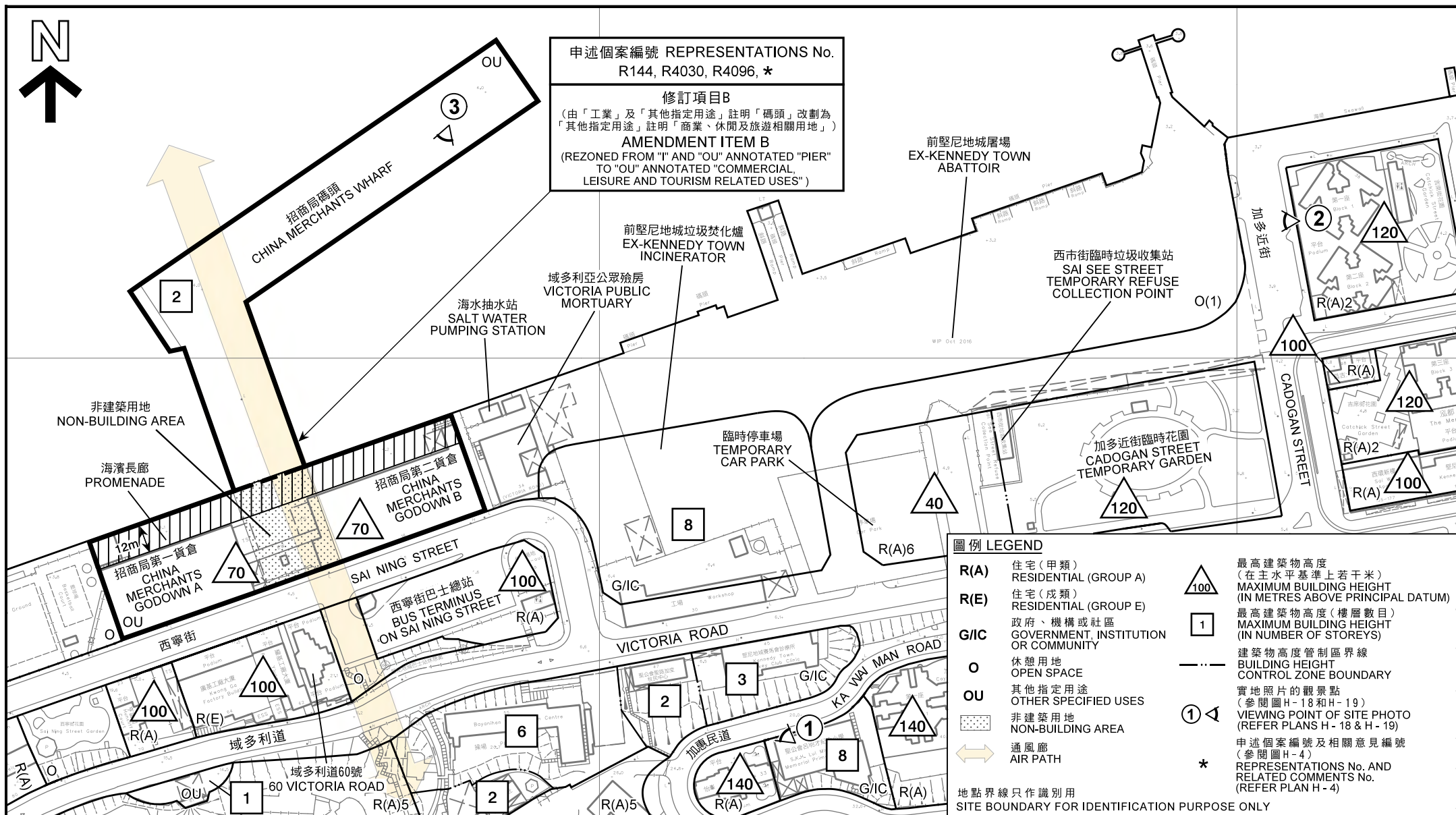
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 15



就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVID OUTLINE ZONING PLAN No. S/H1/20

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES METRES



R/S/H1/20

H - 16



申述個案編號 REPRESENTATIONS No.
R144, R4030, R4096, *

修訂項目B
AMENDMENT ITEM B



圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62285
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62285
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



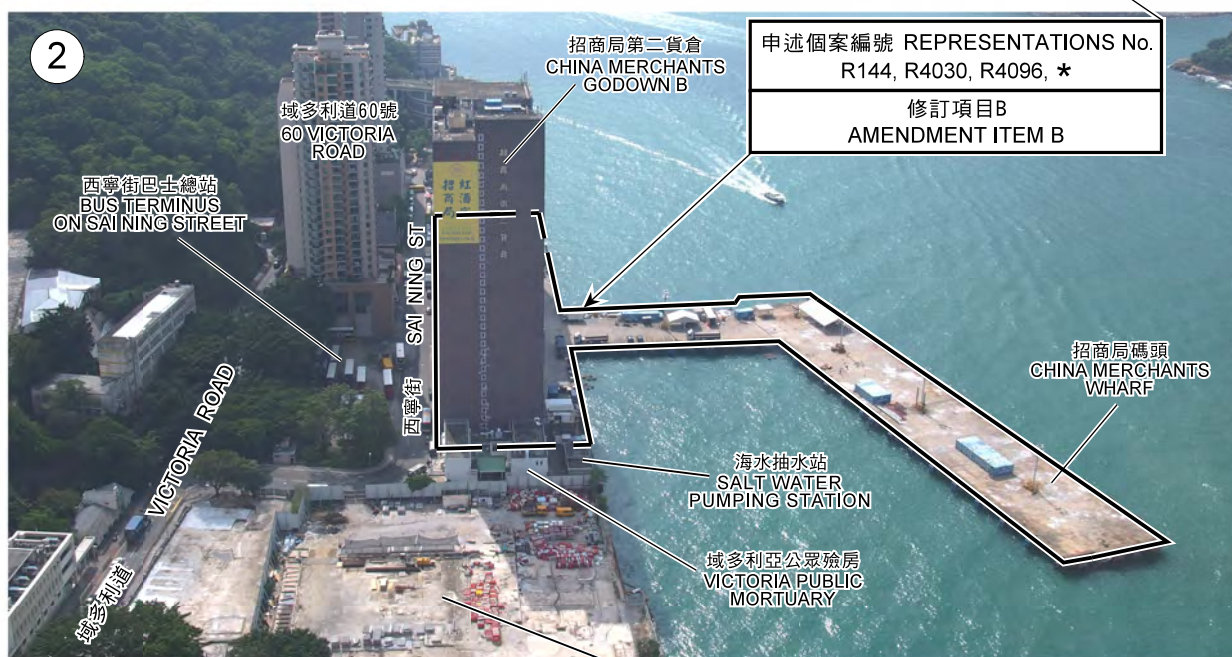
參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 17

1



2



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖 H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

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

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 18

3

申述個案編號 REPRESENTATIONS No.
R144, R4030, R4096, ★
修訂項目B
AMENDMENT ITEM B

域多利亞公眾殮房
VICTORIA PUBLIC
MORTUARY

海水抽水站
SALT WATER
PUMPING STATION



圖例 LEGEND

★ 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月24日擬備，所根據的
資料為攝於2017年1月13日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTO TAKEN ON 13.1.2017

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 19

圖例 LEGEND

R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅 (戊類)
RESIDENTIAL (GROUP E)

G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

建築物間距 / 非建築用地
BUILDING GAP / NON-BUILDING AREA

通風廊
AIR PATH

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

100

最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

1

最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

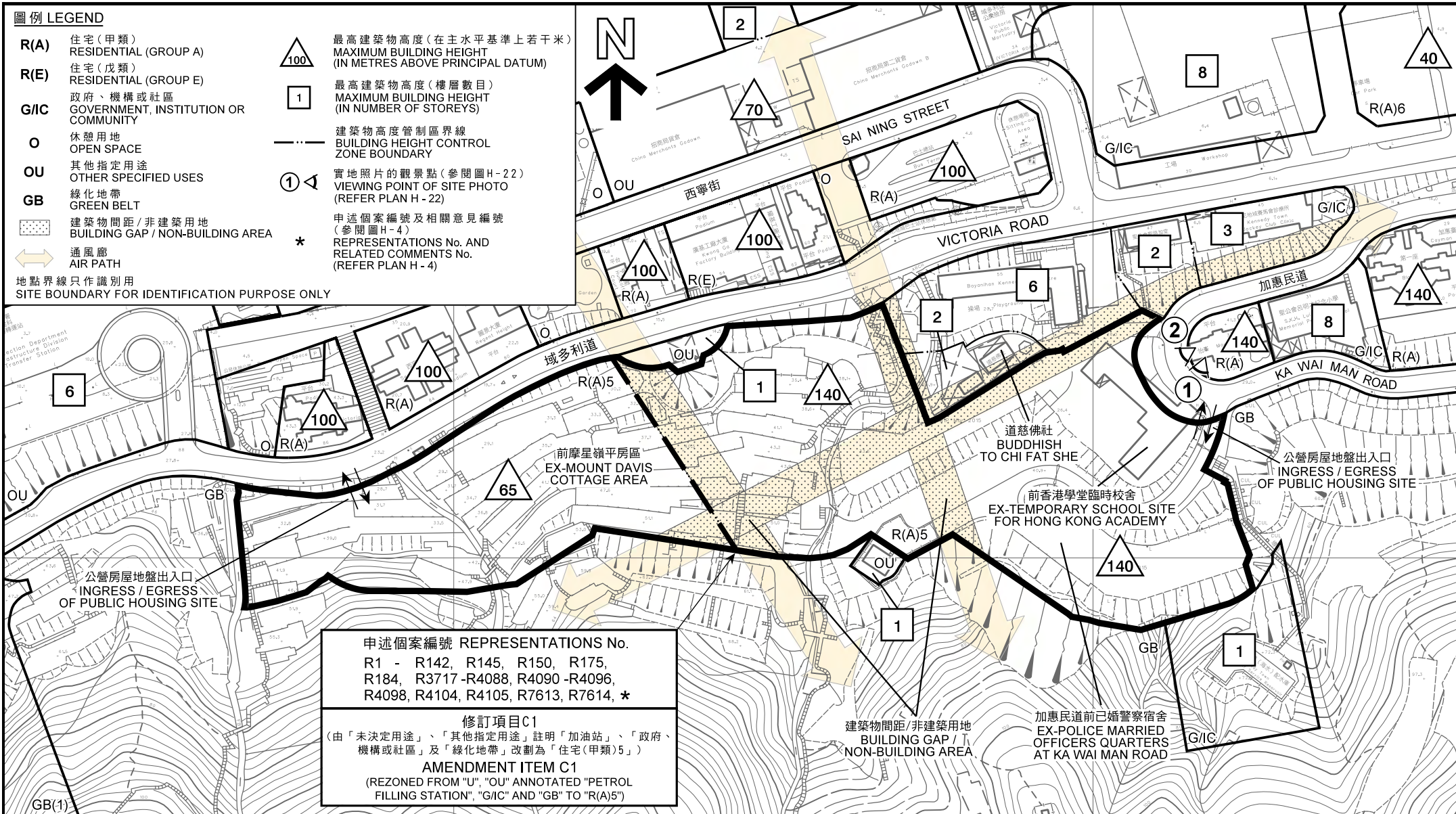
建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY

1

實地照片的觀景點 (參閱圖 H-22)
VIEWING POINT OF SITE PHOTO
(REFER PLAN H - 22)

*

申述個案編號及相關意見編號
(參閱圖 H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)



申述個案編號 REPRESENTATIONS No.

R1 - R142, R145, R150, R175,
R184, R3717 -R4088, R4090 -R4096,
R4098, R4104, R4105, R7613, R7614, *

修訂項目 C1

(由「未決定用途」、「其他指定用途」註明「加油站」、「政府、機構或社區」及「綠化地帶」改劃為「住宅(甲類)5」)

AMENDMENT ITEM C1

(REZONED FROM "U", "OU" ANNOTATED "PETROL FILLING STATION", "G/I/C" AND "GB" TO "R(A)5")

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

本摘要圖於2017年1月24日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SURVEY SHEETS No. 11-SW-6C & D

