



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
RESIDENTIAL (GROUP A)	26.19	15.19	住宅 (甲類)
RESIDENTIAL (GROUP B)	3.94	2.29	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.69	1.56	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.22	0.13	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	25.23	14.63	政府、機構或社區
OPEN SPACE	8.50	4.93	休憩用地
OTHER SPECIFIED USES	8.91	5.17	其他指定用途
GREEN BELT	76.18	44.19	綠化地帶
RAILWAY	0.19	0.11	鐵路
MAJOR ROAD ETC.	20.36	11.80	主要道路等
TOTAL PLANNING SCHEME AREA	172.41	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H1/20 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H1/20

按照城市規劃條例第7條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

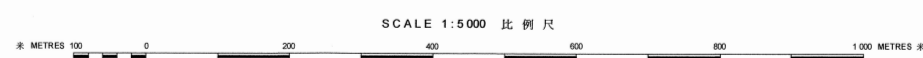
修訂項目 A 項 AMENDMENT ITEM A		修訂項目 E 項 AMENDMENT ITEM E	
修訂項目 B 項 AMENDMENT ITEM B		修訂項目 F 1 項 AMENDMENT ITEM F1	
修訂項目 C 項 AMENDMENT ITEM C		修訂項目 F 2 項 AMENDMENT ITEM F2	
修訂項目 D 項 AMENDMENT ITEM D			

(參看附表)
(SEE ATTACHED SCHEDULE)

2021年4月30日 按照城市規劃條例第7條展示的
草圖編號 S/H1/20 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H1/20 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
30 APRIL 2021

Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的堅尼地城及摩星嶺 (港島規劃區第1區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 1 - KENNEDY TOWN & MOUNT DAVIS - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H1/21

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

I. Amendments to Matter Shown on the Plan

- Item A – Revision of the building height restriction for the “Residential (Group A)” (“R(A)”) zone at the junction of Pokfield Road and Smithfield from 120mPD to 130mPD.
- Item B – Revision of the building height restriction for the “R(A)” zone of Academic Terrace at 101 Pok Fu Lam Road from 140mPD to 160mPD.
- Item C – Revision of the building height restriction for the “Residential (Group B)” (“R(B)”) zone of Hillview Garden at 72 Hill Road from 60mPD to 120mPD.
- Item D – Revision of the building height restriction for the “R(B)” zone of The University of Hong Kong Pokfield Road Residences at 13, 15, 17, 19 and 21 Pokfield Road from 120mPD to 150mPD.
- Item E – Rezoning of the sites at 2 and 6-10 Mount Davis Road from “Residential (Group C)2” (“R(C)2”) to “R(B)1” and stipulation of building height restriction of 160mPD.
- Item F1 – Revision of the building height restriction for the area concerned from 29mPD to 120mPD for the “R(A)” zone at the western boundary of Smithfield Terrace at 71-77 Smithfield.
- Item F2 – Revision of the building height restriction for the area concerned from 60mPD to 140mPD for the “R(A)” zone at the western boundary of Smithfield Garden at 50 Smithfield.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(C)” zone to delete the “R(C)2” sub-zone.
- (b) Revision to the Remarks of the Notes for “R(A)” zone to reflect the revision of building height restriction of 60mPD and 29mPD for the sites at 50 and 71-77 Smithfield respectively.
- (c) Deletion of ‘Market’ from Column 2 use in the Notes for the “R(B)”, “Residential (Group E)” and “Other Specified Uses” annotated “Commercial, Leisure and Tourism Related Uses” zones.

- (d) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use in the Notes for the "R(A)" and "Government, Institution or Community" zones.

Town Planning Board

30 April 2021

TOWN PLANNING BOARD

TPB Paper No. 10720
For Consideration by
The Town Planning Board on 5.3.2021

PROPOSED AMENDMENTS TO
THE DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/20

**Proposed Amendments to
The Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20**

1. Introduction

This paper is to brief Members on the review of development restrictions for the Kennedy Town & Mount Davis Area (the Area) and to seek Members' agreement that:

- (a) the proposed amendments to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20¹ as shown on the draft Kennedy Town & Mount Davis OZP No. S/H1/20A (**Attachment B1**) (to be renumbered as S/H1/21 upon exhibition) and its Notes (**Attachment B2**) are suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment B3**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

2. Background

Amendments to the OZPs

- 2.1 The Area is mainly residential in nature with open spaces, recreation facilities and government, institution and community (GIC) facilities (**Plan 1**).
- 2.2 On 12.1.2010, the Chief Executive in Council (CE in C) referred the approved OZP No. S/H1/16 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP has been amended for four times (i.e. in 2010, 2011, 2012 and 2016).
- 2.3 In 2011, a comprehensive review on the building height (BH) of the OZP was conducted aiming to achieve a good urban form and to prevent out-of-context developments. Subsequently, amendments including building height restrictions (BHRs) for various development zones and rezoning proposals were incorporated on the draft OZP No. S/H1/18 on 25.2.2011. Building gap (BG) requirements were also designated on the OZP to facilitate air ventilation along air corridors and creating air paths (**Attachments A1 and A2**). A total of 638 representations and 12 comments were received. The representations and

¹ The further amendments as shown on Plan No. R/S/H1/20-A2 have been incorporated in the draft OZP No. S/H1/20. In accordance with section 6H of the Town Planning Ordinance, the draft OZP shall hereafter be read as including the further amendments.

comments were considered and the representations were not upheld by the Board on 25.11.2011.

Judicial Review (JR) Applications

- 2.4 In February 2012, the owner of 2 Mount Davis Road and the Incorporated Owners of 6 & 10 Mount Davis Road lodged two JR applications² respectively against the Board's decision on 25.11.2011 on not to propose any amendment to the draft OZP No. S/H1/18 to meet the representation (**R2**) submitted by the Real Estate Developers Association of Hong Kong (REDA), which generally opposed all amendments incorporated in the OZP in respect of the imposition of building height (BH) and BG restrictions. The Incorporated Owners of 6 & 10 Mount Davis Road and the owner of 2 Mount Davis Road were also the commenters who submitted comments (**C11** and **C12** respectively) during the publication of representations in respect of the OZP No. S/H1/18 in 2011. Their comments supported **R2** and objected to the rezoning of the two sites on Mount Davis Road from "Residential (Group B)" ("R(B)") with no development restriction to "Residential (Group C)2" ("R(C)2") with imposition of maximum plot ratio (PR) of 0.75, site coverage (SC) of 25% and BH of 3 storeys. Orders of stay were granted by the Court of First Instance (CFI) on the submission of the draft OZPs to the CE in C for approval pending the determination of the two JRs.
- 2.5 On 19.3.2020, the CFI allowed the JRs quashing the Board's decision on the **R2** with a direction that the representation, together with the comments thereon (including **C11** and **C12**), be remitted to the Board for reconsideration. The CFI was of the view that there is a general duty for an administrative body to give reason, unless there is a proper justification for not doing so. It was especially so where the comments **C11** and **C12** contained elaborate reasoning, as the principles of fairness demanded that the Board should demonstrate that it had engaged with such reasoning in its decision. Furthermore, the CFI also considered that the Board failed to give any adequate consideration on the comments (**C11** and **C12**) had inevitably given rise to a failure to give reasons in response to the comments. The CFI then ruled that the cumulative failures rendered the Board's decision *Wednesbury* unreasonable. Pursuant to the CFI's ruling, REDA's representation (**R2**) and the comments thereon have been reassessed as detailed in the following paragraphs.

3. Reassessment of Representation R2

- 3.1 **R2**, as submitted by REDA, is a general representation opposing all amendment items and in respect of the imposition of BHRs and BGs³ on the OZP (**Plan 17**). **R2** contended that the BHRs are set too low that the Sustainable Building Design Guidelines (SBDG) cannot be reasonably implemented and the provision of green features, e.g. sky garden under the SBDG are discouraged. The specific

² HCAL 26/2012 lodged by the owner of 2 Mount Davis Road (**C12**) and HCAL 27/2012 lodged by the Incorporated Owners of 6 and 10 Mount Davis Road (**C11**).

³ Representation **R2** also raised concerns on other aspects apart from imposition of BHRs and BGs. Our responses to representation **R2** related to BHRs and BGs are in paragraph 7 below and responses related to issues other than BHRs and BGs are also at **Attachment I**.

proposal raised by **R2** was to generally relax the BHRs for the Area by 20m and delete the BG requirements from the draft OZP No. S/H1/18. The representation **R2** is at **Attachment C1**. A summary of the grounds of representation and the responses of the Planning Department (PlanD) in consultation with relevant government departments is at Part I of the **Attachment I**.

- 3.2 In considering the appeals arising from the Hysan Group's JR against the draft Causeway Bay OZP in 2016, which had similar grounds of representation as REDA, the Court of Appeal stated that although SBDG and measures of the OZP belong to two different regimes, SBDG could have an effect on the working assumptions in respect of gross floor area (GFA) concession. There was no reason why possible impact of SBDG in combination with the proposed restrictions under the draft OZP should not be acknowledged on a general level in the overall assessment of the adverse impact on redevelopment intensity.
- 3.3 In view of the above Court's ruling, a further review on the development restrictions, including BHRs as well as BG requirements, on the OZP taking into account the latest SBDG requirements has been conducted to facilitate the Board to reconsider the REDA's representation.

3.4 ***Implication of the SBDG on Building Profile***

- 3.4.1 The SBDG was first promulgated through practice notes for building professionals issued by the Buildings Department in 2011 and subsequently updated in 2016. It establishes three key building design elements i.e. building separation, building setback and SC of greenery, with the objectives to achieve better air ventilation, enhance the environmental quality of living space, provide more greenery particularly at pedestrian level; and mitigate heat island effect. Compliance with the SBDG is one of the pre-requisites for granting GFA concessions for green/amenity features and non-mandatory/non-essential plant rooms and services by the Building Authority (**Attachments D1 and D2**). Such requirement would also be included in the lease conditions of new land sale sites or lease modifications/land exchange.
- 3.4.2 SBDG and OZP are two different regimes. The former is mainly concerned with detailed building design, while OZP is to illustrate broad land use zonings and planning principles to guide development and redevelopments. For OZPs, in general, restrictions on BH, PR, and/or SC will be stipulated where appropriate in order to control the development intensity having regard to the local settings and other relevant planning considerations including air ventilation. Stipulation of BHRs on the OZP is an important means to prevent excessively tall and out-of-context developments. OZP is more concerned with the general building bulk/mass, public space and major air path in a wider district context. Hence, the implications of SBDG on the building profile, particularly BH, and air ventilation of an area would be the focus in the review of development restrictions on the OZP.

- 3.4.3 Since the specific and relevant building design requirements under the SBDG can only be determined at detailed building design stage and there are different options or alternative approaches to meet the requirements, it would be difficult to ascertain at early planning stage precisely the implications on individual development. The extent of implications of SBDG on the building profile can only be estimated in general terms by adopting typical assumptions.
- 3.4.4 In brief, amongst the three key building design elements under the SBDG, the SC of greenery requirement is unlikely to have significant implication on the BH of a building as greenery can be provided within the setback area, at podium floors or in the form of vertical greening, etc. The implementation of the building setback and building separation requirements may lead to a reduction in SC of the podium/lower floors of a building (at Low Zone (0-20m)) and the GFA so displaced has to be accommodated at the tower portion of the building, which would result in increase in the number of storeys and thus BH. Details are set out in **Attachments E1a to E1c**.
- 3.4.5 With assumptions⁴ set out in **Attachments E2 and E3**, a typical composite building within “Residential (Group A)” (“R(A)”) and “Residential (Group E)” (“R(E)”) zones (with the lowest three floors for non-residential use and upper portion for residential use) will have a height ranging from 90m to 93m for incorporating building setback requirement and from 93m to 96m for incorporating building setback and building setback cum separation requirements, whereas a typical residential building within “R(B)” zone will have a height ranging from 87m to 90m for incorporating SBDG requirements.

3.5 *Scope of Review on Development Restrictions*

- 3.5.1 A review on the development restrictions including BHRs and BGs has been conducted for all “R(A)” (and its subzones), “R(B)”, “R(B)1”, “R(E)” and “Other Specified Uses” (“OU”) annotated “Commercial, Leisure and Tourism Related Uses” zones on the OZP (**Plan 2**) taking into account the implications of SBDG and permissible development intensity.
- 3.5.2 The “R(C)”, “R(C)1” and “R(C)3”⁵ zones are not covered by the current review as they are intended for low and medium density developments. The current PR and BH restrictions of the OZP (PR of 1.2, SC of 20% and 13 storeys for the “R(C)” zone; PR of 5 and 12 storeys for the “R(C)1” zone; and PR of 0.75, SC of 25% and BH of 4 storeys for the “R(C)3” zone) would generally not hinder future redevelopments in complying with the SBDG.

⁴ Including types of building (domestic, non-domestic or composite building), site classification and corresponding permissible PR and SC under Building (Planning) Regulations (B(P)R), possible GFA concessions, podium height up to 15m, floor-to-floor height, provision of carpark at basement level and refuge floor requirement.

⁵ There are two “R(C)2” sites on the OZP which were the subject of previous JRs. The reassessment of these sites is detailed in paragraph 4 below.

3.5.3 For GIC developments and other “OU” sites, they have special functional and design requirements with a great variation in floor-to-floor height (FTFH) or open air design to suit operational needs. As they provide spatial and visual relief amidst the densely built environment, their current BHRs mainly reflect their existing BHs unless there is known committed redevelopment proposal with policy support. As there has been no substantial change in the planning circumstances since 2011, a general review on the BHRs of the “G/IC” and other “OU” sites is considered not necessary.

3.6 ***BH Concept on the Current OZP***

3.6.1 Set against the background of high redevelopment pressure in the Area and the tendency for developers to propose high-rise buildings to maximise views of the harbour, the main purpose of BHRs is to provide better planning control on the BH of development/redevelopments and to avoid excessively tall and out-of-context developments which will adversely affect the visual quality of the Area.

3.6.2 The current BHRs were formulated based on an overall BH concept and other relevant considerations including existing BH profile, topography, site formation level, local characteristics, waterfront and foothill setting, compatibility with surroundings, predominant land uses, development intensity, visual impact, air ventilation and a proper balance between public interest and private development right.

3.6.3 The major principles for the current BHRs are to preserve the view to mountain backdrops of Lung Fu Shan and Mount Davis from the local viewing point (VP) at the major ferry route at the western gateway to Victoria Harbour; as well as the view to the harbour from a popular hiking trail at Harlech Road. These are important VPs frequented used by the public (**Plan 15**). The stepped height concept ascending from the harbour and gradually arising towards landward side is generally achievable in the Area (**Plan 3**). In general, height bands which commensurate with the planning intention of the various land use zones as well as reflecting the majority of the existing buildings/committed development, except the excessively tall buildings, i.e. Manhattan Heights and The Merton at waterfront⁶, are adopted on the current OZP (**Plan 4**). Major height bands are:

- (a) BHRs of **70mPD** and **2 storeys** are stipulated for the “OU (Commercial, Leisure and Tourism Related Uses)” zone and its pier portion respectively at the waterfront location of the western entrance to the Victoria Harbour.