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

規劃署
PLANNING
DEPARTMENT

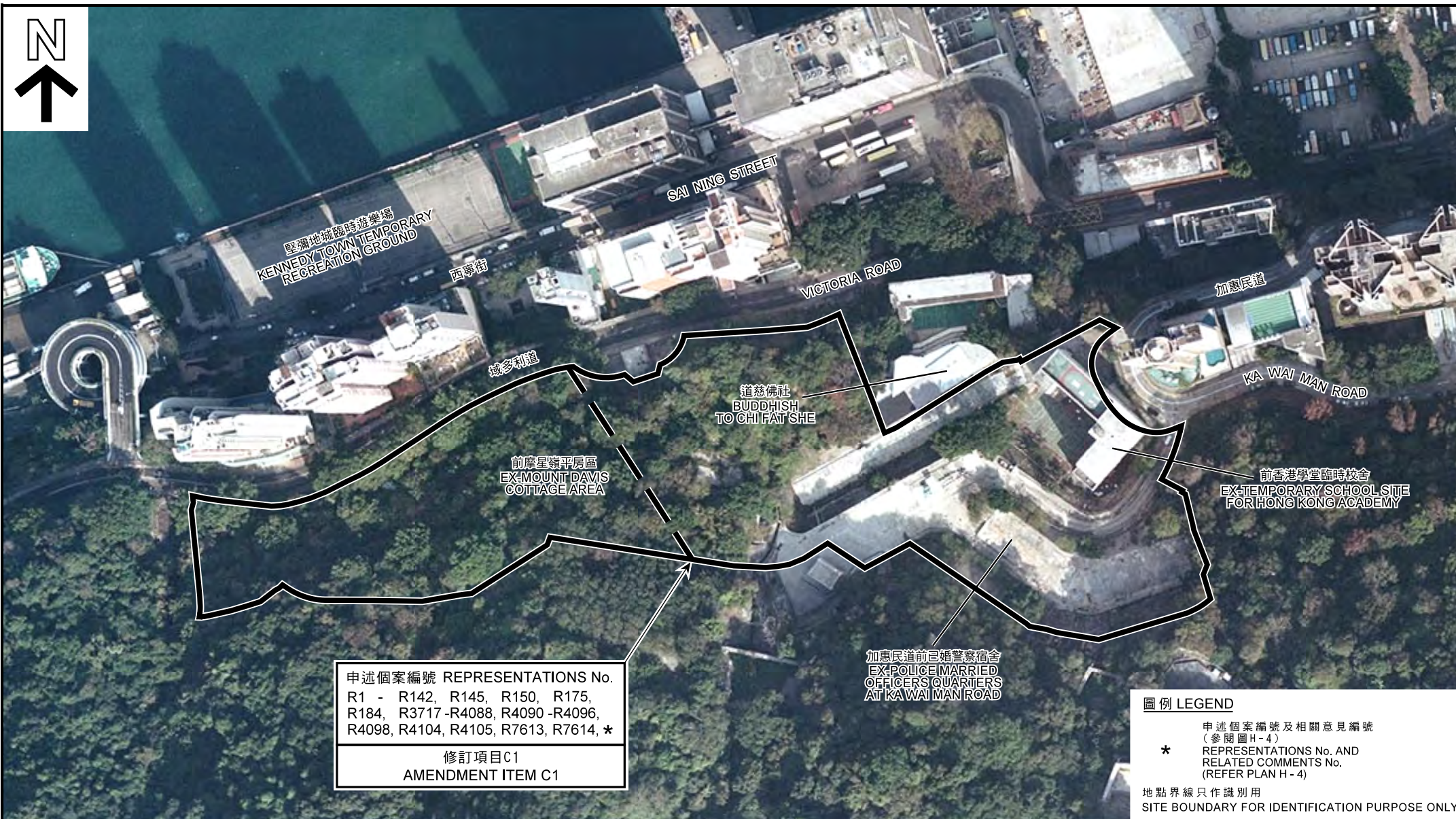


參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 20



航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT

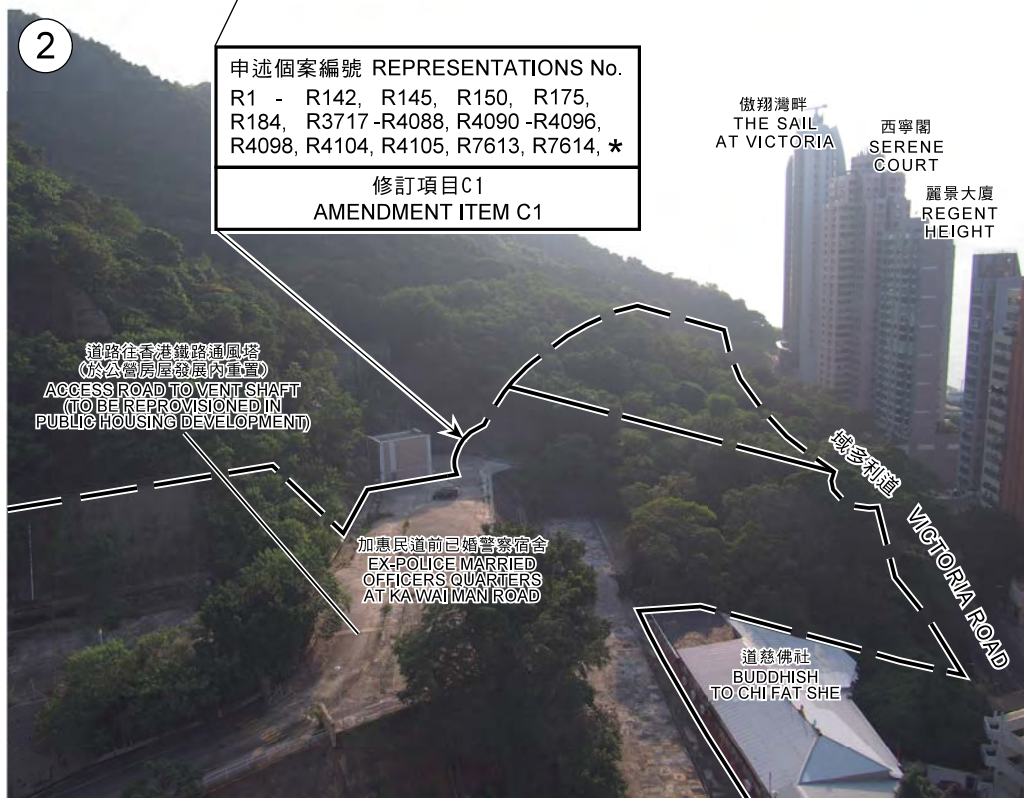


參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 21



圖例 LEGEND

- ★ 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 22



申述個案編號 REPRESENTATIONS No.

R111 - R135, R137 - R143,
R146 - R4096, R4098, R4138, R4147,
R4156, R4159, R4163, R4185, R4192,
R4197, R4199, R4244, R4256, R4270,
R4282, R4334, R4338, R4381, R4391,
R4395, R4401, R4405, R7613, R7614, *

相關意見編號 RELATED COMMENTS No.

C13, C300-C304

修訂項目C2

AMENDMENT ITEM C2

前堅尼地城屠場
EX-KENNEDY TOWN
ABATTOIR

前堅尼地城垃圾焚化爐
EX-KENNEDY TOWN
INCINERATOR

臨時停車場
TEMPORARY
CAR PARK

西市街臨時垃圾收集站
SAI SEE STREET
TEMPORARY REFUSE
COLLECTION POINT

加多近街臨時花園
CADOGAN STREET
TEMPORARY GARDEN

VICTORIA ROAD

加惠民道花園
KA WAI MAN ROAD
GARDEN

百年大樓
CENTENARY
MANSION

加惠民道
KA WAI MAN ROAD

聖公會呂明才紀念小學
S.K.H. LUI MING CHOI
MEMORIAL
PRIMARY SCHOOL

西環邨
SAI WAN ESTATE

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的
資料為地政總署於2016年1月1日拍得的
航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 24



申述個案編號 REPRESENTATIONS No.
R111 - R135, R137 - R143,
R146 - R4096, R4098, R4138, R4147,
R4156, R4159, R4163, R4185, R4192,
R4197, R4199, R4244, R4256, R4270,
R4282, R4334, R4338, R4381, R4391,
R4395, R4401, R4405, R7613, R7614, *

相關意見編號 RELATED COMMENTS No.
C13, C300-C304

修訂項目C2
AMENDMENT ITEM C2

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的
資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON
6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 25



申述個案編號 REPRESENTATIONS No.
R111 - R135, R137 - R143,
R146 - R4096, R4098, R4138, R4147,
R4156, R4159, R4163, R4185, R4192,
R4197, R4199, R4244, R4256, R4270,
R4282, R4334, R4338, R4381, R4391,
R4395, R4401, R4405, R7613, R7614, *

相關意見編號 RELATED COMMENTS No.
C13, C300-C304

修訂項目C2
AMENDMENT ITEM C2

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

本圖於2017年1月24日擬備，所根據的
資料為攝於2016年11月7日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTOS TAKEN ON 7.11.2016

實地照片 SITE PHOTOS

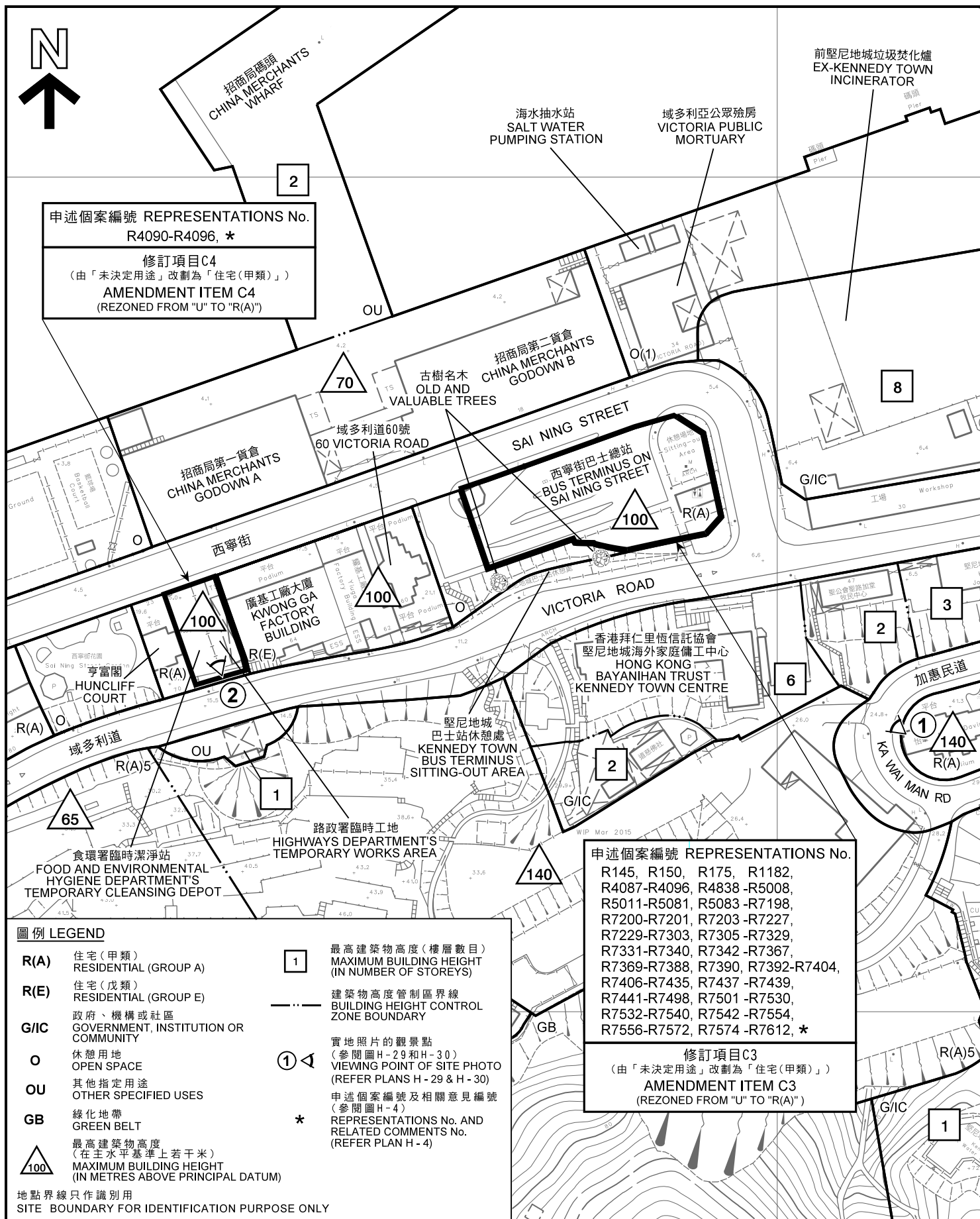
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 26



就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮

**CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20**

SCALE 1 : 1 500 比例尺

米 20 0 20 40 60 米
METRES



PLAN
H - 27



招商局碼頭
CHINA MERCHANTS WHARF

前堅尼地城垃圾焚化爐
EX-KENNEDY TOWN
INCINERATOR

海水抽水站
SALT WATER
PUMPING STATION

域多利亞
公眾殮房
VICTORIA
PUBLIC
MORTUARY

招商局第二貨倉
CHINA MERCHANTS
GODOWN B

招商局第一貨倉
CHINA MERCHANTS
GODOWN A

堅尼地城巴士站休憩處
KENNEDY TOWN BUS TERMINUS
SITTING-OUT AREA

SAI NING STREET

西寧街巴士總站
BUS TERMINUS
ON SAI NING STREET

西寧街

亨富閣
HUNCLIFF
COURT

廣基工廠大廈
KWONG GA
FACTORY
BUILDING

VICTORIA ROAD

域多利道

域多利道60號
60 VICTORIA ROAD

古樹名木
OLD AND VALUABLE
TREES

香港拜仁里恆信託協會
堅尼地城海外家庭傭工中心
HONG KONG BAYANHAN
KENNEDY TOWN CENTRE

申述個案編號 REPRESENTATIONS No.
R4090-R4096, *

修訂項目C4
AMENDMENT ITEM C4

申述個案編號 REPRESENTATIONS No.
R145, R150, R175, R1182,
R4087-R4096, R4838-R5008,
R5011-R5081, R5083-R7198,
R7200-R7201, R7203-R7227,
R7229-R7303, R7305-R7329,
R7331-R7340, R7342-R7367,
R7369-R7388, R7390, R7392-R7404,
R7406-R7435, R7437-R7439,
R7441-R7498, R7501-R7530,
R7532-R7540, R7542-R7554,
R7556-R7572, R7574-R7612, *

修訂項目C3
AMENDMENT ITEM C3

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

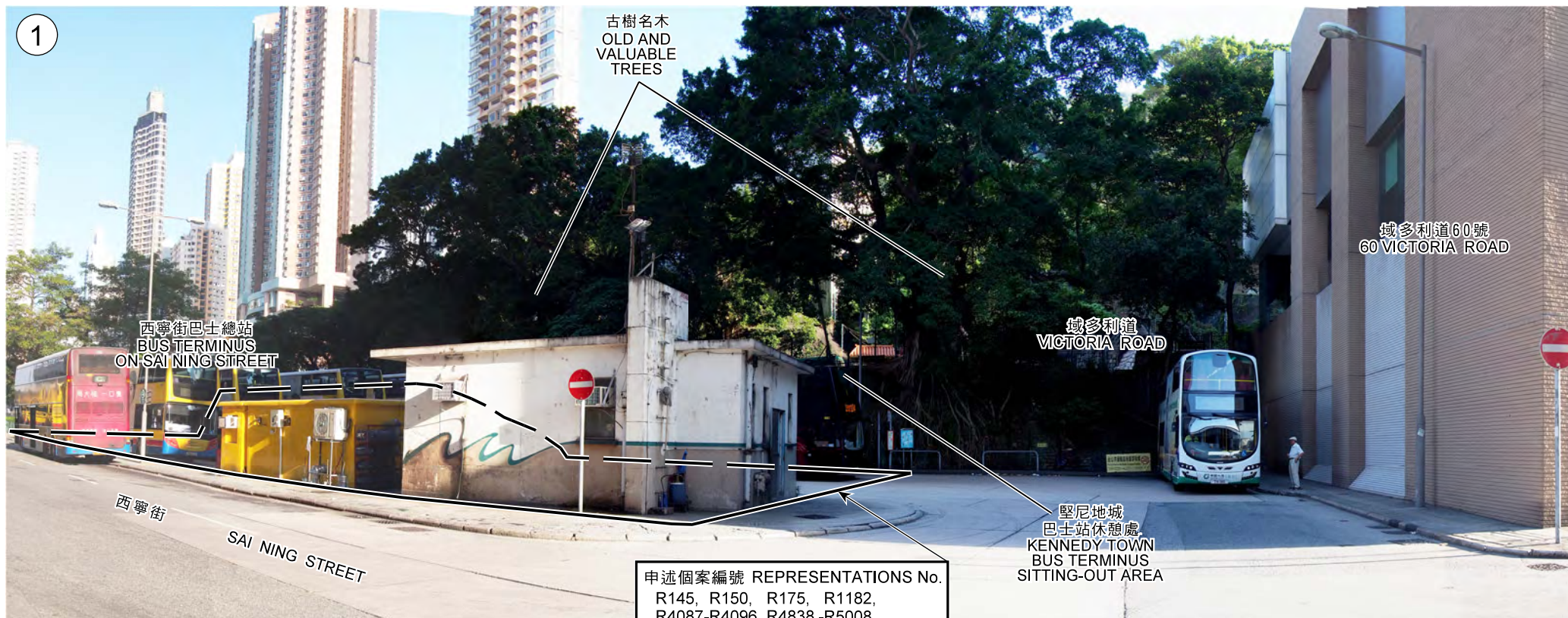
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 28



圖例 LEGEND

- * 申述個案編號及相關意見編號 (參閱圖 H - 4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

申述個案編號 REPRESENTATIONS No.