⁶ BHRs of **100mPD** and **120mPD** are stipulated for the “R(A)4” site (i.e. Manhattan Heights) and “R(A)2” site (i.e. The Merton) respectively at the waterfront area without the provision for redevelopment to the existing BH in order to respect the urban design principle of protecting the waterfront to avoid out-of-context and incompatible developments.

- (b) BHR of **100mPD** is stipulated for those residential sites to the north of Queen's Road West/Belcher's Street/Victoria Road; and **120mPD** for residential sites to the south of Queen's Road West and Belcher's Street and along Pokfield Road and Kwun Lung Lau (Blocks A to F) to provide a stepped height profile.
- (c) BHR of **140mPD** is stipulated for residential sites at Pok Fu Lam Road, Smithfield, Lung Wah Street, Kai Wai Man Road and Mount Davis Road. Stepped BH profile is stipulated for the proposed public housing site at Kai Wai Man Road, descending from a maximum BH of **140mPD** in the east to **65mPD** in the west.
- (d) BHRs of **150mPD** and **160mPD** are stipulated for The University of Hong Kong (HKU) Jockey Club Student Village at Lung Wah Street, **160mPD** for Kwun Lung Lau (Blocks 1 and 2) and residential sites at Pokfield Road and Mount Davis Road, taking into account the topography of the locality and/or the as-built condition.
- (e) BHRs of **60mPD**, **170mPD** and **220mPD** for Hillview Garden at Hill Road, University Heights at Pokfield Road and The Belcher's at Pok Fu Lam Road to reflect the existing BHs respectively.

3.7 **Proposed BHRs**

- 3.7.1 Having considered the principles/concept of the current BHRs as set out in paragraph 3.6 above as well as the implications of the SBDG requirements and the updated working assumptions as mentioned in paragraph 3.4.5 above, it is noted that the current BHRs for most of the sites could be maintained as they are able to accommodate the permissible GFA/PR either under the Building (Planning) Regulations (B(P)R) or stipulated on the OZP for future redevelopment and meeting the SBDG requirements. As for the "R(A)"/"R(E)" sites (currently subject to BHR of 100mPD) bounded by Hill Road/Praya, Kennedy Town/Queen's Road West; Collinson Street/Praya, Kennedy Town/Catchick Street/Belcher's Street/Cadogan Street; and Sai Ning Street/Victoria Street (i.e. Area 2 of Figure 1 in **Attachment F**), the redevelopment may require a maximum BH of 101m to meet SBDG requirements. However, given the close proximity of these sites to the harbourfront, the current BHR of 100mPD is proposed to be maintained so as to keep the stepped height profile and minimise the visual impacts. Regarding the "R(A)" sites of Kwun Lung Lau and Sai Wan Estate (i.e. Area 1 of Figure 1 in **Attachment F**), it is recommended that the current BHR of these two sites to be maintained until concrete redevelopment proposal are available. Details of assessment are set out in **Attachment F**.
- 3.7.2 There are four sites of which the current BHRs could not accommodate the permissible GFA/PR either under the B(P)R or stipulated on the OZP for future redevelopment and meet SBDG requirements. The proposed revisions to the BHRs for the four sites are set out below:

- (a) “R(A)” site at the junction of Pokfield Road and Smithfield currently subject to BHR of 120mPD – **BHR to be relaxed to 130mPD (Site A in Plans 5, 6a to 6c)**

The “R(A)” site at the junction of Pokfield Road and Smithfield is subject to BHR of 120mPD. As demonstrated in **Attachment E2**, the estimated BH requirement for a typical “R(A)” composite development is about 90m to 96m with the incorporation of SBDG requirements. Taking into account the existing site level of about 34.8mPD, it is proposed to relax the BHR of the site to **130mPD (Attachment G1)**.

- (b) “R(A)” site of Academic Terrace, 101 Pok Fu Lam Road currently subject to BHR of 140mPD – **BHR to be relaxed to 160mPD (Site B in Plans 5, 7a and 7b)**

The “R(A)” site, Academic Terrace, is subject to a BHR of 140mPD. Similar to the above, taking into account the existing site level of about 64mPD, it is proposed to relax the BHR of the site to **160mPD (Attachment G2)**.

- (c) “R(B)” site of Hillview Garden at 72 Hill Road currently subject to BHR of 60mPD – **BHR to be relaxed to 120mPD (Site C in Plans 5, 8a and 8b)**

The “R(B)” site, Hillview Garden, is subject to a BHR of 60mPD, which was imposed in 2011 to reflect its as-built condition. As demonstrated in **Attachment E3**, the estimated BH requirement for a typical “R(B)” residential building is about 87m to 90m with the incorporation of SBDG requirements. Taking into account the existing site level of about 29.8mPD, it is proposed to relax the BHR of the site to **120mPD (Attachment G3)**.

- (d) “R(B)” site of HKU Pokfield Road Residences (HKU Residences) at 13, 15, 17, 19 and 21 Pokfield Road currently subject to BHR of 120mPD – **BHR to be relaxed to 150mPD (Site D in Plans 5, 9a and 9b)**

The “R(B)” site, HKU Residences, is subject to a BHR of 120mPD. Similar to the above, taking into account the existing site level of around 58.9mPD, it is proposed to relax the BHR of the site to **150mPD (Attachment G4)**.

4. **Reassessment of Comments**

- 4.1 During the publication of representations in 2011, a total of 12 comments (**C1 to C12**⁷) were received. All of them supported representation **R2** and opposed to amendment items in respect of the rezoning of the residential sites at 2 and 6-10

⁷ C1 to C12 are the property owners/residents of 2 and 6-10 Mount Davis Road.

Mount Davis Road from “R(B)” to “R(C)2” with imposition of PR, SC and BH restrictions. They were of the view that it was illogical and inequitable to have different PR and BH restrictions for their sites and the neighbouring sites at 2A and 4 Mount Davis Road⁸ given their similar locations and characteristics. **C11** and **C12** also disagreed that high landscape value and predominantly low-rise neighbourhood should be one of the reasons for retaining the existing BH profile. They proposed to rezone the two concerned “R(C)2” sites⁹ (**Plans 10a to 10d**) to “R(B)1” with maximum PR of 3 and BH of 160mPD. The 12 comments are at **Attachment C2**. A summary of the grounds of comments and the responses of PlanD in consultation with relevant government departments is at Part II of the **Attachment I**.

- 4.2 To facilitate the Board’s reconsideration on the 12 comments and their proposal, a review on their grounds and the development restrictions of the two concerned sites on the OZP have been conducted.

4.3 ***Current Site Conditions and Surroundings***

4.3.1 The two concerned “R(C)2” sites (**Site E at Plans 10a to 10e**) are located at the southern fringe of the OZP and on the northern uphill side of Mount Davis Road. They are situated on platforms and screened off by landscaping along the boundaries fronting Mount Davis Road. The two sites are low-density residential developments (i.e. On Lee, Mount Davis Village, The High House and 10 Mount Davis Road) with PR ranging from 0.52 to 0.75, SC of about 25% and BH of 3 to 4 storeys (112 to 132mPD), while the “R(B)1” site (i.e. 2A and 4 Mount Davis Road) in-between the two concerned sites consists of medium-density developments (i.e. Four Winds and Greenery Garden) with PR of 2.1 and 5.49, SC of 18% and 37% and BH of 13 storeys (145mPD) and 18 storeys (149mPD) respectively. Together with the two concerned sites, they form a residential cluster on their own near the eastern end of the road (**Plan 10f**).

4.3.2 To the further west along the northern uphill side of Mount Davis Road, residential developments on the “R(B)1” and “R(C)” zones are predominantly medium-rise (i.e. Vista Mount Davis, Cape Mansions, Villas Sorrento and 68 Mount Davis Road) with PR ranging from 0.91 to 2.99, SC from 11% to 19% and BH of 4 to 21 storeys (85 to 140mPD) (**Plan 10f**).

4.3.3 Residential developments on the southern downhill side of Mount Davis Road are generally low-density with PR ranging from 0.43 to 0.75, SC from 20% to 25% and BH of 3 to 4 storeys (69 to 107mPD) (**Plan 10f**). They are situated on the slope at and below street level so that only 1 to 2 storeys are visible from the road (**Plan 10e**). This side of Mount Davis Road falls within an area zoned “R(C)3” on the approved Pok Fu Lam

⁸ 2A Mount Davis Road (Greenery Garden) and 4 Mount Davis Road (Four Winds Apartments) were rezoned from “R(B)” to “R(B)1” with maximum PR of 3 and BH of 160mPD.

⁹ The two subject “R(C)2” zones cover 2 Mount Davis Road (i.e. **C12**), 6 and 10 Mount Davis Road (i.e. **C1** to **C11**) and 8 Mount Davis Road (the remaining site within the same zone of 6 and 10 Mount Davis Road).

(PFL) OZP No. S/H10/19 (**Plans 10a, 10b and 10e**) and is intended primarily for low-rise and low-density residential developments. The area is restricted to maximum PR of 0.75, SC of 25% and BH of 3 storeys including carports. Hence, the BH profile of the neighbourhood is stepped from low-rise developments along the southern downside side of Mount Davis Road to predominately medium-rise developments along the northern uphill side of the road (**Plan 10e**).

4.4 *Site Background*

4.4.1 The two concerned sites together with the adjoining “R(B)1” site (i.e. 2A and 4 Mount Davis Road) were previously zoned “R(B)” with no restriction on PR, SC and BH on the OZP No. S/H1/17 (**Plan 11**) and the concerned “R(B)” zoning was first designated on the OZP No. S/H1/1 gazetted on 31.10.1986. In 2011, upon completion of the BH review, the two sites were rezoned to “R(C)2” with the imposition of maximum PR of 0.75, SC of 25% and BH of 3 storeys, while 2A and 4 Mount Davis Road were rezoned to “R(B)1” with imposition of maximum PR of 3 and BH of 160mPD to reflect their as-built conditions respectively. Given the two concerned sites also fall within the “Landscape Protection Area”¹⁰ / “Development Areas with High Landscape Value”¹¹ designated under the Metroplan Landscape Strategy for the Urban Fringe and Coastal Areas (**Plan 12**), and the planning intention to maintain a low BH profile and development intensity along Mount Davis Road was considered appropriate, the rezoning of the two concerned sites from “R(B)” to “R(C)2” was agreed by the Board in 2011.

4.4.2 The two concerned sites together with the adjoining “R(B)1” site mainly fall within Residential Density Zone III (ranging from PR of 0.75 for developments of 3 storeys to PR of 3 for developments with 17 storeys and over) under the residential density guidelines of the Hong Kong Planning Standards and Guidelines (HKPSG) (**Plan 13**). They also fall within the Pok Fu Lam Moratorium (PFLM) area, which is an administrative measure imposed on traffic grounds to prohibit excessive development of the area until there is an overall improvement in the transport network of the PFLM area.

4.5 *Planning Assessment and Proposal*

4.5.1 The developments on the northern uphill side of Mount Davis Road, excluding the two concerned sites, are medium-rise in its built form, whereas the developments along the southern downhill side of the road are low-rise in nature as mentioned in paragraph 4.3 above (**Plan 10f**).

¹⁰ “Landscape Protection Areas” are areas of outstanding natural landscape, with little or no existing development, and comprise features such as ridgelines, peaks and hillslopes. Areas of small-scale, scattered development where natural features predominate are also included. The protection of these areas should be treated as a priority.

¹¹ “Development Areas with High Landscape Value” are areas of existing or potential development sites with high landscape value which require specific development control policies to protect and conserve the existing landscape features.

Given the stepped BH profile of the area, it is considered that allowing medium-rise developments with a PR of 3 and a BH of 160mPD on the two concerned sites, as proposed by the commenters, would not be incompatible with the surrounding environment as it is the same as that of the adjacent “R(B)1” zone (i.e. 2A and 4 Mount Davis Road). The proposed development intensity is still in line with the Residential Density Zone III in the HKPSG (i.e. PR of 3 for developments of 17 storeys and over) (**Plan 13**).

- 4.5.2 As shown on the photomontage (**Plan 16e**), though the building bulk of future redevelopments with the proposed PR of 3 and BH of 160mPD would be greater and would slightly block part of the view to the skyline from PFL Road near Queen Mary Hospital, it is considered not incompatible in scale with the adjacent “R(B)1” zone for medium-rise residential developments with BHR of 160mPD on the current OZP and the setting of the area. Hence, it is still able to preserve the public view from upper portion of PFL Road towards the southwest, even if medium-rise developments are allowed on the two concerned sites at the northern uphill side of Mount Davis Road.
- 4.5.3 As for the “Landscape Protection Area”/”Development Areas with High Landscape Value” under the Metro Landscape Strategy the high landscape value of the area is mainly derived from Mount Davis, which should be protected against development, by providing a green mountain backdrop for developments along Mount Davis Road (**Plan 16e**). Redevelopment of the two concerned sites with relaxed PR/BH would further block the green backdrop of Mount Davis, but without breaching its ridgeline when viewing from PFL Road near Queen Mary Hospital. Hence, it is considered not unacceptable.
- 4.5.4 All relevant government bureaux and departments, including the Commissioner for Transport, have no objection to/no adverse comment on the proposed development intensity of the sites. As mentioned in paragraph 4.4 above, the two sites are within the PFLM area and should future redevelopments be intensified, partial uplifting of PFLM is required before the redevelopment could proceed. As raised by the District Lands Officer/Hong Kong West and South, Lands Department that under the prevailing policy, any lease modification that will give rise to greater intensity is not allowed within the PFLM unless partial uplifting of PFLM is obtained. Nevertheless, it will be dealt with separately during the application for lease modification.
- 4.5.5 In view of the above, the proposal made by all the 12 commenters is considered acceptable. Hence, it is proposed to rezone the two “R(C)2” sites to “R(B)1” zone with maximum PR of 3 and BH of 160mPD.

5. Review on BG Requirements

Air Ventilation Assessment

5.1 The BG requirement on the current OZP were formulated during the course of the BH review in 2011 before the SBDG was put in place. An updated Air Ventilation Assessment (Expert Evaluation) has been undertaken in 2020 (AVA EE 2020) to assess the air ventilation implications of the Area should the proposed revisions to BHRs mentioned in paragraph 3.7.2 above be incorporated into the OZP to facilitate future redevelopments in complying with the SBDG; and the two Sites at Mount Davis Road be rezoned from “R(C)2” to “R(B)1” with PR and BH relaxation. The AVA EE 2020 has also reviewed the BG requirements on the OZP (**Plan 14a**) with the assumption that redevelopments would follow the SBDG requirements. A copy of the AVA EE 2020 is at **Attachment H1**. Its major findings are as follows:

- (a) Despite OZP and SBDG being two different regimes, they both contribute to a better built environment. SBDG is an administrative means to promote sustainable building design by granting GFA concessions. It mainly aims to enhance building porosity to avoid screen wall effect and promote air movement between developments to achieve better dispersion and air mixing. While the adoption of SBDG in any buildings is entirely a commercial decision of the developers, such requirement will be included in the lease conditions of new land sale sites or lease modifications/land exchanges. It is anticipated that the general wind environment of the city would be improved in the long run when the number of redeveloped buildings following the SBDG increases gradually.
- (b) Relying on the SBDG alone, however, would not be sufficient to ensure good air ventilation at the district level as concerned building design measures are drawn up on the basis of and confined to individual development sites. The beneficial effect could be localised and may not have taken into account the need of a wider area (e.g. building setback may not be aligned or building separation may not be at the right location to enhance air flow). Hence, incorporating BGs at strategic locations on the OZP to maintain major air paths or create inter-connected air paths of district importance is still considered necessary. Otherwise, provision of well-connected air paths of district importance which is important to such densely developed area like Kennedy Town area could not be ensured.
- (c) In general, the major prevailing annual wind comes from the north-east, east and south directions, and the prevailing summer wind mainly comes from the east, south, south-east and south-west directions. Wind penetration and circulation in the Area mainly follow the existing road networks and major open areas. The waterfront area serves as one of the major wind entrances to the Area for the sea breezes from the north and the annual prevailing winds from the northern and eastern quarters. It is noted that the north-east wind and sea breeze would approach the Area from the sea without obstruction. These wind would enter the urban region via the open area such as the Public Cargo Working Area and

Shing Sai Road and skim over Belcher Bay Park and Kennedy Town Swimming Pool before reaching New Praya Kennedy Town. Wind would also enter the Area through the vacant site (the proposed waterfront park), which could penetrate Ka Wai Man Road Garden to the south. Some of the existing local streets in north-south alignment (such as Cadogan Street, Davis Street, North Street and Sands Street) could also facilitate the wind circulation within the densely developed neighbourhood despite their limited widths. The Belcher's Street would also carry a portion of north-east wind to flow into the urban area east and centre of Kennedy Town as well as the hillslope area near Ricci Hall of the HKU.

- (d) The AVA EE 2020 concludes that the increase in the BHRs for the two "R(A)" and two "R(B)" zones (paragraph 3.7.2 above) would not induce significant air ventilation impacts on the pedestrian wind environment through redevelopment of the sites following SBDG. For the rezoning of the two sites on Mount Davis Road (paragraph 4.5.5 above), the potential impact induced to the surrounding pedestrian wind environment is considered insignificant as the sites are relatively small and the surrounding regions being relatively open.

Two BGs imposed on buildings situated between Des Voeux Road West and Queen's Road West – to be retained

- (e) Two BGs of 10m width above 20mPD are imposed on the buildings situated between Des Voeux Road West and Queen's Road West and aligned with Woo Hop Street and Belcher's Street. In view of substantial blockage of wind due to the linear cluster of buildings between Des Voeux West and Queen's Road West, the BGs can break up the long continues facade of building blocks along the streets upon redevelopment to facilitate the penetration of north-east annual prevailing wind to the inland area. The BGs would mainly affect two existing developments, namely Hong Kong Industrial Building, Kwan Yick Building Phase I. It is considered that the wind penetration cannot be achieved by solely relying on SDBG should the site be redeveloped in future. Thus, these two BGs should be retained to facilitate regional wind environment for the area (**Plan 14b**).

Two BGs imposed on the "R(A)" zone at 50 Smithfield and 71-77 Smithfield – to be deleted

- (f) The coverage of two BGs of 12m width above 29mPD and 60mPD (about 15m above ground level) imposed on the western boundaries of Smithfield Terrace at 71-77 Smithfield and the south-western corner of Smithfield Garden at 50 Smithfield designated on the OZP are small. The air flow of the neighbourhood is rather much dependent on the building morphologies of the adjoining Kwun Lung Lau. Considering the incorporation of SBDG, the section of Smithfield near the "R(A)" site at the junction of Pokfield Road and Smithfield would be slightly widened, which originally is the bottleneck of the identified air path under south/south-east wind. This facilitates the prevailing winds from Lung

Fu Shan “valley corridor” into Forbes Street Temporary Playground and urban area of Kennedy Town to the north. (**Plan 14c**). As the effectiveness of the two BGs for wind penetration is rather localised and may not be able to serve as a district air path. Hence, they are recommended to be deleted.

Proposed Revisions to BG Requirement

- 5.2 Based on the above findings as detailed in paragraph 5.1 above, it is proposed to make amendment to the OZP as follows:

To delete the two BGs of 12m wide above 29mPD and 60mPD on the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden at 50 Smithfield on “R(A)” zone (**Plan 14c**).

6. Urban Design and Visual Consideration

- 6.1 According to the Urban Design Guidelines of the HKPSG, eight strategic vantage points set out, with the aim of preserving views to ridgelines and peaks, when viewing from Kowloon towards the Hong Kong Island or the view to harbour from Victoria Peak. For the two relevant strategic viewing points (VPs) (i.e. West Kowloon cultural District and Lion Pavilion of the Peak), the OZP does not fall within their “view fan” (**Plan 15**). As such, five local VPs are selected to assess the overall possible visual impacts of the BHR relaxation proposals according to the Town Planning Board Planning Guidelines No. 41 “Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” (**Plan 15**). As demonstrated in the Visual Appraisal (**Attachment H2**), with the proposed relaxation of BHRs, the resultant BH profile would not affect the mountain backdrops of Lung Fu Shan and Mount Davis from the major ferry route by looking towards southwards; and would not obstruct the harbour view from highland area by looking towards northwards (**Plans 16a and 16d**). Though the building bulk of the future redevelopments on the northern side of Mount Davis Road with relaxed BH and PR restrictions would be greater and would slightly block part of the view to the skyline from Pok Fu Lam Road near Queen Mary Hospital, it is still considered not incompatible in scale with the adjacent existing medium-rise residential development (i.e. Greenery Garden) (**Plan 16e**).
- 6.2 In the long term, the BH profile of the Area will mainly follow the BHRs on the OZP, except for those existing and committed developments (such as approved building plans) already exceeding the respective BHRs. When assessing the propensity of redevelopment, developments having fewer number of storeys and therefore smaller number of units would more likely undergo ownership assembly. Besides, older buildings would have a greater opportunity for redevelopments (especially for sites that have not been fully developed to the maximum development potential). As such, developments with a building age of 30 years or over and with a BH of 15 storeys or below are assumed to have high redevelopment propensity. Hence, in order to illustrate the possible maximum impact on the skyline of the Area, sites which have high

redevelopment propensity are assumed to be redeveloped up to the BHRs in the photomontages (**Plans 16a to 16e**).

7. **Responses to Representation (R2) and Comments (C1 to C12)**

- 7.1 To follow up on the court orders, Representation **R2** and Comments **C1** to **C12** have been reassessed as set out in paragraphs 3 to 6 above (**Plan 17**).
- 7.2 Under the current proposals, the BHRs of the following sites will generally be relaxed taking into account the SBDG requirements and permissible development intensity and two BGs will also be deleted:

Representation No.	Representers' Proposals	Current OZP Proposals
R2 (REDA)	- Generally relax the BHRs by 20m for the development zones and more relaxed height limits for sites at or near future transport nodes to free up ground level space for pedestrian. - Delete BG requirements on the OZP.	- BHRs for two "R(A)" sites (i.e. sites at the junction of Pokfield Road and Smithfield of 120mPD and Academic Terrace of 140mPD) are relaxed to 130mPD and 160mPD respectively (Plans 6a and 7a). - BHR for two "R(B)" sites (i.e. Hillview Garden of 60mPD and HKU Pokfield Road Residence of 120mPD) are relaxed to 120mPD and 150mPD respectively (Plans 8a and 9a). - The two BG requirements at the western boundary of Smithfield Terrace (71-77 Smithfield) and Smithfield Garden (50 Smithfield) on "R(A)" zone as stipulated in the OZP are deleted (Plan 14c).

- 7.3 The relaxed BHRs have taken into account the SBDG requirements and permissible development intensity. **R2**'s proposal to relax the BHRs by 20m for the Area covered by the OZP is not supported as a general increase of 20m in BH would significantly increase the overall BH profile, create canyon effect, reduce the visible areas of the mountain backdrop and the waterbody of the harbour from the local vantage points, and would affect the local character and cityscape.
- 7.4 As explained in paragraph 5 above, the current two BG requirements on the buildings situated between Des Voeux Road West and Queen Road West are beneficial to the district-wide environment and are still required (**Plan 14b**). They are to be retained on the OZP for benefitting the pedestrian wind

environment and hence **R2**'s proposal to delete BG requirements on the OZP is not supported.

- 7.5 Further, the two residential sites at 2 and 6-10 Mount Davis Road would be rezoned from "R(C)2" to "R(B)1" as follows (**Plan 10a**):

Comments No.	Commenters' Proposal	Current OZP Proposal
C1 – C12	The two sites should be rezoned to "R(B)1" with a maximum BH of 160mPD and a maximum PR of 3.	The two sites are rezoned from "R(C)2" to "R(B)1" with imposition of maximum BH of 160mPD and PR of 3.

- 7.6 Should the Board agree to the proposed amendments to the OZP as detailed in paragraph 8 below, **R2** and **C1** to **C12** will be informed accordingly. They may submit representation on the OZP for the Board's consideration under section 6 of the Ordinance if they so wish.

8. Proposed Amendments to OZP

Amendments to Matters Shown on the Plan

- 8.1 Based on paragraphs 3.6, 4.5.5 and 5.2 above, the following amendments to matters shown on the draft OZP No. S/H1/20A (**Attachment B1**) are proposed:

- Item A** Revision of the BHR for the "R(A)" zone at the junction of Pokfield Road and Smithfield from 120mPD to 130mPD
- Item B** Revision of the BHR for the "R(A)" zone of Academic Terrace at 101 Pok Fu Lam Road from 140mPD to 160mPD
- Item C** Revision of the BHR for the "R(B)" zone of HKU Residence at 13, 15, 17, 19 and 21 Pokfield Road from 120mPD to 150mPD
- Item D** Revision of the BHR for the "R(B)" zone of Hillview Garden at 72 Hill Road from 60mPD to 120mPD
- Item E** Rezoning of 2 and 6-10 Mount Davis Road from "R(C)2" to "R(B)1"
- Item F1** Deletion of the BG requirement of 12m wide above 29mPD on the western boundary of Smithfield Terrace at 77 Smithfield on "R(A)" zone and revision of the BHR from 29mPD to 120mPD for the area concerned
- Item F2** Deletion of the BG requirement of 12m wide above 60mPD on the western boundary of Smithfield Garden at 50 Smithfield on "R(A)" zone and revision of the BHR from 60mPD to 140mPD for the area concerned

9. Amendments to the Notes of the OZP

9.1 Amendments to the Notes are proposed as follows:

- (a) In relation to **Item E**, the remarks of the “R(C)2” zone has been deleted.
- (b) In relation to **Items F1 and F2**, the remarks under “R(A)” zone relating to the provision of the BGs of the sites of “R(A)” at 50 and 71-77 Smithfield has been deleted.

9.2 The Board has promulgated a revised set of Master Schedule of Notes to Statutory Plans on 11.1.2019 with ‘Market’ use being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “R(A)”, “R(B)”, “R(E)”, “G/IC” and “OU(Commercial, Leisure and Tourism Related Uses)” zones.

9.3 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘cross-out’) are at **Attachment B2** for Members’ consideration.

10. Revision to the Explanatory Statement of the OZP

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has been taken to update the general information for various land use zones to reflect the latest status and planning circumstances. The proposed amendments to the ES of the OZP (with additions in ***bold and italic*** and deletions in ‘cross-out’) are at **Attachment B3** for Members’ consideration.

11. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H1/21.

12. Consultation

Departmental Consultation

12.1 The proposed amendments to the draft OZP No. S/H1/20 have been circulated to relevant government bureaux and departments for comment. Representation (**R2**) and comments (**C1 to C12**) in respect of the draft OZP No. S/H1/18 have also been circulated to relevant bureaux and departments for re-examination.

12.2 The following government bureaux and departments have no objection to or no adverse comments on the proposed amendments and representations:

- (a) Planning Unit, Development Bureau (DevB);
- (b) Harbour Unit, DevB;

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

Consultation with Central and Western District Council (C&W DC) and Public Consultation

- 12.3 The proposed amendments to the OZP are mainly a follow up consequential to the Court's rulings on the JRs in respect of the draft OZP No. S/H1/18. Subject to agreement of the proposed amendments by the Board for gazetting under section 7 of the Ordinance, the C&W DC will be consulted as appropriate during the two-month statutory plan exhibition period. Members of the public can submit representations on the OZP to the Board during the same statutory plan exhibition period.

13. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the draft OZP and that the draft OZP No. S/H1/20A (**Attachment B1**) (to be renumbered as S/H1/21 upon exhibition) and its Notes (**Attachment B2**) are suitable for exhibition under section 7 of the Ordinance;
- (b) adopt the revised ES at **Attachment B3** for the draft OZP No. S/H1/20A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the draft OZP; and
- (c) agree to inform representer **R2** and commenters **C1** to **C12** in respect of the draft Kennedy Town & Mount Davis OZP No. S/H1/18 on the amendments to the draft OZP, and that they may submit representations on the amendments to the OZP or comments on the representations for the Board's consideration under sections 6 and 6A of the Ordinance respectively.