R145, R150, R175, R1182,
R4087-R4096, R4838 -R5008,
R5011-R5081, R5083 -R7198,
R7200-R7201, R7203 -R7227,
R7229-R7303, R7305 -R7329,
R7331-R7340, R7342 -R7367,
R7369-R7388, R7390, R7392-R7404,
R7406-R7435, R7437 -R7439,
R7441-R7498, R7501 -R7530,
R7532-R7540, R7542 -R7554,
R7556-R7572, R7574 -R7612, *

修訂項目 C3 AMENDMENT ITEM C3

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的
資料為攝於2016年10月13日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON 13.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 29

申述個案編號 REPRESENTATIONS No.
R4090-R4096, *

修訂項目C4
AMENDMENT ITEM C4



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖 H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

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

實地照片 SITE PHOTO

本圖於2017年1月20日擬備，所根據的資料為攝於2015年10月6日的實地照片
EXTRACT PLAN PREPARED ON 20.1.2017
BASED ON SITE PHOTO TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 30



申述個案編號 REPRESENTATIONS No.
R142, R143, R150, R175,
R3718-R4086, R4088, R4096,
R4098, R4147, R4159, *

修訂項目D1
(由「未決定用途」改劃為「政府、機構或社區」)
AMENDMENT ITEM D1
(REZONED FROM "U" TO "G/IC")

前堅尼地城屠場
EX-KENNEDY TOWN
ABATTOIR

海水抽水站
SALT WATER
PUMPING STATION

前堅尼地城垃圾焚化爐
EX-KENNEDY TOWN
INCINERATOR

路政署臨時維修站
HIGHWAYS DEPARTMENT'S
TEMPORARY
MAINTENANCE DEPOT

域多利亞公眾殮房
VICTORIA PUBLIC
MORTUARY

臨時停車場
TEMPORARY
CAR PARK

招商局第二貨倉
CHINA MERCHANTS GODOWN B

西寧街巴士總站
BUS TERMINUS
ON SAI NING STREET

堅尼地城賽馬會診療所
KENNEDY TOWN
JOCKEY CLUB CLINIC

聖公會呂明才紀念小學
S.K.H. LUI MING CHOI
MEMORIAL
PRIMARY SCHOOL

圖例 LEGEND

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

OU 其他指定用途
OTHER SPECIFIED USES

O 休憩用地
OPEN SPACE

GB 綠化地帶
GREEN BELT

最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

1 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

--- 建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY

① 實地照片的觀景點(參閱圖H-33)
VIEWING POINT OF SITE PHOTO
(REFER PLAN H-33)

* 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 1 500 比例尺
米 20 0 20 40 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

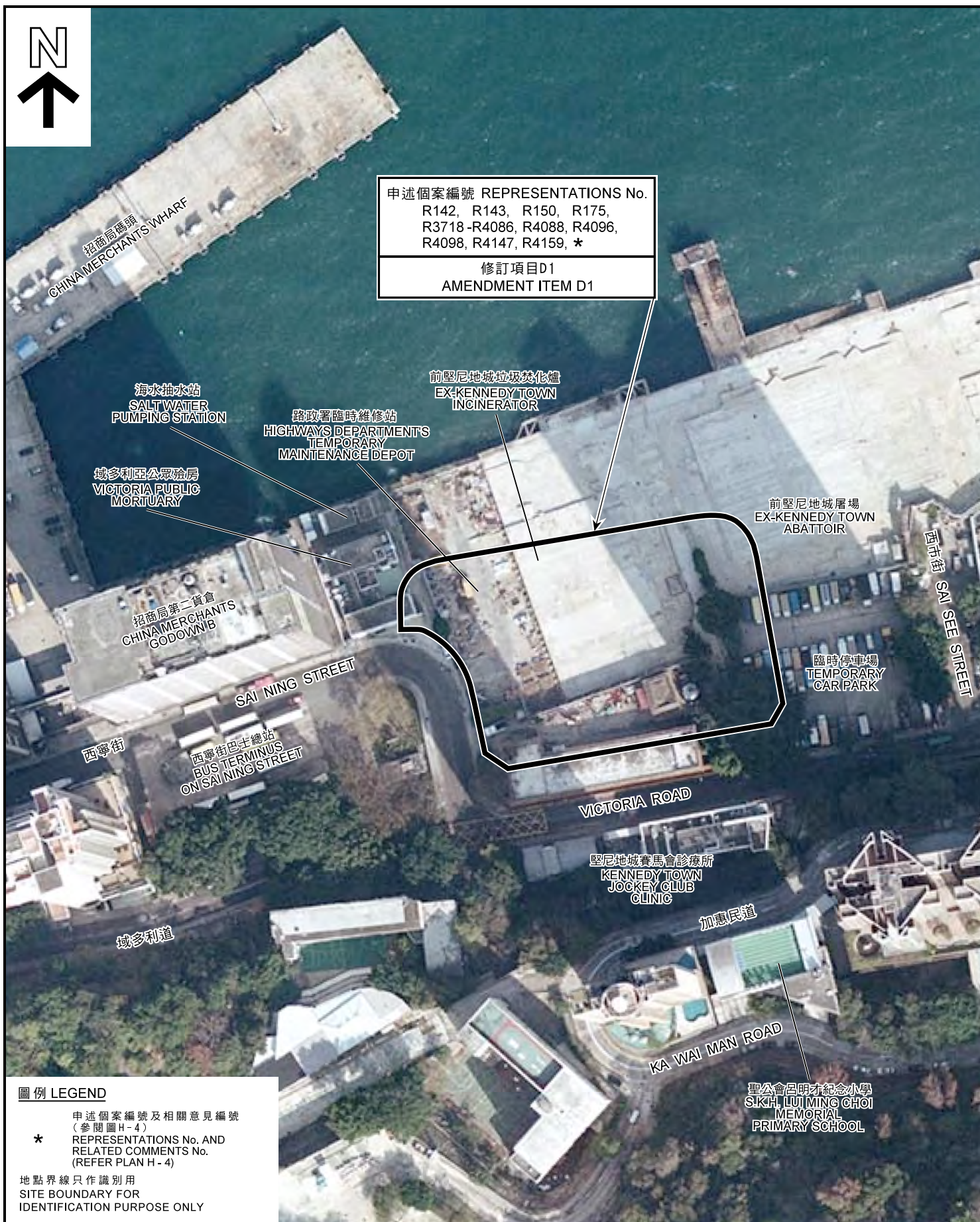
R/S/H1/20

圖 PLAN

H - 31

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D



申述個案編號 REPRESENTATIONS No.

R142, R143, R150, R175,
R3718 -R4086, R4088, R4096,
R4098, R4147, R4159, *

修訂項目D1

AMENDMENT ITEM D1

招商局碼頭
CHINA MERCHANTS WHARF

海水抽水站
SALT WATER
PUMPING STATION

域多利亞公眾殮房
VICTORIA PUBLIC
MORTUARY

招商局第二貨倉
CHINA MERCHANTS
GODOWN B

路政署臨時維修站
HIGHWAYS DEPARTMENT'S
TEMPORARY
MAINTENANCE DEPOT

前堅尼地城垃圾焚化爐
EX-KENNEDY TOWN
INCINERATOR

前堅尼地城屠場
EX-KENNEDY TOWN
ABATTOIR

臨時停車場
TEMPORARY
CAR PARK

SAI NING STREET

西寧街

西寧街巴士總站
BUS TERMINUS
ON SAI NING STREET

VICTORIA ROAD

堅尼地城賽馬會診療所
KENNEDY TOWN
JOCKEY CLUB
CLINIC

加惠民道

KA WAI MAN ROAD

聖公會呂明才紀念小學
S.K.H. LUI MING CHOI
MEMORIAL
PRIMARY SCHOOL

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 32



申述個案編號 REPRESENTATIONS No.
R142, R143, R150, R175,
R3718 -R4086, R4088, R4096,
R4098, R4147, R4159, *

修訂項目D1
AMENDMENT ITEM D1

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)
* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

實地照片 SITE PHOTO

本圖於2017年1月20日擬備，所根據的
資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 20.1.2017
BASED ON SITE PHOTO TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



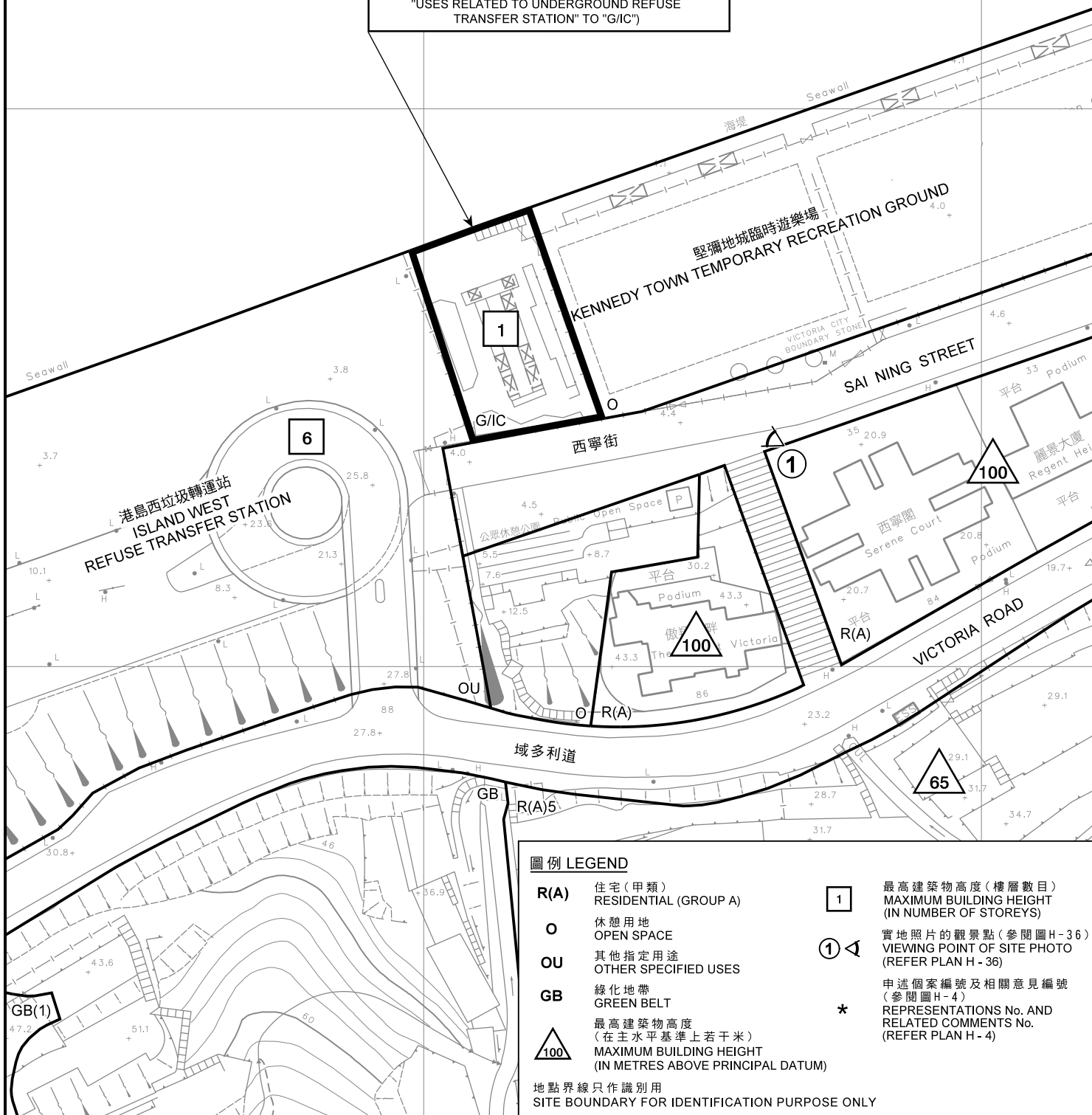
參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 33



申述個案編號 REPRESENTATIONS No.
R4096, *

修訂項目D2
(由「未決定用途」及「其他指定用途」註明
「地下垃圾轉運站的有關用途」改劃為「政府、機構或社區」)
AMENDMENT ITEM D2
(REZONED FROM "U" AND "OU" ANNOTATED
"USES RELATED TO UNDERGROUND REFUSE
TRANSFER STATION" TO "G/IC")



平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 34

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEET
No. 11-SW-6C



申述個案編號 REPRESENTATIONS No.
R4096, *

修訂項目D2
AMENDMENT ITEM D2



圖例 LEGEND

* 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62285

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62285
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 35



申述個案編號 REPRESENTATIONS No.
R4096, *

修訂項目D2
AMENDMENT ITEM D2

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖 H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的
資料為攝於2016年10月13日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON 13.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 36



申述個案編號 REPRESENTATIONS No.
R4092-R4095, *

修訂項目E

(由「住宅(丙類)3」改劃為
「其他指定用途」註明「公眾殮房」)

AMENDMENT ITEM E

(REZONED FROM "R(C)3" TO
"OU" ANNOTATED "PUBLIC MORTUARY")