Attachments

Attachments A1 & A2	Draft OZP No. S/H1/18 (reduced to A3 size) together with Schedule of Amendments to the draft OZP No. S/H1/17
Attachment B1	Draft OZP No. S/H1/20A
Attachment B2	Revised Notes for the draft OZP No. S/H1/20A
Attachment B3	Revised Explanatory Statement for the draft OZP No. S/H1/20A
Attachment C1	Representation R2
Attachment C2	Comments C1 to C12
Attachment D1	APP-151 "Building Design to Foster a Quality and Sustainable Built Environment"
Attachment D2	APP-152 "Sustainable Building Design Guidelines" (SBDG)
Attachment E1a	Implications of SBDG on Building Profile
Attachments E1b & E1c	Illustration on Implications of SBDG
Attachment E2	Basic Building Profile – Composite Building
Attachment E3	Basic Building Profile – Residential Building
Attachment F	Assessments for Building Height Restriction to be Maintained
Attachment G1	Assessment of Building Height – "R(A)" Site at Junction of Pokfield Road and Smithfield
Attachment G2	Assessment of Building Height – "R(A)" Site at Academic Terrace
Attachment G3	Assessment of Building Height – "R(B)" Site at Hillview Garden
Attachment G4	Assessment of Building Height – "R(B)" Site at HKU Residences
Attachment H1	Air Ventilation Assessment by Expert Evaluation (2020)
Attachment H2	Visual Appraisal
Attachment I	Summary of Representation (R2) and Comments (C1 to C12) and PlanD's Responses
Attachment J1	TPB Paper No. 8952 for Consideration of Group 1 Representations and Comments to Draft OZP No. S/H1/18 (Paper and Plans only)
Attachment J2	Extract of the Confirmed Minutes of the TPB Meeting on 25.11.2011

Plan 1	Aerial Photo of Kennedy Town & Mount Davis Area
Plan 2	Sites with Building Height Restrictions under Review
Plan 3	Concept Plan for the Building Height Profile
Plan 4	Current Building Height Restrictions
Plan 5	Proposed Building Height Restrictions
Plans 6a to 6c, 7a & 7b, 8a & 8b, 9a & 9b	Site Plans and Photos of Sites A to D with Proposed Building Height Restrictions
Plans 10a to 10e	Site Plan and Photos of Sites E with Proposed Rezoning and its Surroundings
Plan 10f	Development Parameters of the Existing Developments along Mount Davis Road
Plan 11	Extract of the OZPs No. S/H1/17 and S/H10/15
Plan 12	Metro Landscape Strategy
Plan 13	Density Residential Zone
Plan 14a	Building Gaps on the Current OZP
Plan 14b	Two Building Gaps imposed on Buildings situated between Des Voeux Road and Queen's Road West
Plan 14c	Deletion of Two Building Gaps at 50 and 71-77 Smithfield
Plan 15	Viewing Points
Plans 16a to 16e	Photomontages of Building Height Profile
Plan 17	Location Plan of Representation R2 and Comments C1 to C12
Plan 18	Consolidated Proposals of Development Restrictions

**PLANNING DEPARTMENT
MARCH 2021**

[Messrs Franklin Yu, Stanley T.S. Choi, Y.S. Wong and Andy S.H. Lam left the meeting during the break.]

Hong Kong District

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20

(TPB Paper No. 10720)

[The item was conducted in Cantonese.]

46. The Secretary reported that one of the proposed amendments to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 involved the University of Hong Kong (HKU) Residences at Pokfield Road. The following Members had declared interests on the item for owning property in the Kennedy Town & Mount Davis area or having affiliation/business dealings with HKU:

- | | |
|---------------------|--|
| Mr Wilson Y.W. Fung | - being the Chairman of the Accounting Advisory Board of School of Business, HKU; |
| Dr C.H. Hau | - being an Honorary Associate Professor and Principal Lecturer of HKU, and his spouse being a Principal Lecturer of HKU; |
| Mr K.K. Cheung | - his firm having current business dealings with HKU; |
| Mr Alex T.H. Lai | - his former firm having current business dealings with HKU; |
| Ms Lilian S.K. Law | - being the Adjunct Associate Professor of HKU; |

Professor John C.Y. Ng] being the Adjunct Professors of HKU;
Dr Conrad T.C. Wong]

Dr Roger C.K. Chan - being the Associate Professor of HKU; and

Dr Jeanne C.Y. Ng - owning a property in Kennedy Town.

47. Members noted that Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting and Mr Alex T.H. Lai and Dr Conrad T.C. Wong had already left the meeting. As the amendments were proposed by the Planning Department (PlanD), the interests of Mr Wilson Y.W. Fung, Dr C.H. Hau, Mr K.K. Cheung, Ms Lilian S.K. Law, Professor John C.Y. Ng and Dr Roger C.K. Chan were considered indirect. Members agreed that they could participate in the discussion of the relevant amendment items.

Presentation and Question Sessions

48. The following representatives from PlanD were invited to the meeting:

Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK)

Mr Mann M.H. Chow - Senior Town Planner/Hong Kong (STP/HK)

49. The Chairperson invited PlanD's representatives to brief Members on the Paper.

50. With the aid of a PowerPoint presentation, Mr Mann M.H. Chow, STP/HK, PlanD briefed Members on the proposed amendments as detailed in TPB Paper No. 10720 (the Paper), including the background, the reassessment of relevant representation and comments on the OZP, the review on building height restrictions (BHRs) and building gap (BG) requirements, urban design and visual considerations and responses to the relevant representation and comments.

51. The Chairperson remarked that the proposed amendments to the draft OZP could be considered in two groups. The first group was the result of the review of the BHRs and BG requirements on the OZP taking into account the latest Sustainable Building Design Guidelines

(SBDG) requirements, so as to follow up the Court's judgment on the judicial reviews (JRs) against the subject and other OZPs. The second group was in relation to two rezoning sites at Mount Davis Road. She then invited questions from Members.

The Approach of the Current OZP Review

52. The Chairperson asked whether the review of the subject OZP was based on the same approach and assumptions adopted for other OZPs which were also subject to similar court decisions. Mr Louis K.H. Kau, DPO/HK, PlanD responded that the review of development restrictions imposed on the subject OZP was based on the same approach and assumptions adopted for the Wan Chai, Causeway Bay, Ngau Tau Kok and Kowloon Bay, and Mong Kok OZPs which had previously been considered by the Town Planning Board (the Board). Having considered the principles/concept of the current BHRs as well as the implications of the SBDG requirements and the updated working assumptions, the current BHRs for most of the sites could be maintained as they were able to accommodate the permissible gross floor area (GFA)/plot ratio (PR) either under the Building (Planning) Regulations or stipulated on the OZP for meeting the SBDG requirements upon redevelopment. Being constrained by the site levels, the current BHRs of four sites could not accommodate the permissible GFA/PR and meet the SBDG requirements and were therefore proposed to be relaxed. Regarding the BGs, the principle was that the incorporation of BGs at strategic locations on the OZP to maintain major air paths or create inter-connected air paths of district importance was still considered necessary. On the other hand, noting the alternative building design measures under the SBDG that could serve similar air ventilation purpose for the locality, if the effectiveness of a BG for wind penetration was localised and it might not be able to serve as a district air path, it would be recommended to be deleted.

53. A Member enquired whether there was any technical problem for future redevelopments near Kwun Lung Lau and whether provision of car park at basement level was assumed in the current OZP review. In response, Mr Louis K.H. Kau said that while a landslide had occurred in Kwun Lung Lau years ago, Kwun Lung Lau had been partially redeveloped into a high-rise development with a BH of about 160mPD. Regarding the assumption of basement car park, he explained that, similar to the review of the other OZPs, the estimation of the BHRs on the subject OZP was based on a set of development parameters and assumptions including provision of car park at basement level in accordance with the SBDG requirements, in which

only underground car park could be exempted from GFA calculation.

Building Gaps

54. A Member enquired the current proposal on BGs on the OZP. Mr Louis K.H. Kau said that two BGs of 12m wide above 29mPD and 60mPD (about 15m above ground level) were imposed on the western boundaries of Smithfield Terrace at 71-77 Smithfield and the south-western corner of Smithfield Garden at 50 Smithfield on the OZP. With the incorporation of the building setback under the SBDG, the section of Smithfield near the “Residential (Group A)” (“R(A)”) site at the junction of Pokfield Road and Smithfield would be widened, which originally was the bottleneck of the identified air path under southerly/south-easterly wind. That would facilitate penetration of the prevailing winds from Lung Fu Shan “valley corridor” into Forbes Street Temporary Playground and the urban area of Kennedy Town to the north. As the effectiveness of the two BGs for wind penetration was rather localised and there was an alternative air path, they were recommended to be deleted.

55. In response to another Member's enquiry, Mr Louis K.H. Kau said that the intention of imposing BGs was for better wind penetration in the area and it was considered not necessary to preserve the BGs for the reason of enhancing visual permeability.

The Amendment Site at Hillview Garden

56. A Member asked about the reasons for relaxing the BHR of the site of Hillview Garden from 60mPD to 120mPD. Mr Louis K.H. Kau responded that Hillview Garden was a housing development under the Civil Servants' Co-operative Building Society Scheme. A BHR of 60mPD was imposed on the site in 2011 to reflect its as-built condition and to be commensurate with the adjacent school premises. In the current review, taking into account the existing site level, the estimated BH requirement for a typical residential building in the “Residential (Group B)” (“R(B)”) zone and the SBDG requirements, it was proposed to relax the BHR of the site to 120mPD.

Two Proposed Rezoning Sites at Mount Davis Road

57. Noting that two sites at 2 and 6-10 Mount Davis Road were recommended to be

rezoned from “Residential (Group C) 2” (“R(C)2”) to “R(B)1” with a BHR of 160mPD, a Member asked whether the future redevelopments at the two concerned sites would protrude into the ridgeline. Mr Louis K.H. Kau explained that the proposed relaxation of BHR for the site at 2 Mount Davis Road would result in visual obstruction to part of the ridgeline of Mount Davis and would slightly reduce the visual permeability. However, the visual impact was considered small as the existing development had already protruded into the ridgeline. It was considered that allowing medium-rise development with a PR of 3 and a BHR of 160mPD on the site would not be visually incompatible with the surrounding developments as the proposed development parameters were the same as those of the adjacent “R(B)1” zone (i.e. 2A and 4 Mount Davis Road).

58. A Member asked whether there was any photomontage showing other viewpoint towards Mount Davis. Mr Louis K.H. Kau showed a photomontage of BH profile in Kennedy Town viewing from the major ferry route of the western gateway of Victoria Harbour and said that the high-rise developments in Kennedy Town almost screened off the developments subject to the proposed relaxation of BHRs including the two concerned sites.

59. The Chairperson enquired the reasons for the proposed relaxation of PR and BHR of the two concerned sites. Mr Louis K.H. Kau explained that in 2011, upon completion of the BH review, the two sites, which were originally zoned “R(B)” with no development restriction, were rezoned to “R(C)2” with the imposition of maximum PR of 0.75, site coverage (SC) of 25% and BH of 3 storeys, while 2A and 4 Mount Davis Road were rezoned to “R(B)1” with imposition of maximum PR of 3 and BH of 160mPD to reflect their as-built conditions and to maintain a low-rise BH profile and low development intensity along Mount Davis Road. The 12 commenters, which were the owners and residents of 2 and 6-10 Mount Davis Road, opposed the rezoning of the two sites from “R(B)” to “R(C)2” with imposition of PR, SC and BH restrictions. They were of the view that it was illogical and inequitable to have different PR and BH restrictions for their sites and the neighbouring sites at 2A and 4 Mount Davis Road given their proximity and similar site characteristics. They proposed to rezone the two sites to “R(B)1” with maximum PR of 3 and BH of 160mPD.

60. Mr Louis K.H. Kau added that, in the current OZP review, the BH profile of the neighbourhood was further revisited. The developments on the northern uphill side of Mount Davis Road were generally medium-rise in its built form and the two concerned “R(C)2” sites

were located along Mount Davis Road. The “R(B)1” site (i.e. 2A and 4 Mount Davis Road) in-between the two “R(C)2” sites consisted of medium-density developments. These sites formed a residential cluster on their own near the eastern end of the road. To the further west along the northern uphill side of Mount Davis Road, residential developments within the “R(B)1” and “R(C)” zones were predominantly medium-rise with varying PRs and BHs. On the southern downhill side of Mount Davis Road were generally low-rise and low-density residential developments. The BH profile was therefore stepped from low-rise developments along the southern downhill side of Mount Davis Road to predominantly medium-rise developments along the northern uphill side of the road. As such, allowing medium-rise developments with a PR of 3 and a BH of 160mPD on the two concerned sites, as proposed by the commenters, was considered acceptable. Hence, it was proposed to rezone the two “R(C)2” sites to “R(B)1” with maximum PR of 3 and BH of 160mPD. A BH of 160mPD was considered necessary to accommodate the PR of 3 given the existing site level.

61. In view of some Members’ concerns on the visual impact of the proposed development restrictions for two concerned sites, the Chairperson sought Members’ views on whether it was appropriate to proceed with Amendment Item E for exhibition under section 7 of the Town Planning Ordinance (the Ordinance) with a view to obtaining the public’s views or to defer a decision on Amendment Item E pending further review by PlanD on the appropriate development restrictions for the two concerned sites for the Board’s consideration. A Member pointed out that the principle of preserving the ridgeline had long been a factor that the Board would take into account when considering planning applications. As such, as a matter of consistency, the same principle should be applied in the current zoning amendments concerning the two sites. A Member concurred. Another Member considered that as the site level near the eastern end of Mount Davis Road was lower, there might be scope for adjusting the BHR of the two concerned sites. Noting that the Board’s previous decision on the two sites was challenged in the JRs, a Member remarked that it would be necessary for the Board to have a justifiable basis in tightening the BHR of the sites. Another Member opined that the BH profile of the nearby existing developments should also be a reference in setting the BHR.

62. After deliberation, the Town Planning Board (the Board) agreed that the proposed Amendment Items A, B, C, D, F1 and F2 to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 as shown on the draft OZP No. S/H1/20A at Attachment B1 and its Notes at Attachment B2 were suitable for exhibition for public inspection under section

7 of the Town Planning Ordinance, while the Board decided to defer a decision on the proposed Amendment Item E pending further review by PlanD on the appropriate development restrictions for the two concerned sites for the Board's further consideration.

[Professor John C.Y. Ng left the meeting during the question and answer session.]

Agenda Item 5

[Open Meeting]

Any Other Business

~~63. There being no other business, the meeting was closed at 2:25 p.m.~~

Opening Remarks

1. The Chairperson said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1241st Meeting held on 19.3.2021

[The item was conducted in Cantonese.]

2. The draft minutes of the 1241st meeting held on 19.3.2021 were sent to Members on 9.4.2021. Subject to any proposed amendments by Members on or before 12.4.2021, the minutes would be confirmed.

~~[Post-meeting Note: The minutes were confirmed on 12.4.2021 without amendments.]~~

Agenda Item 2

[Open Meeting]

Matters Arising

[The item was conducted in Cantonese.]