慈星閣仁愛服務中心(安老院)
CHEE SING KOK SOCIAL CENTRE
OF THE HUMANITY LOVE

申述個案編號 REPRESENTATIONS No.
R4092-R4095, *

修訂項目E

(由「綠化地帶」改劃為「綠化地帶(2)」)

AMENDMENT ITEM E
(REZONED FROM "GB" TO "GB(2)")

圖例 LEGEND

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

 實地照片的觀景點(參閱圖H-39至H-41)
VIEWING POINT OF SITE PHOTO
(REFER PLANS H-39 TO H-41)

***** 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 37

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及11A

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & 11A



圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)

* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62286

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62286
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 38



圖例 LEGEND

- * 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON 6.10.2015

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 39



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的
資料為攝於2016年10月6日(上)及
2016年10月13日(下)的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON
6.10.2016 (UPPER) & 13.10.2016 (LOWER)

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 40



5

申述個案編號 REPRESENTATIONS No.
R4092-R4095, *

修訂項目E
AMENDMENT ITEM E



6

地點內部景觀
INTERNAL VIEW OF SITE

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2017年1月13日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON 13.1.2017

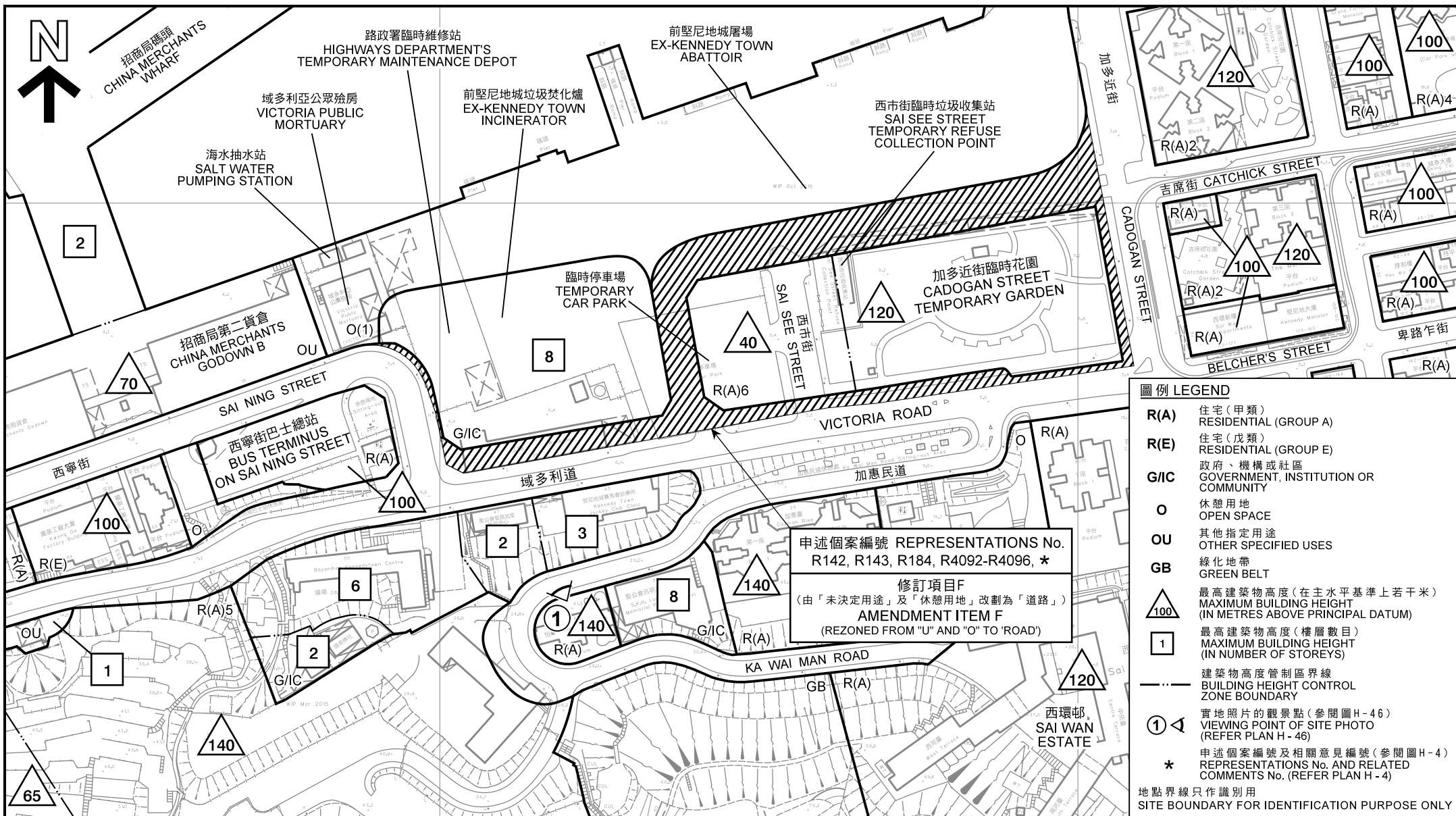
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 41



圖例 LEGEND

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- 100** 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 1** 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- 建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY
- ①** 實地照片的觀景點(參閱圖H-46)
VIEWING POINT OF SITE PHOTO
(REFER PLAN H - 46)
- *** 申述個案編號及相關意見編號(參閱圖H-4)
REPRESENTATIONS No. AND RELATED
COMMENTS No. (REFER PLAN H - 4)

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

平面圖 SITE PLAN

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

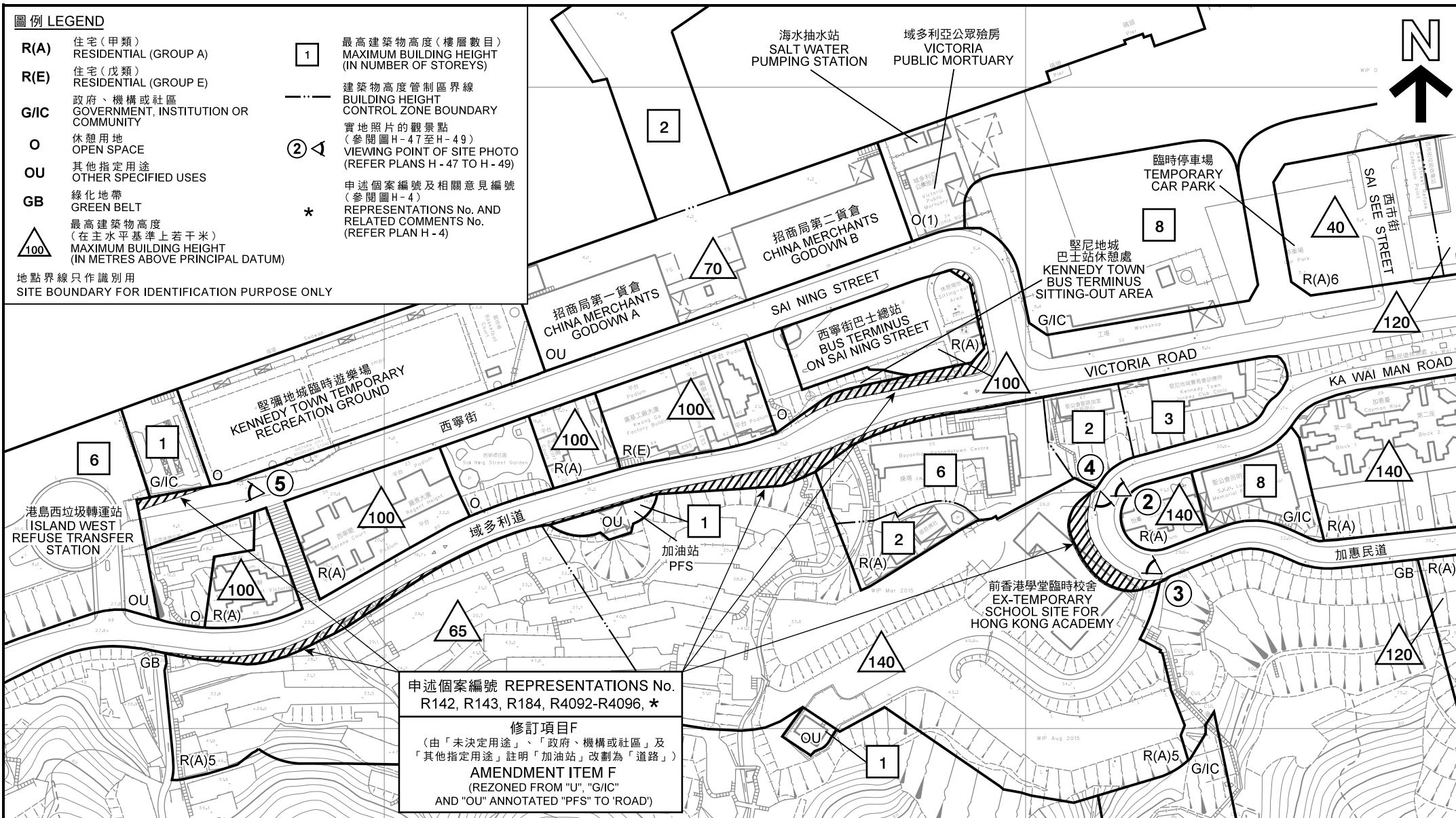
H - 42

圖例 LEGEND

- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(E)** 住宅 (戊類)
RESIDENTIAL (GROUP E)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- △100** 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

- 1** 最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- 建築物高度管制區界線
BUILDING HEIGHT
CONTROL ZONE BOUNDARY
- ②** 實地照片的觀景點
(參閱圖H-47至H-49)
VIEWING POINT OF SITE PHOTO
(REFER PLANS H-47 TO H-49)
- *** 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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



申述個案編號 REPRESENTATIONS No.
R142, R143, R184, R4092-R4096, *

修訂項目F
(由「未決定用途」、「政府、機構或社區」及
「其他指定用途」註明「加油站」改劃為「道路」)

AMENDMENT ITEM F
(REZONED FROM "U", "G/I/C"
AND "OU" ANNOTATED "PFS" TO "ROAD")

平面圖 SITE PLAN

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

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

規劃署
PLANNING
DEPARTMENT

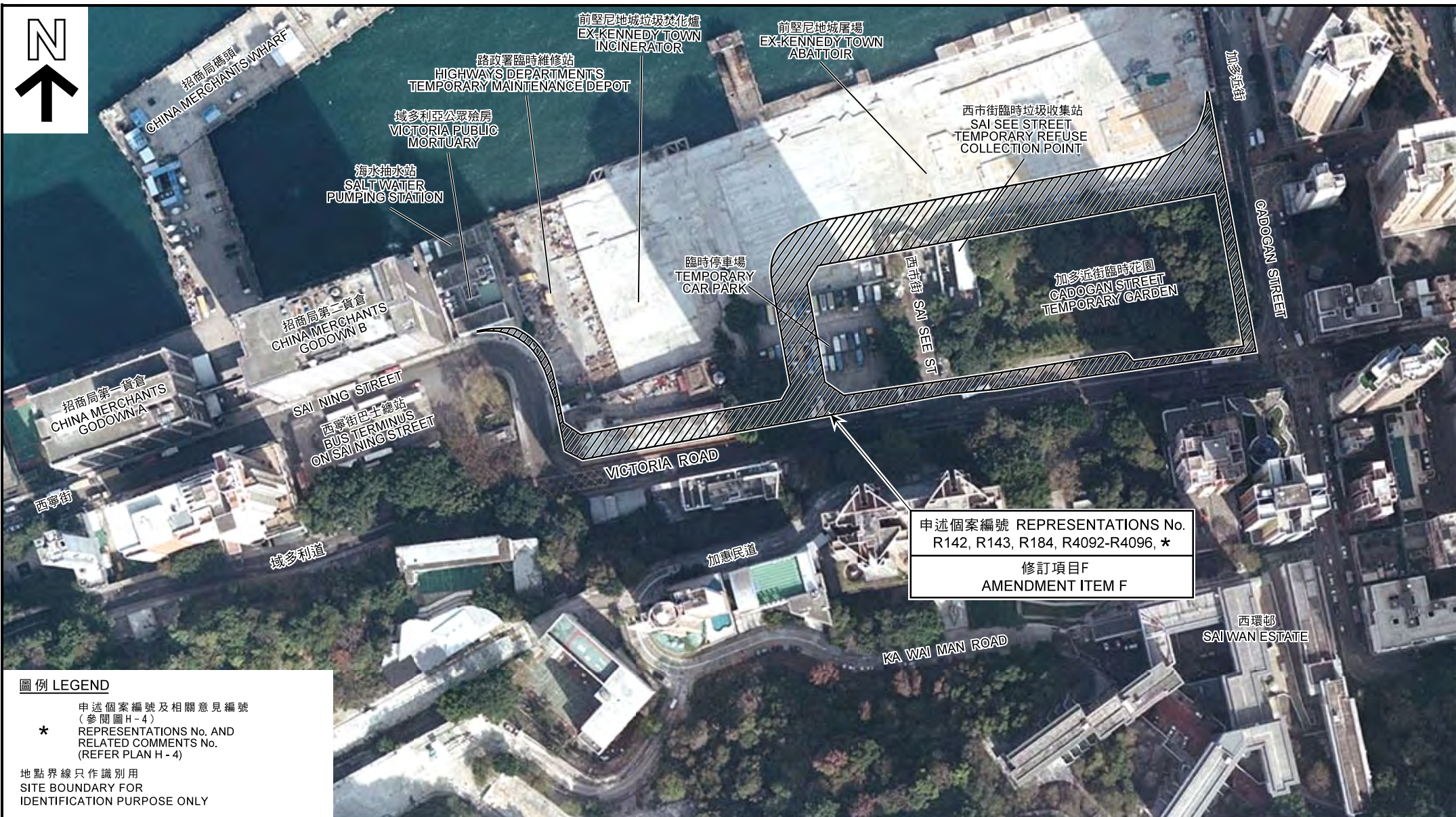


參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 43



圖例 LEGEND

* 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

申述個案編號 REPRESENTATIONS No.
R142, R143, R184, R4092-R4096, *

修訂項目F
AMENDMENT ITEM F

<p>本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284</p> <p>EXTRACT PLAN PREPARED ON 25.1.2017 BASED ON AERIAL PHOTO No. CS62284 TAKEN ON 1.1.2016 BY LANDS DEPARTMENT</p>	<p>航攝照片 AERIAL PHOTO</p> <p>就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的 申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮</p> <p>CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND RELATED COMMENTS No. C1-C306 TO THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/H1/20</p> <p>圖 PLAN H - 44</p>
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航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62285