- (i) **Further Consideration of Proposed Amendments to the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20**

3. The Secretary reported that one of the proposed amendments to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 involved the University of Hong Kong (HKU) Residences at Pokfield Road. The following Members had declared interests on the item for owning property in the Kennedy Town & Mount Davis area or having affiliation/business dealings with HKU:

- Mr Wilson Y.W. Fung - being the Chairman of the Accounting Advisory Board of School of Business, HKU;
- Dr C.H. Hau - being an Honorary Associate Professor and Principal Lecturer of HKU, and his spouse being a Principal Lecturer of HKU;
- Mr K.K. Cheung - his firm having current business dealings with HKU;
- Mr Alex T.H. Lai - his former firm having current business dealings with HKU;
- Ms Lilian S.K. Law - being the Adjunct Associate Professor of HKU;
- Professor John C.Y. Ng] being the Adjunct Professors of HKU;
Dr Conrad T.C. Wong]
- Dr Roger C.K. Chan - being the Associate Professor of HKU; and
- Dr Jeanne C.Y. Ng - owning a property in Kennedy Town.

4. Members noted that the outstanding issue to be discussed at the meeting was related to the amendment sites at Mount Davis Road and Dr Conrad T.C. Wong and Dr C.H. Hau had not yet joined the meeting. As the property owned by Dr Jeanne C.Y. Ng had no direct view of the amendments sites, and the interests of the other Members in relation to HKU were considered indirect, Members agreed that they could participate in the discussion of the item.

5. The following representatives from the Planning Department (PlanD) were invited to the meeting:

- Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK)

Mr Mann M.H. Chow - Senior Town Planner/Hong Kong (STP/HK)

6. With the aid of a PowerPoint presentation, Mr Mann M.H. Chow, STP/HK, made the following main points:

The Board's Decision on 5.3.2021

- (a) when the proposed amendments to the draft Kennedy Town & Mount Davis OZP No. S/H1/20 were considered by the Town Planning Board (the Board) on 5.3.2021, some Members raised concern that the proposed rezoning of 2 and 6-10 Mount Davis Road, i.e. the two concerned sites (the Sites), under Amendment Item E, would result in visual obstruction to part of the ridgeline of Mount Davis, and asked if there might be scope for adjusting the building height restriction (BHR) of the Sites. At the said meeting, the Board agreed to the proposed amendments under Items A to D, F1 and F2 but decided to defer a decision on Amendment Item E pending further review by PlanD on the appropriate development restrictions for the Sites for the Board's further consideration;
- (b) as presented at the meeting on 5.3.3021, the Sites under Amendment Item E were proposed to be rezoned from "Residential (Group C)2" ("R(C)2") with a maximum plot ratio (PR) of 0.75, site coverage (SC) of 25% and building height (BH) of 3 storeys to "Residential (Group B)1" ("R(B)1") with a maximum PR of 3 and BH of 160mPD;

Background of the Sites under Amendment Item E

- (c) the Sites and the adjoining site (i.e. 2A and 4 Mount Davis Road) were previously zoned "R(B)" with no development restriction imposed on the OZP No. S/H1/1 gazetted in 1986 and the zoning remained unchanged on the OZP No. S/H1/17;
- (d) in 2011, upon completion of the BH review, the Sites were rezoned to "R(C)2" with imposition of a maximum PR of 0.75, SC of 25% and BH of 3 storeys, while the adjoining site at 2A and 4 Mount Davis Road was

rezoned to “R(B)1” with imposition of a maximum PR of 3 and BH of 160mPD on the draft OZP No. S/H1/18. During the publication of the representations in 2011, all of the 12 comments received indicated support to representation R2 submitted by the Real Estate Developers Association of Hong Kong (which generally opposed all amendments incorporated in the OZP in respect of the imposition of BH and building gap restrictions) and opposed the rezoning of the Sites from “R(B)” to “R(C)2” mainly on the ground that it was illogical and inequitable to have different PR and BH restrictions for the Sites and the adjoining site given their similar locations and characteristics. After giving consideration to all the representations and comments on 25.11.2011, the Board decided not to uphold the representations including R2;

- (e) in 2012, the Incorporated Owners of 6 & 10 Mount Davis Road and the owner of 2 Mount Davis Road lodged two Judicial Review (JR) applications against the Board’s decision in 2011 not to uphold the representation R2. They were also the commenters who submitted comments (C11 and C12) on representation R2 in respect of the draft OZP No. S/H1/18;
- (f) in March 2020, the Court of First Instance allowed the JRs quashing the Board’s decision on R2 with a direction that the representation R2, together with the comments thereon (including C11 and C12), be remitted to the Board for reconsideration;

Urban Design Guidelines (UDG) in Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG)

- (g) according to the UDG of the HKPSG, in order to preserve views to ridgelines/peaks and mountain backdrop with recognised importance around the Victoria Harbour, a 20% building free zone below the selected sections of ridgelines would need to be maintained when viewing from strategic vantage points (SVPs). Eight SVPs were selected around the Victoria Harbour for preservation of views to the selected sections of ridgelines. The Kennedy Town and Mount Davis Area, including the Sites, did not fall within the “view fan” of the two nearest SVPs, i.e. SVP1

West Kowloon Cultural District and SVP7 The Peak. In fact, the Mount Davis ridgeline was not the selected ridgeline to be preserved;

Visual Impact Assessment (VIA): Original and Alternative Proposals

- (h) to assess the possible visual impacts of the proposed amendments to the extant draft OZP No. S/H1/20, five local viewing points (LVPs) were selected according to the Town Planning Board Guidelines No. 41 on “Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” (TPB PG-No. 41) taking into account the accessibility and popularity to the public. Among the selected LVPs, only LVP5, which was located at a footbridge in Pok Fu Lam Road to the west of Queen Mary Hospital, could capture the Sites. As shown in a zoom-in view of LVP5, the BHR of 160mPD on the OZP under the “R(B)1” zone for 2A Mount Davis Road had already protruded the Mount Davis ridgeline and the existing building at 2 Mount Davis Road (3 storeys/132mPD) was also touching the lower part of the Mount Davis ridgeline;
- (i) under the original proposal of rezoning the Sites from “R(C)2” to “R(B)1” with a maximum PR of 3 and BH of 160mPD (the Original Proposal), it was considered that the future redevelopment would be commensurate with the neighbouring existing developments including the student hostels of HKU. A Visual Appraisal was conducted for the proposed amendments to the draft OZP. According to TPB PG-No. 41, the visual impact of the proposed development restrictions of the Sites was assessed in three aspects, i.e. visual composition, visual obstruction and effects on public viewers. According to the conclusion of the Visual Appraisal, the proposed development restrictions of the Sites were not incompatible in scale with the current OZP restrictions of the adjacent “R(B)1” zone (i.e. maximum PR 3 and BH 160mPD) for medium-rise residential development. For 6-10 Mount Davis Road with proposed BHR of 160mPD, majority of the mountain backdrop could still be retained. While the proposed BHR of 160mPD for 2 Mount Davis Road would obstruct the lower part of the ridgeline, the magnitude of adverse change to LVP5 was considered small. The proposed rezoning with maximum PR 3 and BH 160mPD did not

appear to be out of context. Also, as LVP5 had already been obstructed by some existing developments (with BH ranging from 145mPD to 175mPD), the visual impact arising from the proposed rezoning was considered insignificant;

- (j) noting that Members had expressed concerns on the visual impact of the Original Proposal at the meeting on 5.3.2021, two alternative proposals were also presented for consideration, i.e. Alternative Proposal 1 was to retain 2 Mount Davis Road as “R(C)2” and rezone 6-10 Mount Davis Road from “R(C)2” to “R(B)1”, and Alternative Proposal 2 was to retain both 2 and 6-10 Mount Davis Road as “R(C)2”; and

Recommendation

- (k) as the previous “R(C)2” zoning with PR of 0.75, SC of 25% and BH of 3 storeys for the Sites was successfully challenged in the JRs, there should be justifiable basis in keeping the zoning and development restrictions for the Sites upon re-consideration. The characteristics of the Sites and the adjoining “R(B)1” site (2A & 4 Mount Davis Road) were similar and mainly fell within Residential Density Zone III (ranging from PR of 0.75 for developments of 3 storeys to PR of 3 for developments with 17 storeys and over) under the residential density guidelines of the HKPSG. The proposed development intensity of the Sites was still in line with the Residential Density Zone III in the HKPSG. The Visual Appraisal had concluded that the visual impact of the Original Proposal was insignificant. Based on the above consideration, the Original Proposal was preferred as it was not incompatible with the surroundings.

[Dr Conrad T.C. Wong joined the meeting during PlanD’s presentation.]

7. The Chairperson said that the plan-making process would commence upon the Board’s consideration of Amendment Item E. At the meeting on 5.3.2021, Members’ concern was mainly on the visual impact arising from the future redevelopment at 2 Mount Davis Road. As explained by PlanD, the concerned ridgeline was not the selected ridgeline to be preserved under the UDG. Making reference to TPB PG-No. 41, the selected LVP5

was taken at a footbridge connecting to Queen Mary Hospital, which was unlikely to be a location for public appreciation of the Mount Davis ridgeline. The Visual Appraisal had concluded that while the proposed BHR of 160mPD for 2 Mount Davis Road would obstruct the lower part of the ridgeline, the magnitude of adverse change would be small. She remarked that the re-consideration of the BHR for the Sites should be on a justifiable basis noting that the previous development restrictions were successfully challenged in the JRs.

8. The Chairperson then invited questions from Members.

9. A Member enquired how the eight SVPs were selected. In response, Mr Louis K.H. Kau, DPO/HK, said that developments in the north shore of Hong Kong Island should respect the dominance of Victoria Peak and other Hong Kong ridgelines/peaks when viewing from Kowloon side, in particular from three SVPs including the West Kowloon Cultural District, Cultural Complex at Tsim Sha Tsui and the waterfront promenade at Kai Tak Development. Views to Kowloon Peak and major Kowloon ridgelines should be preserved from the four SVPs at Hong Kong Convention and Exhibition Centre at Wan Chai, Central Pier No.7, Sun Yat Sen Memorial Park in Sai Ying Pun and Quarry Bay Park. The SVP from The Peak was to preserve the views towards Victoria Harbour. The Chairperson supplemented that the designation of the eight SVPs was to preserve the selected sections of ridgelines along the Victoria Harbour, which did not include the part of the Mount Davis ridgeline that would be affected by the future redevelopment at 2 Mount Davis Road.

10. Some Members raised the following questions on the selection of the LVPs.

- (a) whether the number of people accessing a particular location should be taken into account when selecting a LVP;
- (b) whether the viewpoints of passengers of public transport and patients in the wards of Queen Mary Hospital to the ridgeline would be considered;
- (c) noting that the Mount Davis ridgeline and the Kowloon ridgelines that could be viewed from LVP5 were not the selected ridgelines to be preserved under the UDG, what the purpose of selecting LVP5 was; and

- (d) the time of taking the photos at LVP5 in the VIA.

11. In response, Mr Louis K.H. Kau, DPO/HK, made the following main points:

- (a) according to TPB PG-No. 41, the LVPs were selected mainly on the basis of whether it was easily accessible to the public, which included key pedestrian nodes and open spaces, etc.;
- (b) it was set out in TPB PG-No. 41 that it was important to protect public views, particularly those easily accessible and popular to the public or tourists. The viewpoints of passengers of public transport and patients in wards of a hospital were not the viewpoints that met the requirements under TPB PG-No. 41;
- (c) the LVPs were selected in accordance with TPB PG-No. 41 to assess the possible visual impacts of the sites with the proposed BH and PR restrictions on the surrounding areas. Among the selected LVPs, only LVP5 could capture the Sites. The mountain backdrop of Mount Davis would be the key visual element and resource. The proposed increase in BH and PR for the Sites, and compared with the restrictions stipulated on the extant OZP, would result in visual obstruction to the lower part of the ridgeline and reduce the visual permeability. However, the magnitude of adverse change to this viewpoint was considered minimal and acceptable; and
- (d) the photos from LVP5 in the VIA were taken in January 2021.

12. In response to a Member's enquiry, the Chairperson said that the Kowloon ridgelines that could be viewed from LVP5 were not the selected section of ridgelines requiring preservation under the UDG as viewed from the eight SVPs. The Member also asked whether it was possible to slightly tighten the BHR of 2 Mount Davis Road so as to preserve the ridgeline. Mr Louis K.H. Kau, DPO/HK, responded that as the site level of 2 Mount Davis Road was high, a BH of 160mPD was required to achieve the PR of 3.

13. A Member asked whether there would be other redevelopments in the surrounding area of the Sites. Mr Louis K.H. Kau, DPO/HK, said that the Sites were mainly surrounded by “Government, Institution or Community” (“G/IC”) zone including the Mount Davis Service Reservoir and “Green Belt” (“GB”) zone which had a general presumption against development.

14. A Member asked how the visual impact was assessed in the planning process. Mr Louis K.H. Kau, DPO/HK, indicated that TPB PG-No. 41 had provided details on how a VIA should be conducted. Visual impact should take into account views from key strategic and popular local vantage points. While it was not practical to protect private views in the highly developed context of Hong Kong, the public views should be protected, particularly in those locations easily accessible and popular to the public. In selecting the LVPs for assessing the visual impact under the current round of the OZP amendments, LVP5 was the only viewing point that could view the locations of the Sites and could be accessed by the public. In assessing the effects of visual changes on the assessment area and sensitive public viewers, visual composition, visual obstruction and effects on public viewers would be considered. Regarding the visual composition for the Sites, the mountain backdrop of Mount Davis would be the key visual element and resource with the presence of flyovers and the existing blocks of Queen Mary Hospital. It was considered that the proposed development restrictions were not incompatible with the current OZP restrictions of the adjacent “R(B)1” zone for medium-rise residential development. In terms of visual obstruction, with a proposed BHR of 160mPD, while a majority of the mountain backdrop could still be retained for 6-10 Mount Davis Road, part of the ridgeline would be obstructed by the proposed rezoning of 2 Mount Davis Road, though the impact was considered small. In terms of effects on public viewers, LVP5 was taken on a footbridge in Pok Fu Lam Road serving visitors going to and from Queen Mary Hospital. Such a LVP was not intended to be a location for public appreciation of the Mount Davis ridgeline. While visual permeability was reduced, the proposed rezoning with restrictions of PR of 3 and BH of 160mPD did not appear to be out of context. Also, as LVP5 had been obstructed by some existing developments (with BH ranging from 145mPD to 175mPD), the visual impact was insignificant.

15. In response to a Member’s enquiry on the reasons for imposing a BHR of 160mPD for the Sites, Mr Louis K.H. Kau, DPO/HK, explained that a BH of 160mPD was required to accommodate a development of PR 3 given the existing site level.