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62285
TAKEN ON 1.1.2016 BY LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO

THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

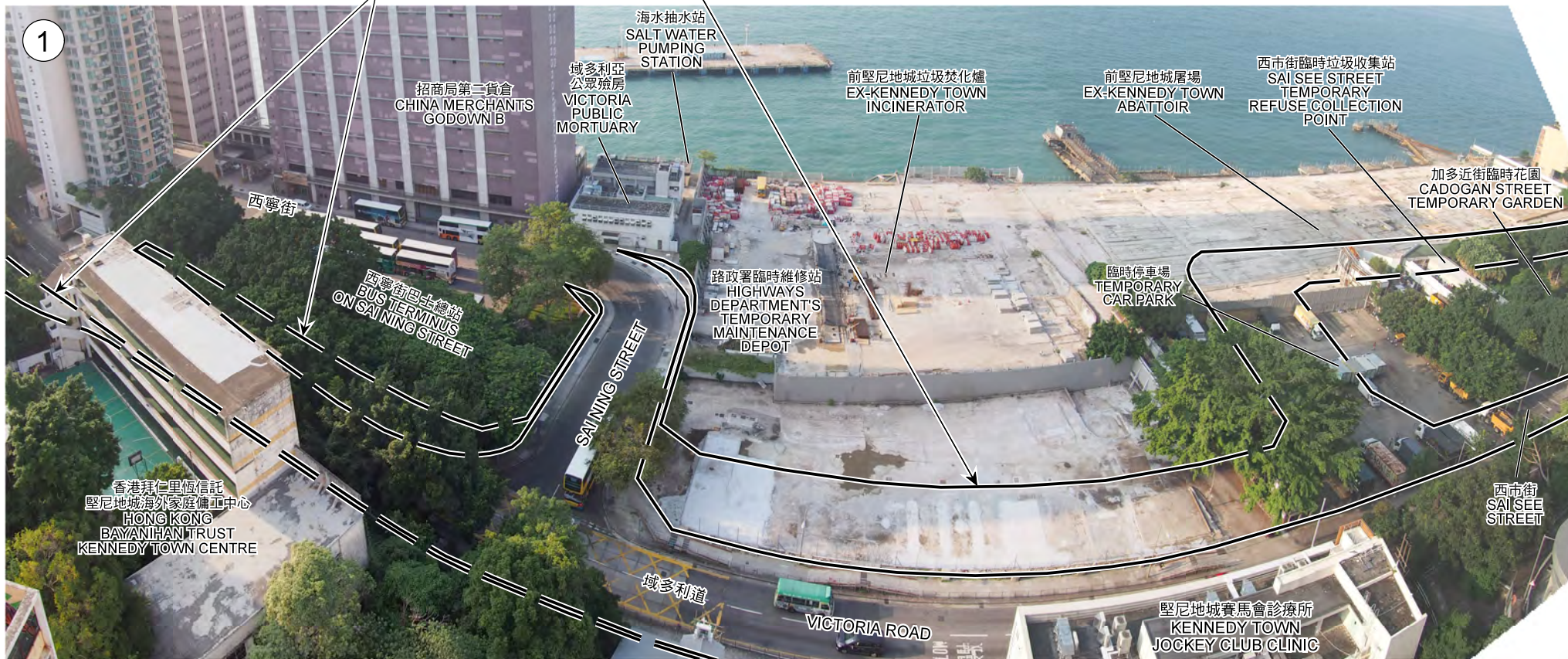
R/S/H1/20

圖 PLAN

H - 45

申述個案編號 REPRESENTATIONS No.
R142, R143, R184, R4092-R4096, *

修訂項目F
AMENDMENT ITEM F



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的
資料為攝於2016年10月14日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON 14.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT

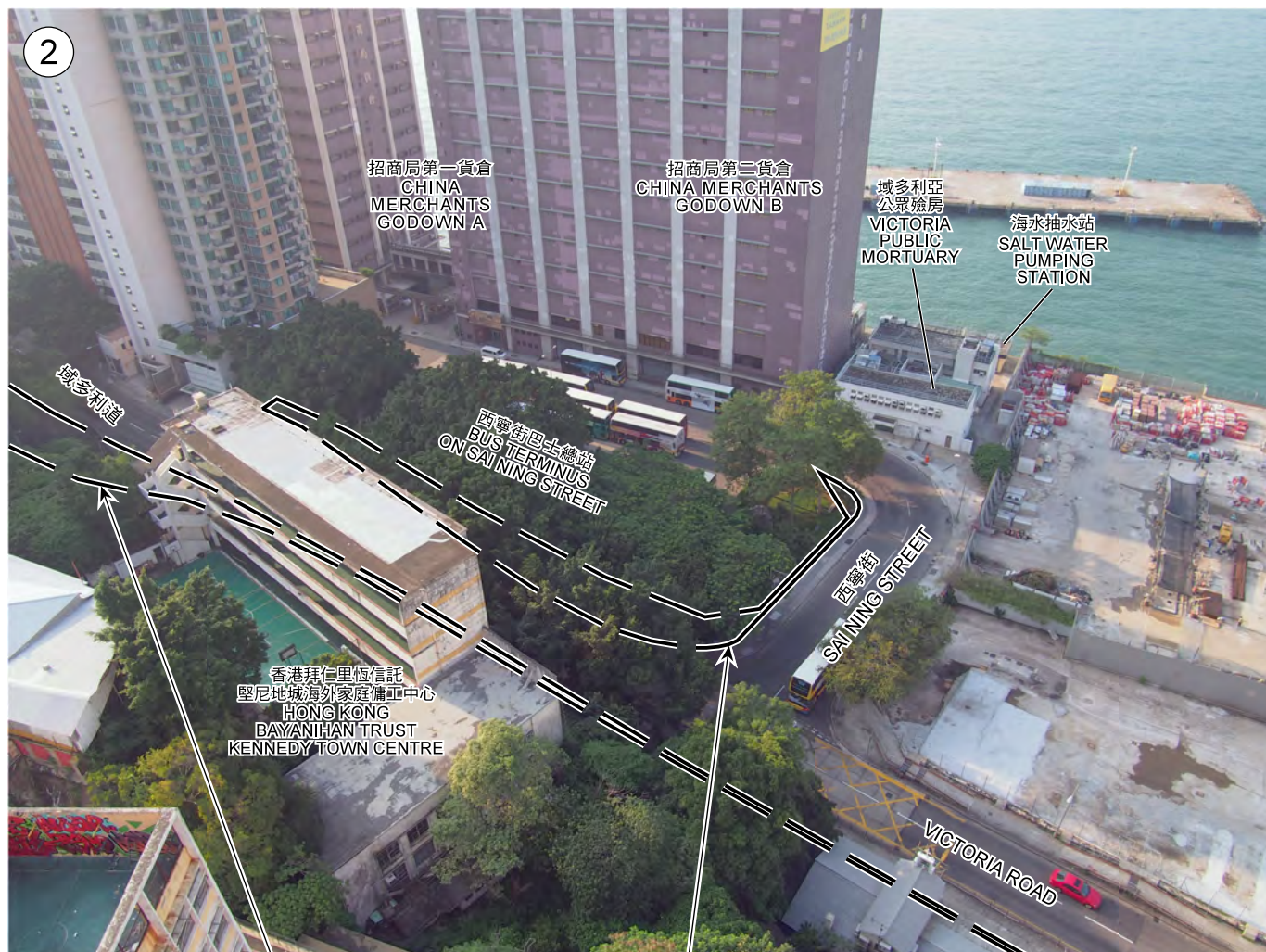


參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 46



申述個案編號 REPRESENTATIONS No.
R142, R143, R184, R4092-R4096, *

修訂項目F
AMENDMENT ITEM F

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON
6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 47



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2016年9月30日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON
30.9.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 48

5



申述個案編號 REPRESENTATIONS No.
R142, R143, R184, R4092-R4096, *

修訂項目F
AMENDMENT ITEM F

西寧街
SAI NING STREET

圖例 LEGEND

* 申述個案編號及相關意見編號(參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月14日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON
14.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

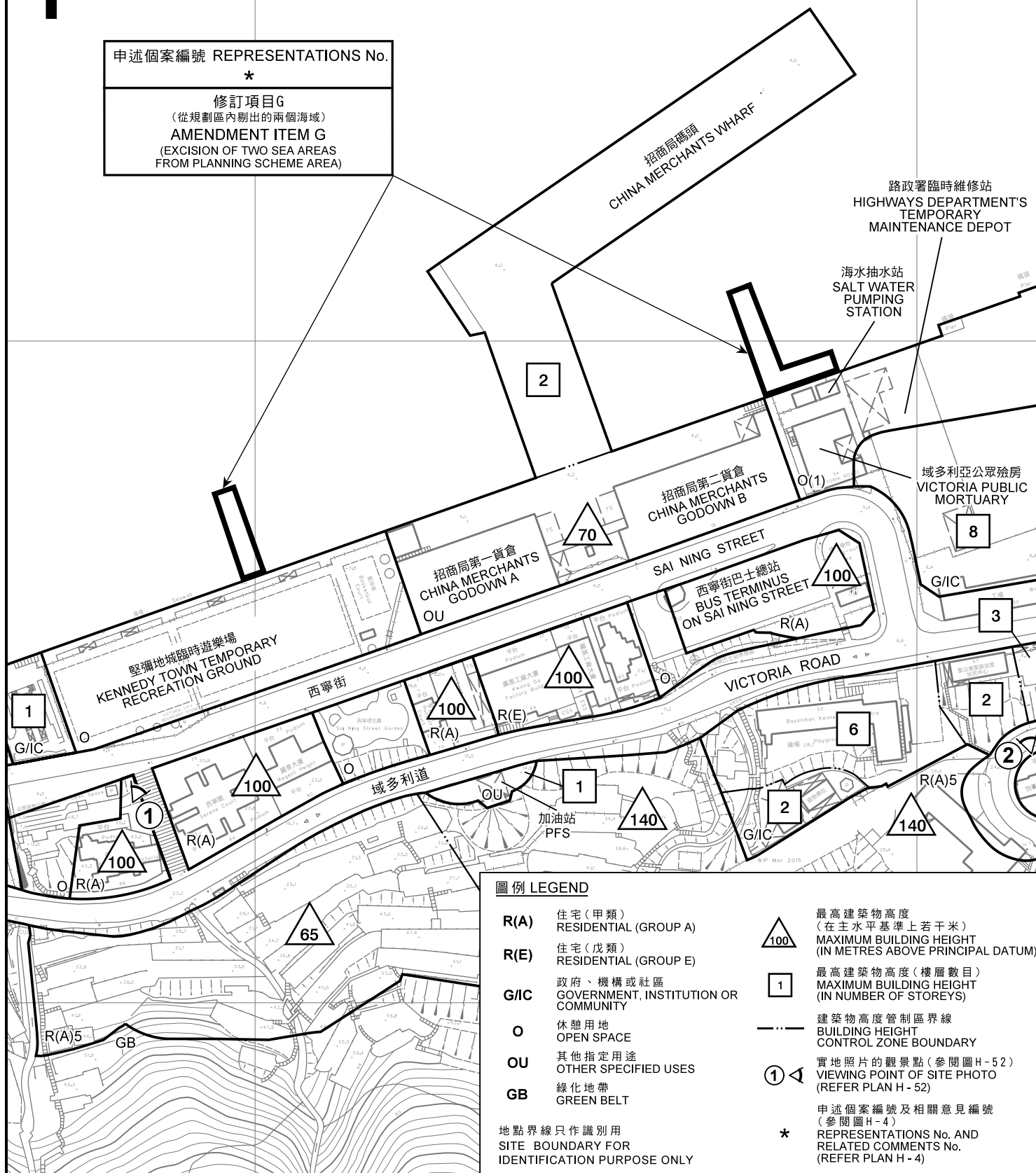
圖 PLAN
H - 49



申述個案編號 REPRESENTATIONS No.

*

修訂項目G
(從規劃區內剔出的兩個海域)
AMENDMENT ITEM G
(EXCISION OF TWO SEA AREAS
FROM PLANNING SCHEME AREA)



平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 50

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D



申述個案編號 REPRESENTATIONS No.

*

修訂項目G
AMENDMENT ITEM G

招商局碼頭
CHINA MERCHANTS WHARF

路政署臨時維修站
HIGHWAYS DEPARTMENT'S
TEMPORARY
MAINTENANCE DEPOT

海水抽水站
SALT WATER
PUMPING
STATION

域多利亞公眾殮房
VICTORIA PUBLIC
MORTUARY

招商局第二貨倉
CHINA MERCHANTS
GODOWN 'B'

招商局第一貨倉
CHINA MERCHANTS
GODOWN 'A'

西寧街巴士總站
BUS TERMINUS
ON SAI NING STREET

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

西寧街

域多利道

VICTORIA ROAD

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)
* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62285

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62285
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 51



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTOS TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 52



申述個案編號 REPRESENTATIONS No.