16. Noting that only the selected sections of ridgelines around Victoria Harbour as viewed from the eight SVPs were the valuable assets to be preserved under the UDG, a Member opined that the methodology of assessing the visual impacts of proposed developments in a local context was rather subjective and a more systematic basis should be derived. In response, Mr Ivan M.K. Chung, the Director of Planning, supplemented that the selection of LVPs and the ways for assessing the visual impacts of the proposed BHR in the Sites had followed the established requirements under TPB PG-No. 41. As explained by DPO/HK, in assessing the effects of visual changes of the proposed development restrictions, three aspects including visual composition, visual obstruction and effects on public viewers had been considered, that were exactly the requirements under TPB PG-No. 41. It was considered that the proposed BHR of 160mPD would not result in a development of an inappropriate scale which would dominate the setting and create visual incompatibility with the surroundings. While the lower part of the ridgeline would be obstructed, the majority of the mountain backdrop could still be retained and the surrounding areas were mainly “G/IC” and “GB” zones. The visual impact was therefore considered small. LVP5 was selected for evaluating the visual impact of the proposed rezoning because it was the only viewing point that could view the locations of the Sites and could be accessed by the public.

17. A Member said that the determination of BHR for the Sites had to be made on a justifiable and scientific basis noting that the relevant development restrictions were previously subject to JRs. There was a need to balance the development need and the compatibility with the surrounding areas.

18. Some Members indicated support to the Original Proposal on the consideration that the majority of the mountain backdrop could still be retained and the visual impact to be caused by the proposed development restrictions for the Sites was insignificant and acceptable. It was clear that the concerned ridgeline was not part of the selected ridgelines as viewed from the eight SVPs, and that LVP5 was not intended to be a location for public appreciation of the ridgeline though it could be accessed by the public. While the view to the lower part of the Mount Davis ridgeline at LVP5 would be slightly affected, the visual impact was insignificant as it had already been obstructed by some existing developments in the foreground and background. Although the proposed BHR 160mPD for 2 Mount Davis Road would obstruct part of the ridgeline, the impact was small as the site was located at the lower part of the ridgeline and there would be no other redevelopments in the surrounding area.

19. A Member noted that the proposed BHR of 160mPD for the Sites was consistent with that of the neighbouring sites at 2A and 4 Mount Davis Road given their similar locations and characteristics. However, the Member suggested that caution should be taken in considering any future planning applications for minor relaxation of BHR in the three sites with a view to protecting the mountain backdrop of Mount Davis.

20. The Chairperson concluded that the majority of Members considered that the Original Proposal should be adopted for Amendment Item E. With the Board's agreement to Amendment Item E, all the proposed amendments, including those that were agreed at the meeting on 5.3.2021, i.e. Amendment Items A, B, C, D, F1 and F2, to the draft Kennedy Town & Mount Davis OZP No. S/H1/20 would be exhibited for public inspection under section 7 of the Town Planning Ordinance.

[Mr Franklin Yu, Dr C.H. Hau and Dr Frankie W.C. Yeung joined the meeting and Miss Winnie W.M. Ng left the meeting during the question and answer session.]

21. After deliberation, the Town Planning Board (the Board) decided to:

- “(a) agree to the proposed amendments under Amendment Item E to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20;
- (b) agree that the draft Kennedy Town & Mount Davis OZP No. S/H1/20A (to be renumbered as S/H1/21 upon exhibition) and its Notes at Attachments B1 and B2 of TPB Paper No. 10720 respectively were suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance);
- (c) adopt the revised Explanatory Statements (ES) at Attachment B3 of TPB Paper No. 10720 for the draft OZP No. S/H1/20A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the draft OZP; and

- (d) agree to inform representer R2 and commenters C1 to C12 in respect of the draft Kennedy Town & Mount Davis OZP No. S/H1/18 on the amendments to the draft OZP, and that they may submit representations on the amendments to the OZP or comments on the representations for the Board's consideration under sections 6 and 6A of the Ordinance respectively."

[The Chairperson thanked Mr Louis K.H. Kau, DPO/STN, and Mr Mann M.H. Chow, STP/HK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

(ii) Letter from the Applicant of a s.12A Application No. Y/I-NEL/1

22. The Secretary reported that a letter dated 30.3.2021 from the applicant of a s.12A application No. Y/I-NEL/1 (Mr Fung Kam Lam) was received and circulated to Members on 8.4.2021.

23. The application was to rezone a site covering mainly the sea area and Siu Kau Yi Chau from "Other Specified Uses" ("OU") annotated "Container Terminal", "OU(Container Back-up Area)" and "Open Space" to "OU(Reserved for General Marine Functions Uses)" ("OU(RGMFU)") with an intention to retain the general marine functions of the site for public use. Within the proposed "OU(RGMFU)" zone, reclamation or development that involved large scale permanent decking over the sea, mining of marine resources and/or dredging of or damage to the seabed would be prohibited. After consideration on 5.3.2021, the Town Planning Board (the Board) decided not to agree to the application.

24. In his letter, the applicant raised concern on Members' declaration of interest in relation to the application as no declaration of interest was made at the meeting whilst he noted that a Member had openly advocated that reclamation should be carried out in areas covering the application site, which was in line with his organisation's proposition. He requested the Board to review the declaration of interest with regard to the subject application.

25. The Secretary drew Members' attention that there was an established mechanism for Members to declare their interests in accordance with the Board's Procedure and Practice. It was necessary for Members to disclose their interests when there was a real or potential conflict

中西區區議會
第九次會議紀錄

(擬稿)

日期：二〇二一年五月二十七日(星期四)

時間：下午一時正

地點：香港中環統一碼頭道 38 號
海港政府大樓 14 樓
中西區區議會會議室

出席者：

主席

鄭麗琼議員*

副主席

楊浩然議員 (下午 1 時 04 分至下午 6 時 15 分)

議員

張啟昕議員*

甘乃威議員,MH*

伍凱欣議員*

彭家浩議員 (下午 1 時 06 分至會議完結)

黃健菁議員*

黃永志議員*

任嘉兒議員 (下午 1 時 07 分至會議完結)

葉錦龍議員*

楊哲安議員 (下午 1 時 04 分至下午 8 時 08 分)

註： * 出席整個會議的議員
() 議員出席時間

部門代表/嘉賓

第 5(iv)項

顧建康先生

規劃署 港島規劃專員

周文康先生

規劃署 高級城市規劃師/港島 5

列席者

梁子琪先生	中西區民政事務專員
吳詠希女士	中西區民政事務助理專員
莫智健先生	中西區民政事務處 高級行政主任(地區管理)
楊婧倩女士	中西區民政事務處 一級行政主任(區議會)
林鴻釧先生	香港警務處 中區指揮官
何佩佩女士	香港警務處 警民關係主任(中區)
黃少卿女士	香港警務處 西區指揮官
陳素羽女士	香港警務處 警民關係主任(西區)
李偉文先生	土木工程拓展署 總工程師/南 3
李一鳳女士	食物環境衛生署 中西區環境衛生總監
何淑儀女士	康樂及文化事務署 中西區康樂事務經理
區兆峯先生	運輸署 總運輸主任/港島

秘書

黃恩光先生	中西區民政事務處 高級行政主任(區議會)
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缺席者

許智峯議員

討論事項

第 5 項：常設事項(續)－

(iv) 《堅摩大綱草圖》OZP S/H1/20 實施

《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/21》
所收納的修訂項目

(中西區區議會文件第 60/2021 號)

(下午 6 時 43 分至 7 時 23 分)

主席表示是項常設事項《堅摩大綱草圖》過往使用「實施」二字，後來得悉草圖一般未獲批准，不會開始實施，故邀請當時提出的議員給予意見作修訂。接著，主席歡迎規劃署港島規劃專員顧建康先生及規劃署高級城市規劃師/港島 5 周文康先生出席會議，並表示文件由規劃署提交，請各議員備悉，亦請部門代表簡介。

2. 規劃署周文康先生指文件為《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/21》(下稱「大綱圖」)所收納的修訂項目，在今年 4 月 30 日，

城市規劃委員會(城規會)已根據《城市規劃條例》展示大綱圖，為期兩個月以供公眾查閱，任何人士可於今年 6 月 30 日或之前就有關修訂向城規會秘書處作出申述。背景資料方面，城規會於 2011 年在大綱圖上訂明多項發展限制，以達致良好的城市形態，其後在 2012 年有兩宗司法覆核反對城規會就摩星嶺道 2 號及 6 至 10 號的改劃。去年 3 月法庭作出裁決，推翻城規會早前的決定，並發還城規會再考慮地產建設商會的申述及有關意見。為跟進法庭的判決，當局對大綱圖上的發展限制作出了檢討，當中包括考慮到《可持續建築設計指引》的影響，並重新審視相關意見。城規會在重新審視後同意相關修訂，並在今年 4 月 30 日刊憲有關修訂，包括：修訂四個住宅用地的建築物高度限制、改劃摩星嶺道 2 號及 6 至 10 號的兩幅用地、刪除兩項建築物間距的規定，及就大綱圖及其《註釋》作出技術修訂。以下為每個修訂項目的簡述—

- (a) 修訂項目 A 把蒲飛路與士美菲路交界處的「住宅（甲類）」用地的建築物高度限制由主水平基準上 120 米修訂為主水平基準上 130 米；
- (b) 修訂項目 B 把薄扶林道 101 號學士台的「住宅（甲類）」用地的建築物高度限制由主水平基準上 140 米修訂為主水平基準上 160 米；
- (c) 修訂項目 C 把山道 72 號山景園的「住宅（乙類）」用地的建築物高度限制由主水平基準上 60 米修訂為主水平基準上 120 米；
- (d) 修訂項目 D 把蒲飛路 13、15、17、19 及 21 號香港大學蒲飛路宿舍的「住宅（乙類）」用地的建築物高度限制由主水平基準上 120 米修訂為主水平基準上 150 米；
- (e) 修訂項目 E 把位於摩星嶺道 2 及 6 至 10 號的用地由「住宅（丙類）2」地帶（最高地積比率為 0.75、覆蓋比率為 25%及建築物高度限制為 3 層），改劃為「住宅（乙類）1」地帶，並訂定最高地積比率為 3 及建築物高度限制為主水平基準上 160 米；
- (f) 修訂項目 F1 刪除位於士美菲路 71-77 號嘉輝花園西面界線的建築物間距，並把該「住宅（甲類）」地帶內有關土地的建築物高度限制由主水平基準上 29 米修訂為主水平基準上 120 米；
- (g) 修訂項目 F2 刪除位於士美菲路 50 號士美菲園西面界線的建築物間距，並把該「住宅（甲類）」地帶內有關土地的建築物高度限制由主水平基準上 60 米修訂為主水平基準上 140 米。

- (h) 技術修訂方面，主要包括在《註釋》內以推展城規會頒布對《法定圖則註釋總表》內有關「街市」用途歸類為「商店及服務行業」的修訂。

3. 主席邀請各議員就大綱圖的修訂項目提問和發表意見。

4. 葉錦龍議員就修訂項目 C 方面，表示他雖明白山景園對面的樓宇亦是主水平基準上 120 米，但山景園東面為一幅休憩用地，而西面為「政府、機構或社區」用地，若山景園的主水平基準上修改為 120 米的話，整體畫面會不協調。特別是西面的「政府、機構或社區」用地為聖彼得小學新校舍，主水平基準上 120 米的建築會令其校舍「不見天日」，因此他並不建議。他表示修訂有項目其合理性，但在考慮鄰近的休憩用地及「政府、機構或社區」用地情況下，他不贊成此修訂。就修訂項目 D 香港大學蒲飛路體育綜合大樓方面，他詢問該修訂是由規劃署，還是香港大學提出。

5. 規劃署顧建康先生回覆指修訂項目 D 是由規劃署所建議。

6. 葉錦龍議員詢問規劃署如何得知香港大學希望提高建築物的主水平基準，他覺得百思不得其解，又指如果是香港大學提出規劃申請，他尚能理解，故詢問顧建康先生基於甚麼理據作出此修訂。

7. 規劃署顧建康先生表示修訂項目 C 的主要原因是署方早年在多張大綱圖上訂明建築物高度限制時，在法律上被挑戰其設立高度限制的理據，特別是有否考慮《可持續建築設計指引》的影響。事實上，當年署方訂明高度限制時該指引尚未制訂，而最終法庭頒令指城規會當時所作的決定並不合宜，因此推翻有關決定，並要求城規會重新檢視在制訂高度限制時，應考慮《可持續建築設計指引》的要求，以及檢視訂明的高度限制在該些要求下會否對用地的發展潛力造成不必要的影響。署方是次修訂是就《可持續建築設計指引》的要求，檢視屬於住宅用途和商業用途的發展項目所需要的建築物高度。至於香港大學蒲飛路宿舍用地在大綱圖上為「住宅（乙類）」的用地，與山景園一樣，因此署方使用相同準則，訂明高度限制。由於大綱圖上沒有地積比率的限制，署方以《建築物條例》中准許的最高地積比率作參考，並在此要求下，根據署方估算，一個在「住宅（乙類）」用地的建築物所需要的高度為 90 米，加上該兩個用地現有的平均地盤平整水平，即等於署方現建議予城規會的高度限制，即分別為主水平基準上 120 米及主水平基準上 150 米。

8. 任嘉兒議員表示修訂項目 A 至 F2 項能完美地配合香港大學的重建計劃，由香港大學主校舍即香港大學站位置至何世光夫人體育中心，在她的觀感上是一個大規模配合的行動。她詢問規劃署在提出修訂的過程中是否得

悉香港大學的重建計劃。

9. 規劃署顧建康先生表示香港大學曾接觸本署及討論其重建計劃。

10. 任嘉兒議員表示難怪能如此完美地配合，她表示參照地圖，由香港大學主校舍至何世光夫人體育中心，整個薄扶林道至蒲飛路規劃署完美地配合將其高度提升，又表示以非專業的外行人的角度而言，認為現時香港大學在斜坡上的樓宇實際高度並不是很高，但若推高其高度限制，整個薄扶林道至蒲飛路的光景將完全不同。她詢問規劃署在考慮地積比率時，有沒有考慮現時鄰近居民的需要或交通流量的需要。

11. 規劃署顧建康先生表示正如他剛才提及，香港大學蒲飛路宿舍在大綱圖上是沒有地積比率的限制，又表示任議員所指的交通問題，並不因署方修訂高度限制而產生，因該些用地可按現時《建築物條例》容許的地積比率上限發展。

12. 任嘉兒議員續詢問，假設香港大學重建何世光夫人體育中心位置的計劃不準備申請放寬高度限制，規劃署會否提出該些修訂項目。她認為規劃署得悉香港大學計劃將只有四層高度的體育中心改為十數層高度的教學大樓，故詢問如果沒有該重建計劃，規劃署會否準備該些修訂項目。

13. 規劃署顧建康先生表示正如剛才回應葉錦龍議員的提問，署方所作出的修訂是基於法庭的頒令，署方要考慮在《可持續建築設計指引》下，這些用地所需要的建築物高度。有關任嘉兒議員所提及的香港大學何世光夫人體育中心重建計劃，他指出該用地屬「政府、機構或社區」地帶，不在是次修訂的檢討範圍。