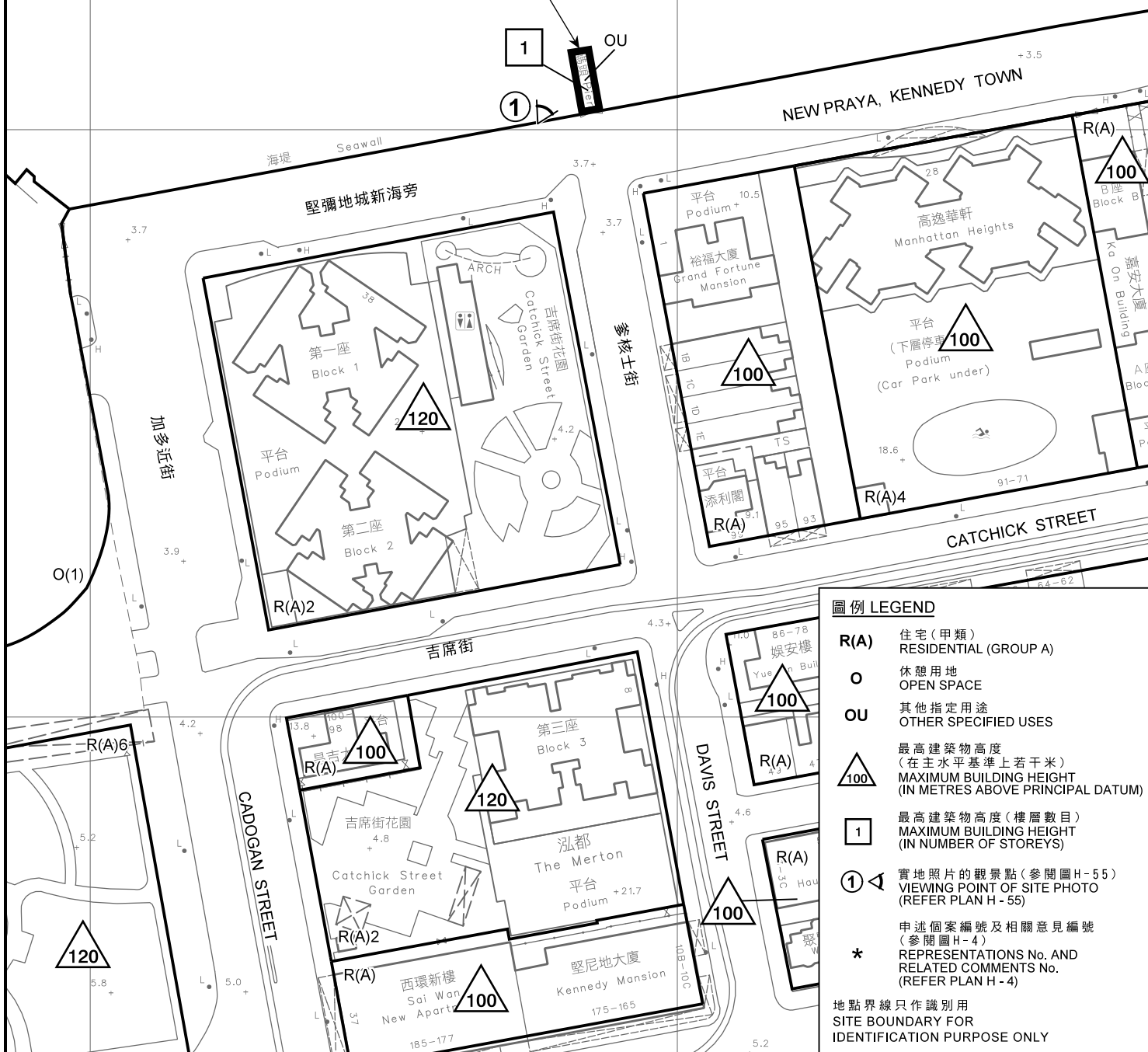
*

修訂項目H

(把碼頭納入規劃區內及
劃為「其他指定用途」註明「碼頭」)

AMENDMENT ITEM H

(INCORPORATION OF A PIER INTO
THE PLANNING SCHEME AREA AND
REZONED THE PIER TO "OU" ANNOTATED "PIER")



圖例 LEGEND

- R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
- O 休憩用地
OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USES
- 100 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 1 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- ① 實地照片的觀景點(參閱圖H-55)
VIEWING POINT OF SITE PHOTO
(REFER PLAN H-55)
- * 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 53

本摘要圖於2017年1月24日擬備,
所根據的資料為測量圖編號
11-SW-6D

EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SURVEY SHEET
No. 11-SW-6D



申述個案編號 REPRESENTATIONS No.

*

修訂項目H
AMENDMENT ITEM H



堅尼地城新海旁
NEWPRAYA, KENNEDY TOWN

麥加利街

加多利街

CADOGAN STREET

DAVIS STREET

吉席街

CATCHICK STREET

BELCHERS STREET

卑路乍街

域多利道
VICTORIA ROAD

圖例 LEGEND

申述個案編號及相關意見編號
(參閱圖H-4)
* REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月24日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 54



圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖 H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H-4)

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

實地照片 SITE PHOTO

本圖於2017年1月24日擬備，所根據的資料為攝於2016年9月30日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTO TAKEN ON 30.9.2016

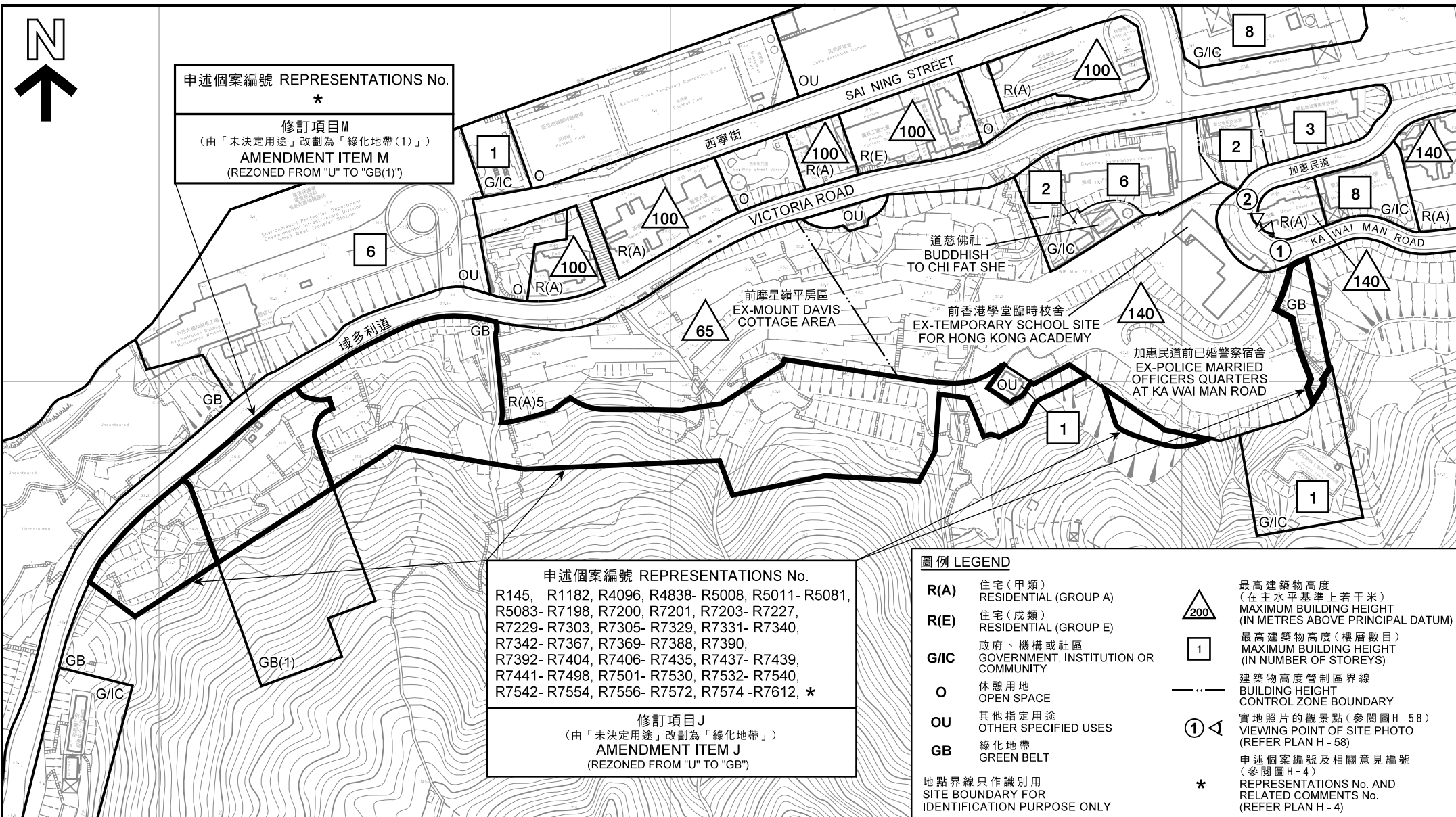
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



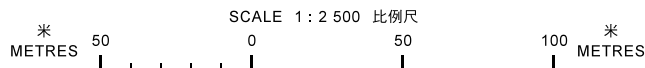
參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 55



平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

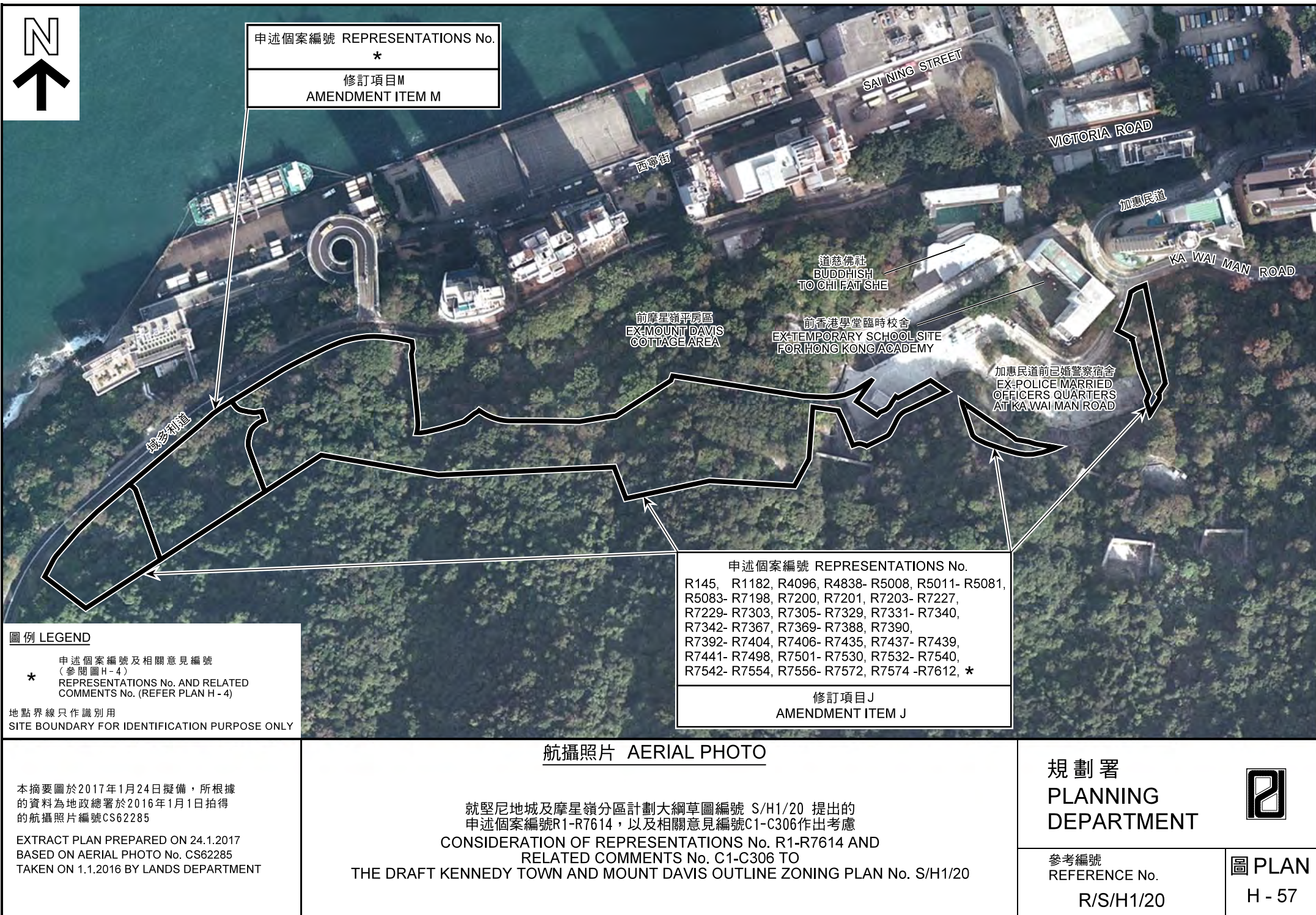
R/S/H1/20

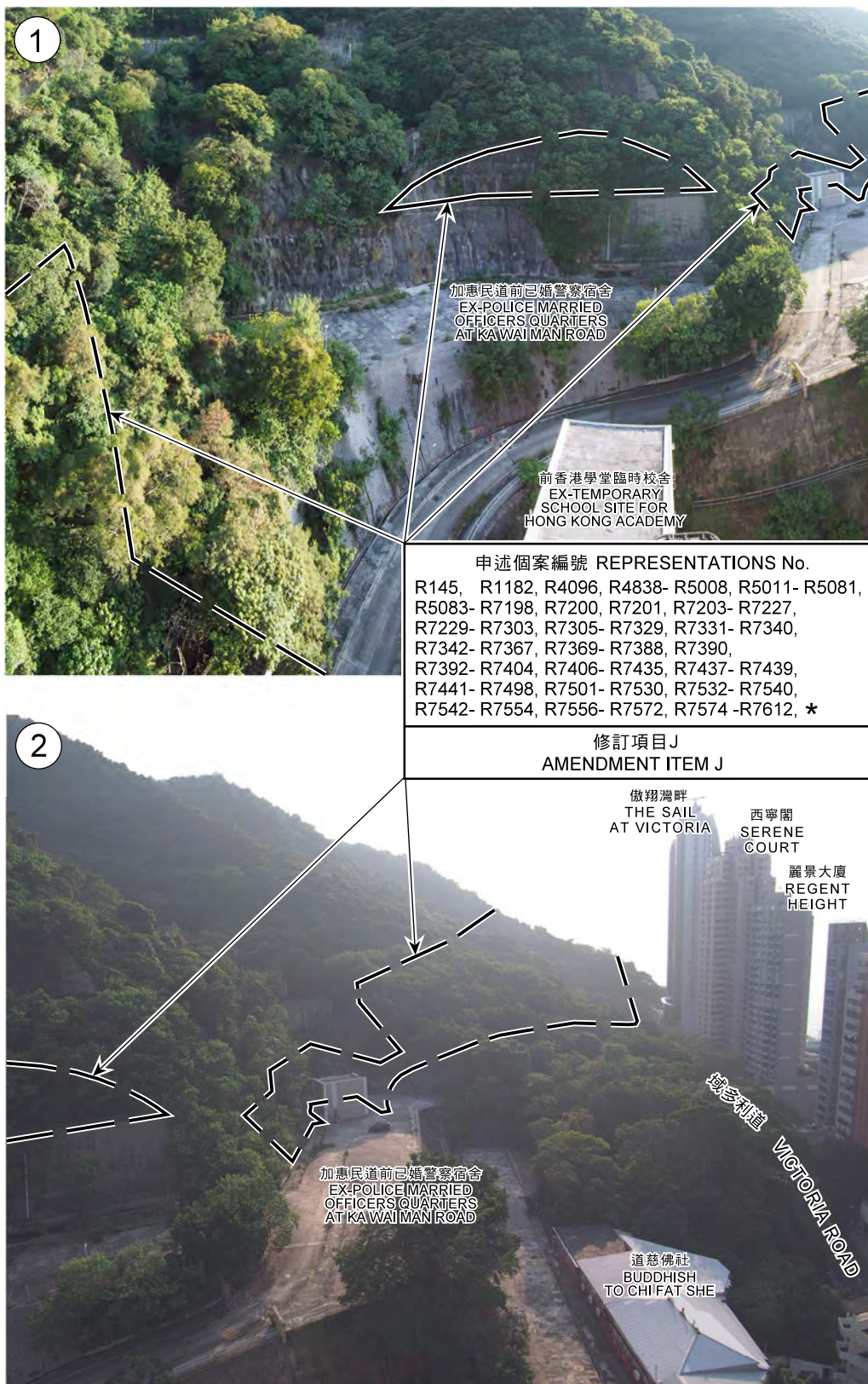
圖 PLAN

H - 56

本摘要圖於2017年1月24日擬備，
所根據的資料為測量圖編號
11-SW-6C及D和11A及B

EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D AND 11A & B





申述個案編號 REPRESENTATIONS No.
R145, R1182, R4096, R4838- R5008, R5011- R5081,
R5083- R7198, R7200, R7201, R7203- R7227,
R7229- R7303, R7305- R7329, R7331- R7340,
R7342- R7367, R7369- R7388, R7390,
R7392- R7404, R7406- R7435, R7437- R7439,
R7441- R7498, R7501- R7530, R7532- R7540,
R7542- R7554, R7556- R7572, R7574 -R7612, *

修訂項目J
AMENDMENT ITEM J

傲翔灣畔
THE SAIL
AT VICTORIA

西寧閣
SERENE
COURT

麗景大廈
REGENCY
HEIGHT

域多利道
VICTORIA ROAD

加惠民道前已婚警察宿舍
EX-POLICE MARRIED
OFFICERS QUARTERS
AT KA WAI MAN ROAD

道慈佛社
BUDDHIST
TO CHI FAT SHE

圖例 LEGEND

* 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTOS

本圖於2017年1月24日擬備，所根據的
資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 24.1.2017
BASED ON SITE PHOTOS TAKEN ON
6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 58



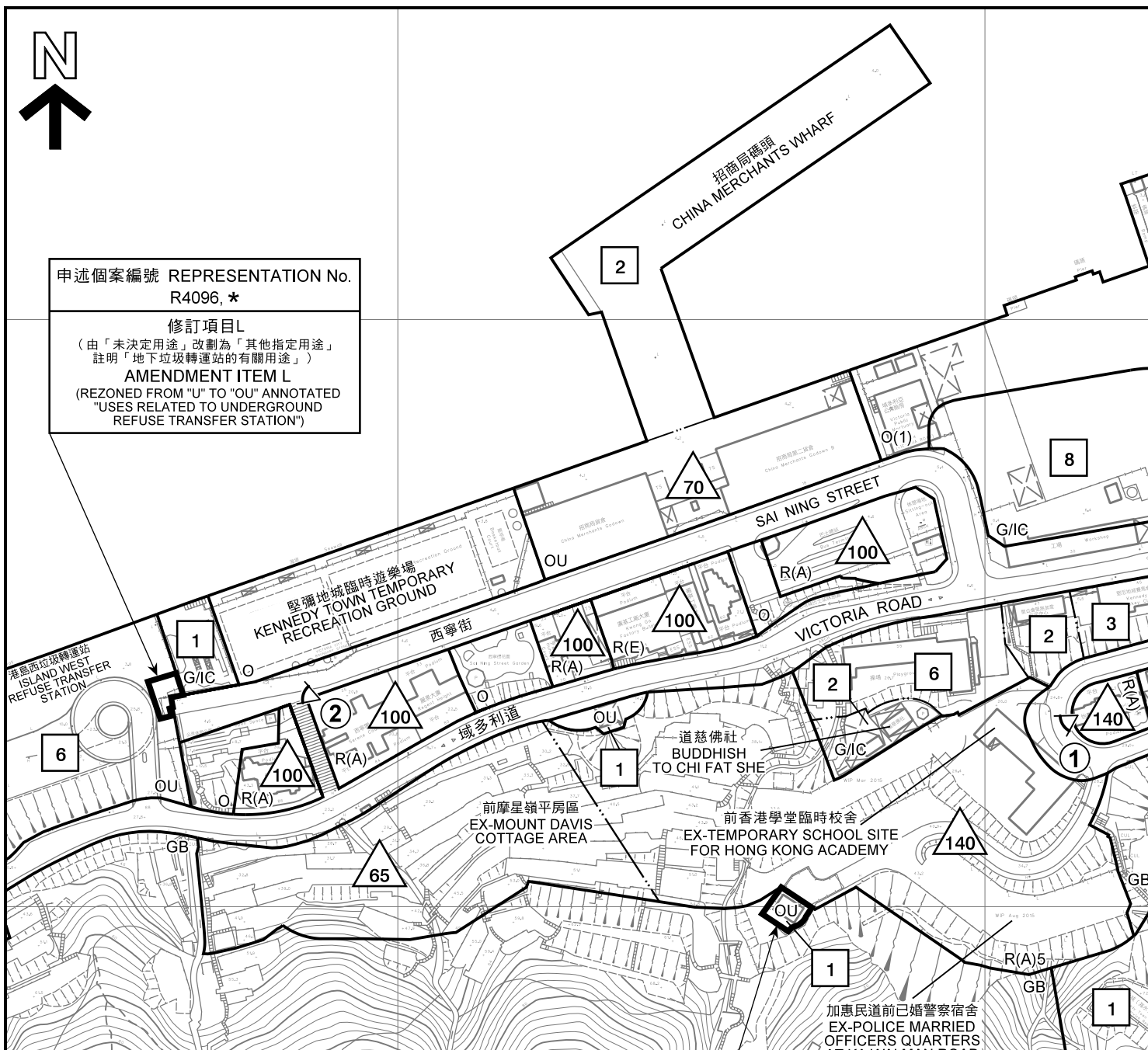
申述個案編號 REPRESENTATION No.
R4096, *

修訂項目L

(由「未決定用途」改劃為「其他指定用途」
註明「地下垃圾轉運站的有關用途」)

AMENDMENT ITEM L

(REZONED FROM "U" TO "OU" ANNOTATED
"USES RELATED TO UNDERGROUND
REFUSE TRANSFER STATION")



圖例 LEGEND

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

△100 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

1

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

建築物高度管制區界線
BUILDING HEIGHT
CONTROL ZONE BOUNDARY

①

實地照片的觀景點
(參閱圖H-61和H-62)
VIEWING POINT OF SITE PHOTO
(REFER PLANS H-61 & H-62)

*

申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H-4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申述個案編號 REPRESENTATIONS No.
*

修訂項目K

(由「未決定用途」改劃為「其他指定用途」
註明「香港鐵路通風大樓」)

AMENDMENT ITEM K

(REZONED FROM "U" TO "OU" ANNOTATED
"USES RELATED TO MTR VENTILATION BUILDING")

平面圖 SITE PLAN

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614, 以及相關意見編號C1-C306作出考慮

CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

SCALE 1 : 2 500 比例尺

米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 59

本摘要圖於2017年1月25日擬備，
所根據的資料為測量圖編號
11-SW-6C及D和11A及B

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SURVEY SHEETS
No. 11-SW-6C & D AND 11A & B



申述個案編號 REPRESENTATION No.
R4096, *

修訂項目L
AMENDMENT ITEM L

招商局碼頭
CHINA MERCHANTS WHARF

SAI NING STREET

VICTORIA ROAD

堅彌地城臨時遊樂場
KENNEDY TOWN TEMPORARY
RECREATION GROUND

西寧街

域多利道

道慈佛社
BUDDHISH
TO CHI FAT SHE

前摩星嶺平房區
EX-MOUNT DAVIS
COTTAGE AREA

前香港學堂臨時校舍
EX-TEMPORARY SCHOOL SITE
FOR HONG KONG ACADEMY

加惠民道前已婚警察宿舍
EX-POLICE MARRIED
OFFICERS QUARTERS
AT KAWAI MAN ROAD

申述個案編號 REPRESENTATIONS No.
★

修訂項目K
AMENDMENT ITEM K

圖例 LEGEND

★ 申述個案編號及相關意見編號
(參閱圖H-4)
REPRESENTATIONS No. AND
RELATED COMMENTS No.
(REFER PLAN H - 4)

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62284

EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO No. CS62284
TAKEN ON 1.1.2016 BY
LANDS DEPARTMENT

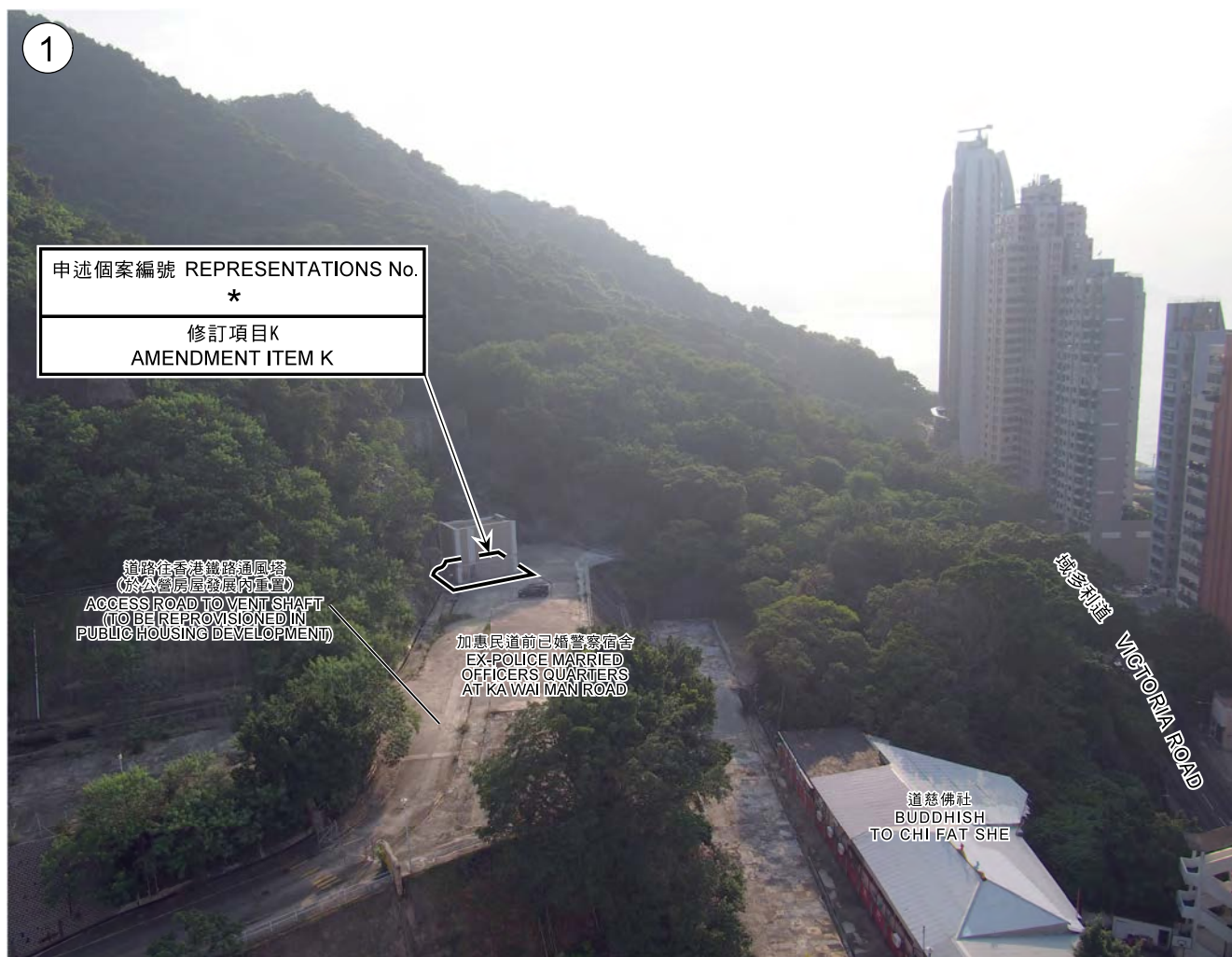
就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 60



圖例 LEGEND

- ★ 申述個案編號及相關意見編號 (參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月6日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON 6.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1-R7614 AND RELATED COMMENTS
No. C1-C306 TO THE DRAFT KENNEDY TOWN AND
MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 61



圖例 LEGEND

- * 申述個案編號及相關意見編號(參閱圖H-4)
REPRESENTATIONS No. AND RELATED COMMENTS No. (REFER PLAN H - 4)

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

實地照片 SITE PHOTO

本圖於2017年1月25日擬備，所根據的資料為攝於2016年10月14日的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON SITE PHOTO TAKEN ON 14.10.2016

就堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 提出的
申述個案編號R1-R7614，以及相關意見編號C1-C306作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R7614 AND
RELATED COMMENTS No. C1-C306 TO
THE DRAFT KENNEDY TOWN AND MOUNT DAVIS OUTLINE ZONING PLAN No. S/H1/20

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 62



4

小青洲
LITTLE
GREEN ISLAND

堅尼地城西部土地用途檢討範圍
BOUNDARY OF LAND USE REVIEW
ON THE WESTERN PART
OF KENNEDY TOWN

商業、休閒及旅遊有關的用途
COMMERCIAL, LEISURE AND
TOURISM RELATED USES

堅尼地城臨時遊樂場
Kennedy Town Temporary
Recreation Ground

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

部分地下廢物轉運站
Underground Island West
Refuse Transfer Station

公眾殮屍
PUBLIC MORTUARY

重置域多利亞公眾殮屍地點
THE REPROVISIONING SITE
OF THE VICTORIA
PUBLIC MORTUARY

寶馬會摩打遊古年聚會
Jockey Club Mount Davis
Youth Hostel

觀音廟
Buddhist Monastery

摩打遊古年聚會
Mount Davis Youth Hostel

圖例 LEGEND

1 合成照片的觀景點 (參閱圖H-64至H-69)
VIEWING POINT OF PHOTOMONTAGE
(REFER PLANS H - 64 TO H - 69)