14. 黃健菁議員表示顧建康先生提及，規劃署提出放寬高度限制的修訂源於兩宗司法覆核個案，據她所知修訂項目 E 是涉及司法覆核個案，她詢問修訂項目 F1 及 F2 用地現時是否已有私人住宅及早前有否涉及司法覆核個案，因此規劃署才放寬高度限制。

15. 規劃署顧建康先生解釋，因當年未有《可持續建築設計指引》，署方在當時大綱圖上認為重要的地方設立相關的限制，藉此改善整區通風環境。而修訂項目 F1 及 F2 的兩個位置，在當時設立了建築物間距的要求，建築物分別最高可達主水平基準上 29 米及主水平基準上 60 米。然而，法庭要求署方審視在有《可持續建築設計指引》的要求下，大綱圖上所要求的限制是否必要，故署方進行了通風研究，以確保修訂後仍可改善整區通風環境。

16. 黃健菁議員表示顧建康先生指法庭要求規劃署根據新指引作出檢視，她

詢問是否堅摩區內所有的建築物高度限制，已根據同一原則作出檢視。

17. 規劃署顧建康先生回應指除「住宅（丙類）」地帶及其支區、「政府、機構或社區」及「其他指定用途」地帶¹外，其餘用途地帶均在檢討範圍內。

18. 黃健菁議員詢問是否整個堅摩區根據文件作修訂的話，即可符合《可持續建築設計指引》的要求。

19. 規劃署顧建康先生回應指修訂已考慮了《可持續建築設計指引》的要求。

20. 黃健菁議員表示顧建康先生指修訂項目 F1 及 F2 是因通風問題而設立了限制。她認為通風仍是必要亦至為重要，原因是隨著堅尼地城發展，高樓大廈越來越多、越密。她表示不清楚指引擬訂時，是否只是概括地，還是必需全部符合。她詢問規劃署是次放寬建築物高度限制，將來發展商有意發展時就任由他們向城規會申請，並由城規會決定是否批准。

21. 規劃署顧建康先生回應指只要符合大綱圖的規定，就不須就將來發展向城規會作出申請。

22. 黃健菁議員表示在修訂項目 F1 及 F2 內的發展計劃需向城規會提出，但只要在高度限制內就會獲批准，所以如果是次區議會支持放寬高度限制的話，可預料將來再發展時就會興建這麼高的樓宇。她詢問是否這樣理解。

23. 規劃署顧建康先生請議員留意修訂項目 F1 及 F2 屬刪除兩個建築物間距的要求，並放寬其建築物高度限制。修訂項目 F1 及 F2 分別屬於兩個不同的現有住宅發展(嘉輝花園及士美菲園)，所放寬的高度限制與該兩個住宅發展現時的高度限制是一樣，分別為主水平基準 120 米及 140 米。現時因為不再需要設有這兩個建築物間距的要求，而既然它們分別屬於兩個住宅發展，理應受制於與該兩個住宅發展同一的建築物高度限制。

24. 黃健菁議員表示不太理解。

25. 規劃署顧建康先生澄清修訂項目 F1 及 F2 為現有住宅發展的一部分，其餘發展部分已受制於所建議的高度限制。

26. 黃健菁議員詢問修訂項目 F1 及 F2 位置是否沒有建築物。

¹ 「其他指定用途」註明「商業、消閒及與旅遊有關的用途」除外

27. 規劃署顧建康先生表示該處沒有樓宇，只是住宅平台的一部分。
28. 黃健菁議員澄清若重建的話，整個位置可以興建至這個高度。
29. 規劃署顧建康先生回應議員的理解正確。
30. 黃健菁議員表示規劃署遞交至城規會的文件內容較區議會文件為多，包括在不同角度拍攝興建新建築時的景觀障礙。她指在蒲飛路及山道一帶如果興建新建築物，部分角度的景觀障礙頗為嚴重。她不明白規劃署作評估後，仍放寬高度限制，有些角度甚至會阻礙海景及山景。她認為文件由規劃署提交，該署應該知悉有關問題，因此她不支持該些地點放寬高度限制。
31. 甘乃威議員表示有關放寬高度限制，規劃署清楚表明原先設有限制，目的為保障景觀及自然通風，保障社區居民健康，他認為這是最重要的。在別人提出訴訟，政府敗訴後規劃署進行檢視。據顧建康先生所說，檢視需符合《可持續建築設計指引》的要求。他認為政府進行檢視後，作出修訂會提供其理由，但現時七項修訂項目 A 至 F2 中，他看不見規劃署的理由，並質問甚麼才是達到《可持續建築設計指引》的要求，他只看到社區的自然通風及景觀被破壞，正如其他議員所陳述一樣，他又詢問為何要支持此項目。規劃署諮詢他的意見，他一定反對，原因是《可持續建築設計指引》的要求，虛無縹緲，眾人皆知政府「龍門最鍾意任你搬」，初時指需要保障市民，現在卻指需要保障富有的大發展商等。簡單而言，他反對所有項目，並指規劃署要放寬高度，不論是嘉輝花園窄走廊，以至其他議員所指小學新校舍旁的建築物能達至雙倍高度，全部都出現「政府打倒昨日之我」的情況。據他記憶，分區大綱圖設立高度限制時曾於區議會討論，當時議會為保障市民而支持，至為重要。香港人口密度十分高，現時討論的全部都是高密度地區，全部都是舊區。上次香港大學出席會議時，議員已提出魔鬼在細節之中，他指香港大學靜悄悄地想將體育中心建為高樓大廈，旁側卻有民居，他表示不可以接受。他將會提出臨時動議，並要求反對規劃署作出有關修訂。他表示有關修訂的截止日期為 6 月 30 日，今日大部分議員表示反對，他希望秘書不要弄錯，並非只是將該日的動議，而是將所有議員發言及理據交予城規會。他亦希望不要使用電郵，建議使用書面方式，在主席簽署後正式提交至城規會，表示區議會反對有關修訂，以保障市民自然的通風及景觀作為首要。他表示現向秘書處提交修訂，又表示不需要部門回覆。
32. 主席表示文件中有多項修訂提出，她心想規劃署是否擔心再次需要訴訟。由於半山樓宇雖在過往有半山高度限制，但其契約為一份無限制的契約，即能夠由六層高度變為六十層高度。她在多年前已反對半山地盤興建高樓，歷時很久。她以修訂項目 C 為例，詢問山景園現時主水平基準上 60 米，

將來修訂為主水平基準上 120 米，對於地產商而言，高度改變後可以建設空中樓閣，多了一倍空間又不需要申請。規劃署指要看齊山景園附近樓宇，不會理會旁邊的小學，而此為住宅(乙類)建築物的主水平基準。這種做法是否無形中從將來的補地價等事宜令政府得益。她認為問題在於該座樓宇在重建時，其主水平基準上為 120 米，她認為約多了一倍空間，雖不清楚層數增加多少，但會阻礙山道通風及各樣事宜。她詢問這點與《可持續建築設計指引》有沒有對立。

33. 規劃署顧建康先生展示《可持續建築設計指引》的內容，主要有三個元素。第一為樓宇後移，由街道中心後移至足夠 7.5 米的闊度；第二為樓宇與樓宇間間距，如果兩座樓宇的立面，超過 60 米長就需要分開兩座樓宇興建，不能以一座樓宇興建；及第三為綠化覆蓋率。他表示這三個元素對整個通風環境有裨益，有助風流動，這些都是政府過往進行研究後所採納的措施。署方是次是因應這些要求，再去審視大綱圖上面的限制是否需要放寬。他亦表示並非只有這張大綱圖，署方已在灣仔、銅鑼灣及旺角，將來亦會在油麻地作出同樣修訂，以回應法庭頒令。而山景園重建時，其提交的圖則亦需要符合《可持續建築設計指引》的要求。如果符合要求，基本上能有助通風。

34. 主席表示不敢說是紙上談兵，但現實可見，半山區較以往為熱，原因是高樓大廈的密度很高。她亦明白，以美麗臺為例，當拆建五座樓宇，再興建兩座樓宇，樓宇間距會較寬，通風程度亦會增加，希望時間能作最好的證明。她續表示經常提及的熱島效應，當市區四周興建高樓時，內裡的熱度是否會再提高，自己亦常反思香港的居住環境是否越來越惡劣，許多市民表示家中沒有風，所以許多議員發言都傾向反對，他們很憂慮市民的生活。

35. 任嘉兒議員詢問《可持續建築設計指引》中，是否只涉及兩座高樓大廈之下如何造成通風。

36. 規劃署顧建康先生解釋建築物間距要求，表示如果沒有該要求的話，興建 60 米或以上長度的樓宇將仍可以是一座，但在指引下，超過 60 米的話必需分成兩座，而座與座之間最少需要 15 米的寬度。

37. 任嘉兒議員表示一直討論的大廈都很矮，本身的通風亦會較兩座興建的高廈好，因現有的建築物一般都是矮的。

38. 規劃署顧建康先生表示明白任嘉兒議員的意思，但認為現有建築物低矮源自歷史的原因，但該些低矮的建築物可重建至根據地契上容許的發展空間，或《建築物條例》下容許的地積比率。根據《建築物條例》，越高的樓宇上蓋覆蓋率越細，致使大廈外形較為修長，從而有助促進空氣流通。因此即使重建後是兩座高廈，仍可幫助該區通風。在通風方面，根據過往研究，

如果風道有 15 米闊，基本上就是一個有效的風道。

39. 任嘉兒議員認為現時的《可持續建築設計指引》是為該區未來興建高樓大廈發展的準備工作。

40. 主席表示亦可在將來樓宇申請重建時，減少向規劃署提出高度限制的申請。

41. 主席表示要處理甘乃威議員就中西區區議會文件中第 60/2021 號提出的臨時動議，其內容如下—

臨時動議

中西區區議會反對城市規劃委員會根據《城市規劃條例》(第 131 章)對堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/20 所作修訂項目所有附表 A, B, C, D, E, F1, F2 的項目放寬建築物高度。以保障社區的景觀及自然通風。

(由甘乃威議員提出，伍凱欣議員及鄭麗琼議員和議。)

42. 主席詢問大綱草圖編號是否應為 S/H1/21。

43. 規劃署顧建康先生表示署方是對大綱草圖 S/H1/20 作出修訂，經修訂並正刊憲的大綱草圖的編號為 S/H1/21。

44. 甘乃威議員詢問規劃署諮詢的大綱草圖是 S/H1/20 還是 S/H1/21。

45. 規劃署顧建康先生表示正進行諮詢的大綱草圖是 S/H1/21。

46. 黃健菁議員認為這是對編號 S/H1/20 作出修訂。

47. 主席在徵詢各議員後認為對大綱草圖編號 S/H1/20 作出修訂本為正確，因此臨時動議無需修改，臨時動議亦獲得超過三分之一在席議員同意進行討論。主席在沒有議員提出反對下，接納任嘉兒議員縮短提出修訂臨時動議時間的建議。經投票後，有關臨時動議獲得通過。

(9 位贊成：鄭麗琼議員、甘乃威議員、張啟昕議員、伍凱欣議員、黃健菁議員、葉錦龍議員、彭家浩議員、黃永志議員、任嘉兒議員)

(1 位反對：楊哲安議員)

(0 位棄權)

48. 主席感謝規劃署代表出席，並宣布結束有關事項的討論。

**List of Representers in respect of the
Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/21**

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of 'Representer'</u>	申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of 'Representer'</u>
TPB/R/S/H1/21-R1	The Real Estate Developers Association of Hong Kong	TPB/R/S/H1/21-R29	中西區區議會 Central and Western District Council
TPB/R/S/H1/21-R2	The University of Hong Kong	TPB/R/S/H1/21-R30	Mary Mulvihill
TPB/R/S/H1/21-R3	Ms Vicky Kao	TPB/R/S/H1/21-R31	其悅發展有限公司 Wally Concept Development Ltd.
TPB/R/S/H1/21-R4	Ms Wang Jianling	TPB/R/S/H1/21-R32	正昌原料有限公司 Ching Cheong Material Ltd.
TPB/R/S/H1/21-R5	Ms Ho Pui Yin Yvonne	TPB/R/S/H1/21-R33	順昌原料有限公司 Soon Cheong Material Ltd.
TPB/R/S/H1/21-R6	Mr Chan Ping Hung	TPB/R/S/H1/21-R34	三興企業國際有限公司
TPB/R/S/H1/21-R7	Ms Ng Suk Han Christina	TPB/R/S/H1/21-R35	譚麗明女士
TPB/R/S/H1/21-R8	Ms Choy Pui Ying Trinni	TPB/R/S/H1/21-R36	Mr Leung Chit Yu
TPB/R/S/H1/21-R9	Ms Chan Ka Yan	TPB/R/S/H1/21-R37	Ms Tong Chu Yung
TPB/R/S/H1/21-R10	Ms Lam Wai Yin Michelle	TPB/R/S/H1/21-R38	Mr Wong Chi On Andy
TPB/R/S/H1/21-R11	Ms Cheung Kyra Yick Ching	TPB/R/S/H1/21-R39	Ms Chin Yee Man Doris
TPB/R/S/H1/21-R12	Ms Chan Chi May	TPB/R/S/H1/21-R40	Mr Chiu Kam Hon
TPB/R/S/H1/21-R13	Ms Ma Wing Yin	TPB/R/S/H1/21-R41	Ms Huang, Lin-Chun
TPB/R/S/H1/21-R14	Ms Ling Kay	TPB/R/S/H1/21-R42	李詠雯女士
TPB/R/S/H1/21-R15	Ms Fung Fei Cheung	TPB/R/S/H1/21-R43	張水妹女士
TPB/R/S/H1/21-R16	Ms Leung Wing Sze	TPB/R/S/H1/21-R44	Hung Hing On
TPB/R/S/H1/21-R17	The Incorporated Owners of Nos. 6 & 10 Mount Davis Road	TPB/R/S/H1/21-R45	Chau Sung Yan Fionna
TPB/R/S/H1/21-R18	The Trustees of the Church of England in the Diocese of Victoria, HK	TPB/R/S/H1/21-R46	WONG, Kam Wah
TPB/R/S/H1/21-R19	Michael Anatol Olesnický	TPB/R/S/H1/21-R47	Chan Wan Cheong Owen
TPB/R/S/H1/21-R20	Ronald Duxbury Taylor (Welgett Tree Limited)	TPB/R/S/H1/21-R48	Leung Yee Kwan
TPB/R/S/H1/21-R21	Annette Kong (Comfort Art Limited)	TPB/R/S/H1/21-R49	Mr Au Yeung King Hau
TPB/R/S/H1/21-R22	Chan Fong Yim	TPB/R/S/H1/21-R50	Ms Leung Joyce Nok Sze
TPB/R/S/H1/21-R23	Mr Thorsten Schroeder	TPB/R/S/H1/21-R51	Ms Yee Wai Ying Rosana
TPB/R/S/H1/21-R24	RIPPINGALL, Susan Veronica	TPB/R/S/H1/21-R52	Mr Siu Cheuk Nam
TPB/R/S/H1/21-R25	Hodel, Rene Josef	TPB/R/S/H1/21-R53	Mr Yam Kin Nang
TPB/R/S/H1/21-R26	Mr Tan Nicholas Tsung Yuan	TPB/R/S/H1/21-R54	Ms Pu Xuedan
TPB/R/S/H1/21-R27	Alexander Schrantz	TPB/R/S/H1/21-R55	Ms Mak Man Wai
TPB/R/S/H1/21-R28	Jayne Kim Schrantz	TPB/R/S/H1/21-R56	黃思朗先生
		TPB/R/S/H1/21-R57	Ms Tsoi Suen Tin
		TPB/R/S/H1/21-R58	Mr Yim Yui Kai