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

位置圖 LOCATION PLAN

合成照片的觀景點
VIEWING POINTS OF PHOTOMONTAGES

SCALE 1 : 6 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 63

本摘要圖於2017年1月23日擬備，
所根據的資料為於2016年3月11日
展示的分區計劃大綱圖編號S/H1/20
EXTRACT PLAN PREPARED ON 23.1.2017
BASED ON OUTLINE ZONING PLAN No.
S/H1/20 EXHIBITED ON 11.3.2016

1



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

觀景點 1
VIEW POINT No. 1

本圖於2017年1月23日擬備，所根據的資料為攝於2014年12月5日的實地照片
EXTRACT PREPARED ON 23.1.2017
BASED ON SITE PHOTO TAKEN ON
5.12.2014

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 64

2



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

觀景點 2
VIEW POINT No. 2

本圖於2017年1月23日擬備，所根據的資料為攝於2015年10月19日的實地照片
EXTRACT PREPARED ON 23.1.2017
BASED ON SITE PHOTO TAKEN ON 19.10.2015

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 65

3



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

觀景點3
VIEW POINT No. 3

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 66

本圖於2017年1月23日擬備，所根據的資料為攝於2014年12月5日的實地照片
EXTRACT PREPARED ON 23.1.2017
BASED ON SITE PHOTO TAKEN ON 5.12.2014

4



現有景觀
EXISTING VIEW

合成照片 PHOTOMONTAGE

本摘要圖於2017年1月23日擬備
EXTRACT PLAN PREPARED ON 23.1.2017

觀景點4
VIEW POINT No. 4

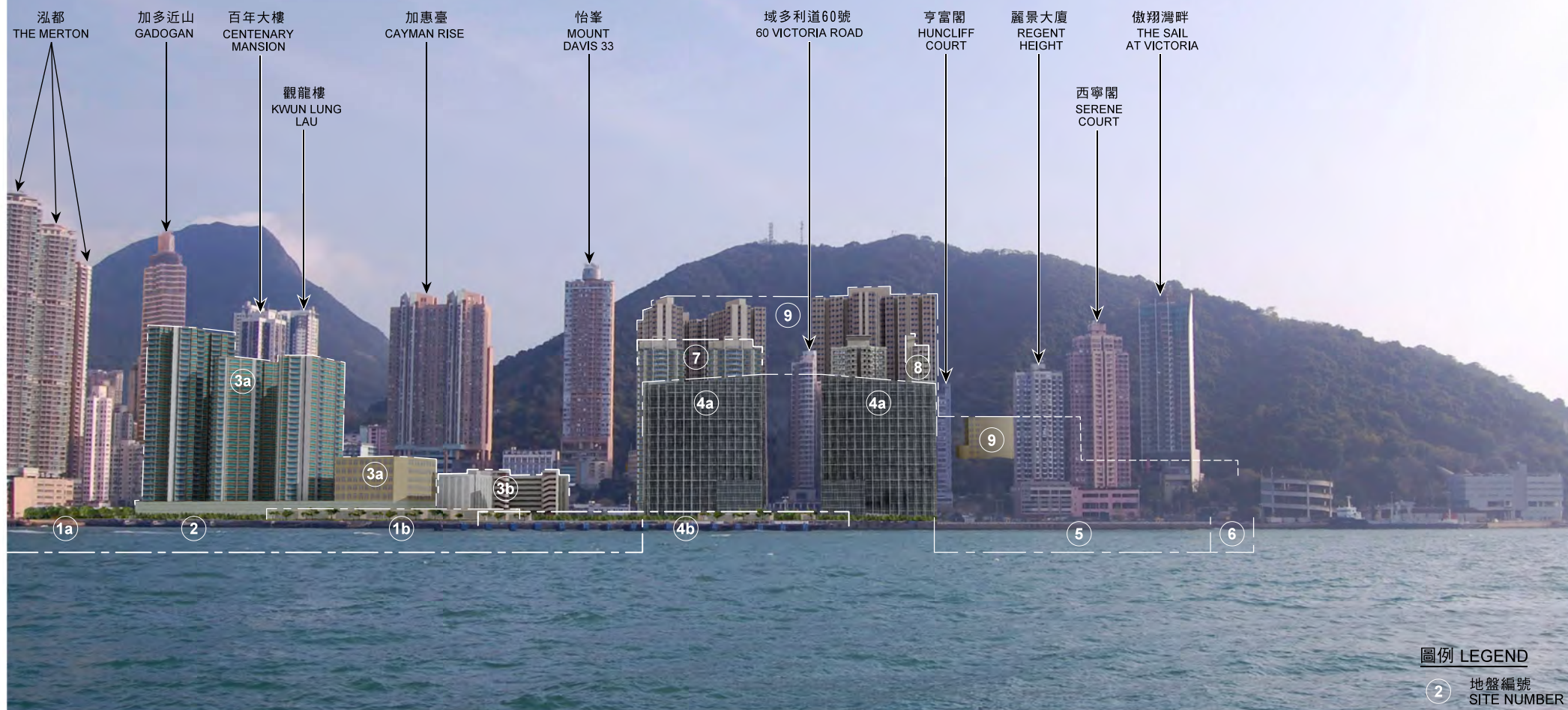
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 67a

4



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

觀景點4
VIEW POINT No. 4

本摘要圖於2017年1月23日擬備
EXTRACT PLAN PREPARED ON 23.1.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 67b



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片 PHOTOMONTAGE

本摘要圖於2017年1月23日擬備
EXTRACT PLAN PREPARED ON 23.1.2017

觀景點 5
VIEW POINT No. 5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

圖 PLAN
H - 68



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片 PHOTOMONTAGE

本摘要圖於2017年1月23日擬備
EXTRACT PLAN PREPARED ON 23.1.2017

觀景點 6
VIEW POINT No. 6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H1/20

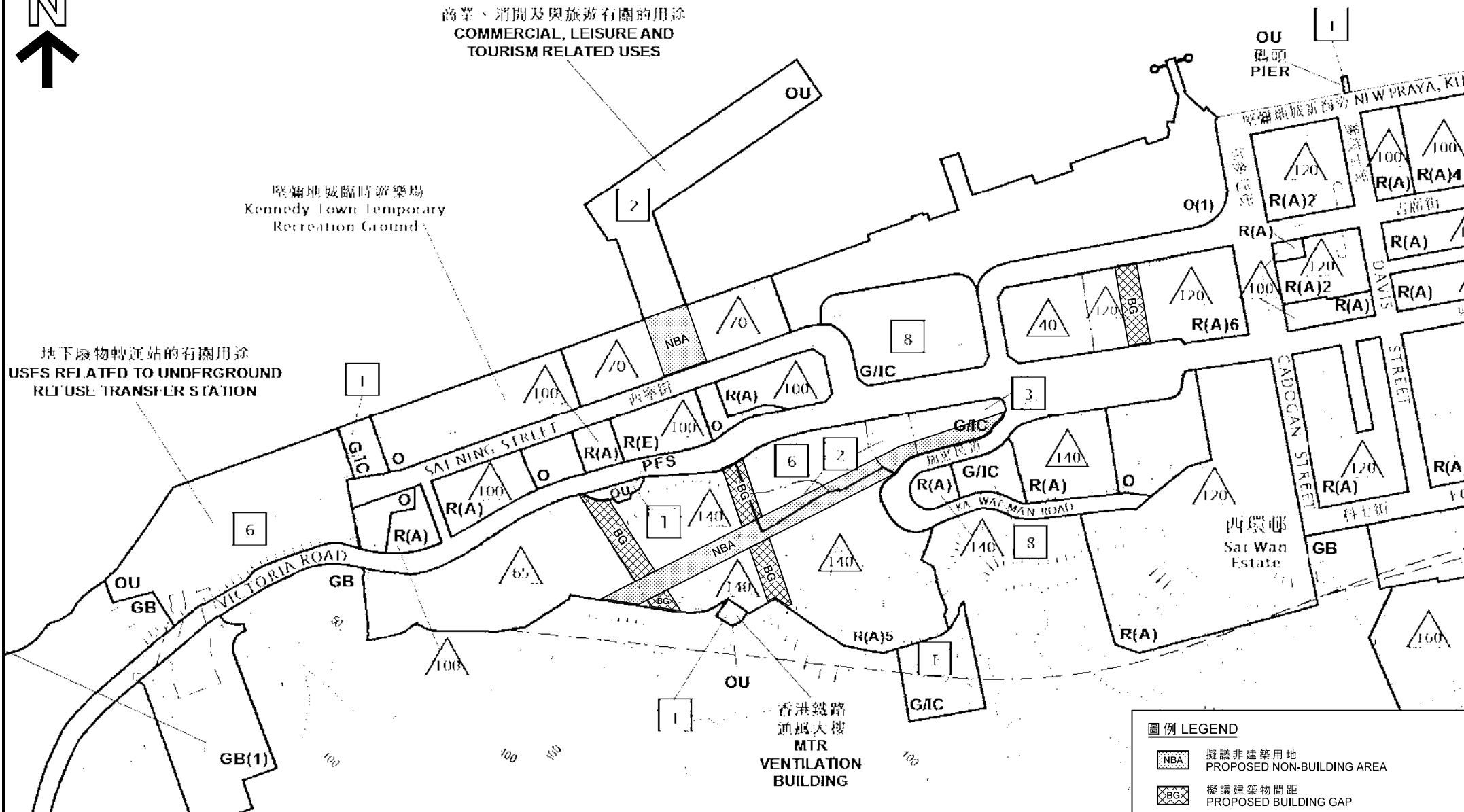
圖 PLAN
H - 69



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

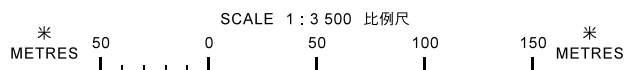
堅尼地城臨時遊樂場
Kennedy Town Temporary
Recreation Ground

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



本摘要圖於2017年1月23日擬備
EXTRACT PLAN PREPARED ON 23.1.2017

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



規劃署
PLANNING
DEPARTMENT



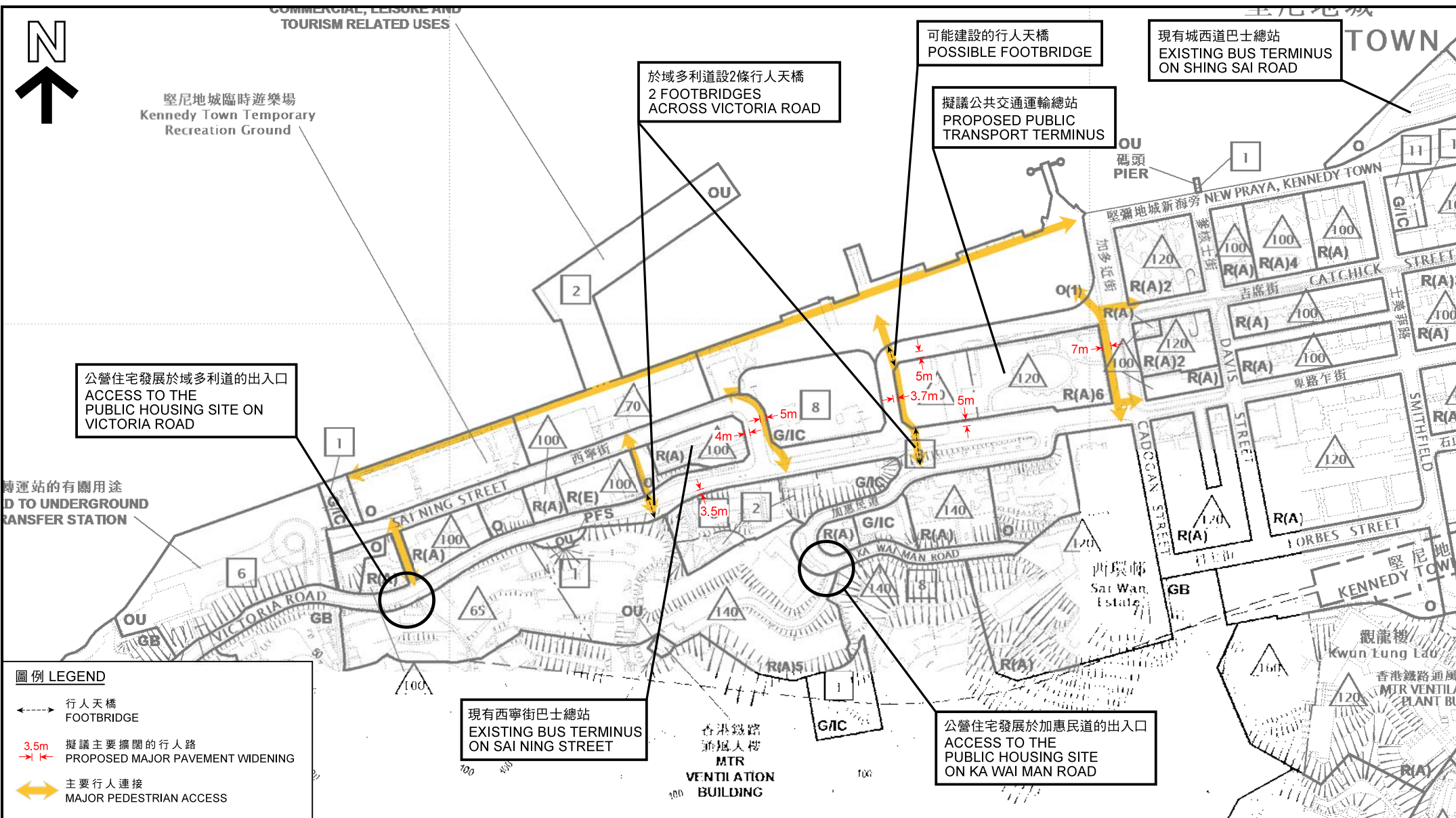
參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 70

圖 PLAN
H - 71



本摘要圖於2017年1月25日擬備
EXTRACT PLAN PREPARED ON 25.1.2017

位置圖 LOCATION PLAN 擬議及現存的行人設施 PROPOSED AND EXISTING PEDESTRIAN FACILITIES

SCALE 1 : 4 000 比例尺

米 50 0 50 100 150 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H1/20

圖 PLAN

H - 73