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of ‘Representer’</u>
TPB/R/S/H1/21-R59	Mr Dai Lang
TPB/R/S/H1/21-R60	Mr Dai Yi
TPB/R/S/H1/21-R61	Ms Yim Hang Lei
TPB/R/S/H1/21-R62	Mr De Hoog Maarten Cornelis Jacob
TPB/R/S/H1/21-R63	Ms Chau Yuk Lan
TPB/R/S/H1/21-R64	Mr Leung Wai Lung
TPB/R/S/H1/21-R65	Mr Yeung Kin Kwan Alvan
TPB/R/S/H1/21-R66	Mr Wong Suen Hang
TPB/R/S/H1/21-R67	Ms Ng Mei Sze
TPB/R/S/H1/21-R68	Mr Wong Lai Shing
TPB/R/S/H1/21-R69	Mr Wong Suen Wing
TPB/R/S/H1/21-R70	Ms Mak Wing Yee Winnie
TPB/R/S/H1/21-R71	Mr Lam Chik Shun Marcus
TPB/R/S/H1/21-R72	Ms Suci
TPB/R/S/H1/21-R73	Ms Yeni
TPB/R/S/H1/21-R74	Tari
TPB/R/S/H1/21-R75	Mr Lee, Ho Cheung
TPB/R/S/H1/21-R76	Mr Lee Jim Nin
TPB/R/S/H1/21-R77	Ms Lee, Long Ching
TPB/R/S/H1/21-R78	Mr Lee, Ho Fung
TPB/R/S/H1/21-R79	Mr Lee, Shu Luen
TPB/R/S/H1/21-R80	Ms Ng Choi Ling
TPB/R/S/H1/21-R81	Ms Ma Yuet Tim
TPB/R/S/H1/21-R82	Ms Cheung Wai Fun
TPB/R/S/H1/21-R83	Mr Jiang Heshi
TPB/R/S/H1/21-R84	Ms Li Jiayi
TPB/R/S/H1/21-R85	Mr Li Hanzhi
TPB/R/S/H1/21-R86	Ms Kwong Suk Mei
TPB/R/S/H1/21-R87	Ms Yeung Pui Man
TPB/R/S/H1/21-R88	Ms Lam Huen
TPB/R/S/H1/21-R89	Mr Ng Kie Lam
TPB/R/S/H1/21-R90	Mr Ng Cheuk Yu
TPB/R/S/H1/21-R91	鍾樂兒女士
TPB/R/S/H1/21-R92	Mr Leung Lap-chi, Michael
TPB/R/S/H1/21-R93	Ms LuYing Xia

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of ‘Representer’</u>
TPB/R/S/H1/21-R94	Mr Mu Tian
TPB/R/S/H1/21-R95	Chin Shun Yee
TPB/R/S/H1/21-R96	陳曉榕女士
TPB/R/S/H1/21-R97	呂碧秀女士 Lui Pick Sau
TPB/R/S/H1/21-R98	Mr Yuen Wai Keung
TPB/R/S/H1/21-R99	Mr Choi Wai Tsun Eric
TPB/R/S/H1/21-R100	Chiu Marn Shing
TPB/R/S/H1/21-R101	Ms Fung Yoong
TPB/R/S/H1/21-R102	Pang Yau Brianna
TPB/R/S/H1/21-R103	Ms Chiu Cheuk Ying
TPB/R/S/H1/21-R104	Ms Hung Tsz Fong
TPB/R/S/H1/21-R105	Maisie Chan
TPB/R/S/H1/21-R106	林志高
TPB/R/S/H1/21-R107	Lai Siu Lun
TPB/R/S/H1/21-R108	鍾詠兒
TPB/R/S/H1/21-R109	Ms Leung Kam Wing
TPB/R/S/H1/21-R110	Ms Cheng Yuen Yee
TPB/R/S/H1/21-R111	Ms Ceria Martina Tolentino
TPB/R/S/H1/21-R112	Ms Leung Chun Wing
TPB/R/S/H1/21-R113	Mr Siu Tak Kwong
TPB/R/S/H1/21-R114	Mr Ma Chun Po
TPB/R/S/H1/21-R115	Mr Lam Wing Keung
TPB/R/S/H1/21-R116	Ms Yue Ning Kong
TPB/R/S/H1/21-R117	Mr Dai Rui
TPB/R/S/H1/21-R118	Ms Li Zhaoxia
TPB/R/S/H1/21-R119	Mr Leung Siu Hang
TPB/R/S/H1/21-R120	李葉聯先生
TPB/R/S/H1/21-R121	李朗兒女士
TPB/R/S/H1/21-R122	林愷怡女士
TPB/R/S/H1/21-R123	李朗思女士
TPB/R/S/H1/21-R124	吳凱怡女士 Ms Ng Hoi Yee
TPB/R/S/H1/21-R125	Orque Nelna Duevo
TPB/R/S/H1/21-R126	Mr Ho Yeuk Fai
TPB/R/S/H1/21-R127	Ms Leung Suk Yee
TPB/R/S/H1/21-R128	Mr Law Tat Keung
TPB/R/S/H1/21-R129	Mr Ng Ming Lee Frederick

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of ‘Representer’</u>
TPB/R/S/H1/21-R130	Ms Li Kam Sheung
TPB/R/S/H1/21-R131	Ms Ng Cheuk Yee
TPB/R/S/H1/21-R132	Ms Ng Cheuk Heng
TPB/R/S/H1/21-R133	Mr Chiu Ying Wah
TPB/R/S/H1/21-R134	老兆雄先生 Mr Lo Siu Hung Oswens
TPB/R/S/H1/21-R135	Mr Ng Chak Yin Aneurin
TPB/R/S/H1/21-R136	Mr Tam Kwong Shun Tommy
TPB/R/S/H1/21-R137	Ms Pang Mei Po
TPB/R/S/H1/21-R138	吳穎怡女士 Ms Ng Wing Yee
TPB/R/S/H1/21-R139	Ms Cheung Yuk Yee
TPB/R/S/H1/21-R140	Mr Tsoi Kam Bor
TPB/R/S/H1/21-R141	Ms Lee Kit Mei Rosanna
TPB/R/S/H1/21-R142	Ms Ma Lee
TPB/R/S/H1/21-R143	Mr Hung Chiu Yeung
TPB/R/S/H1/21-R144	洪智皓先生
TPB/R/S/H1/21-R145	洪智楷先生
TPB/R/S/H1/21-R146	Chu Shun Hing
TPB/R/S/H1/21-R147	Yuen Oi Ting Katy
TPB/R/S/H1/21-R148	Ms Ana Young
TPB/R/S/H1/21-R149	梁國權先生
TPB/R/S/H1/21-R150	余培元先生
TPB/R/S/H1/21-R151	Ms Ji Ling Mei
TPB/R/S/H1/21-R152	Ms Yung Ham Hing
TPB/R/S/H1/21-R153	Ms Meng Ye
TPB/R/S/H1/21-R154	Sou Meng Kei
TPB/R/S/H1/21-R155	Mr Yung Tak Chun
TPB/R/S/H1/21-R156	陳碧蕊女士
TPB/R/S/H1/21-R157	王金亮先生
TPB/R/S/H1/21-R158	Mr Yung Tin Yuet
TPB/R/S/H1/21-R159	鄧錦河先生
TPB/R/S/H1/21-R160	Ms Tracy Ka Ki Yau
TPB/R/S/H1/21-R161	Ms Chung Yit Ching
TPB/R/S/H1/21-R162	Mr Cheng Wai Leung William
TPB/R/S/H1/21-R163	王曉媚女士
TPB/R/S/H1/21-R164	Fung Po Leung

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of ‘Representer’</u>
TPB/R/S/H1/21-R165	Ms Tang Wan Chong
TPB/R/S/H1/21-R166	鍾雨綦女士
TPB/R/S/H1/21-R167	Mr Chan David Hermeson
TPB/R/S/H1/21-R168	Mr Leung Yiu Kwong
TPB/R/S/H1/21-R169	Mr Ng Kin Wai
TPB/R/S/H1/21-R170	Ms Chung Yan
TPB/R/S/H1/21-R171	Mr Chan Wai Kwong
TPB/R/S/H1/21-R172	Ms Sze-to Siu Chuk
TPB/R/S/H1/21-R173	Ms Han Judy
TPB/R/S/H1/21-R174	Ms Yang May Wan
TPB/R/S/H1/21-R175	Mr Martin Paul Cahill
TPB/R/S/H1/21-R176	Mr Leung David
TPB/R/S/H1/21-R177	Ms Fung Yee Ling
TPB/R/S/H1/21-R178	Aleta Jonalyn Carino
TPB/R/S/H1/21-R179	王非先生
TPB/R/S/H1/21-R180	Ms Kong Ling
TPB/R/S/H1/21-R181	Mr Cheung Hon Siu
TPB/R/S/H1/21-R182	Ms Kuo Yan Ki
TPB/R/S/H1/21-R183	Fu Siu Pun
TPB/R/S/H1/21-R184	Mr Ng Ka Lam
TPB/R/S/H1/21-R185	Ms Chan Lai Kuen
TPB/R/S/H1/21-R186	Chiang Chor Wan
TPB/R/S/H1/21-R187	卓曉諾 Mr Geoffrey Hiu Nok Chuck
TPB/R/S/H1/21-R188	Ms Li Ngan Cheung Rallo
TPB/R/S/H1/21-R189	林菊初女士
TPB/R/S/H1/21-R190	Mr Lee Ho Chi
TPB/R/S/H1/21-R191	Mr Lee Kiu Ming
TPB/R/S/H1/21-R192	林頤年女士 Ms Irene Castilho
TPB/R/S/H1/21-R193	Lee Ho Wai
TPB/R/S/H1/21-R194	Lau Yuk Kam
TPB/R/S/H1/21-R195	Ms Tu Choi Nai Charlies
TPB/R/S/H1/21-R196	Ms Wong, Leona
TPB/R/S/H1/21-R197	Mr Kong, Tung Lam Allen
TPB/R/S/H1/21-R198	Ms To Fuk Ching May
TPB/R/S/H1/21-R199	Mr Choi Hon Kit

申述編號 <u>Representation No.</u>	申述人名稱 <u>Name of ‘Representer’</u>
TPB/R/S/H1/21-R200	Ms Chung Yuet Mei Benetty
TPB/R/S/H1/21-R201	Choi Hiu Yan
TPB/R/S/H1/21-R202	Pang King Yin
TPB/R/S/H1/21-R203	Ms Kwan Ngan Kwan
TPB/R/S/H1/21-R204	Pang Shu Kiu
TPB/R/S/H1/21-R205	Chiu Yuen Ki, Yuki
TPB/R/S/H1/21-R206	Pang Ching Athena
TPB/R/S/H1/21-R207	Ms Lai Bik Ki
TPB/R/S/H1/21-R208	Ms Lai Pik Kwan
TPB/R/S/H1/21-R209	Mr Chan Kwok Ping
TPB/R/S/H1/21-R210	Mr Chan Cheuk Hang
TPB/R/S/H1/21-R211	黃居馮先生
TPB/R/S/H1/21-R212	李潤蓮女士

**List of Commenters in respect of the
Draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/21**

意見編號 <u>Comment No.</u>	提意見人名稱 <u>Name of ‘Commenter’</u>
TPB/R/S/H1/21-C1	The University of Hong Kong
TPB/R/S/H1/21-C2	Sham Oi Yee
TPB/R/S/H1/21-C3	Ho Mei Sum
TPB/R/S/H1/21-C4	Ng Suk Kei Grace
TPB/R/S/H1/21-C5	Lam Wai Yin Michelle
TPB/R/S/H1/21-C6	Cheung Kyra Yick Ching
TPB/R/S/H1/21-C7	Yeung Shuet Kwan, Shirley
TPB/R/S/H1/21-C8	Chan Siu Chun, Patricia
TPB/R/S/H1/21-C9	Herman Leung
TPB/R/S/H1/21-C10	Mr Yip Man Wah
TPB/R/S/H1/21-C11	Mr Lee Ying Kit
TPB/R/S/H1/21-C12	Ms Wan Wing Oi
TPB/R/S/H1/21-C13	Mr Chat Wen Ching
TPB/R/S/H1/21-C14	Mr Jeremy Cheung
TPB/R/S/H1/21-C15	Mr Chan Chung Tik
TPB/R/S/H1/21-C16	Mr Jerry Chen
TPB/R/S/H1/21-C17	Mr Kan Ka Ho Calvin
TPB/R/S/H1/21-C18	Mr Wu Pak Yan Martin
TPB/R/S/H1/21-C19	Ms Lau
TPB/R/S/H1/21-C20	Ms Chan Wai Chu
TPB/R/S/H1/21-C21	Ms Ying Pui Yan
TPB/R/S/H1/21-C22	Ms Tam Yee Ting
TPB/R/S/H1/21-C23	Mr Leung Cheuk Kwan Felix
TPB/R/S/H1/21-C24	Mr Koon Sun Fai
TPB/R/S/H1/21-C25	Mr Alfred Ng
TPB/R/S/H1/21-C26	Mr Wong H C
TPB/R/S/H1/21-C27	Lee Woon Luen
TPB/R/S/H1/21-C28	Lee Tin Fan
TPB/R/S/H1/21-C29	Tsang Sui Lan, Annabella
TPB/R/S/H1/21-C30	Liu Kin On Alfred
TPB/R/S/H1/21-C31	Au Ying Mei
TPB/R/S/H1/21-C32	Tong Yiu Pong
TPB/R/S/H1/21-C33	Dr Chu Yiu Leung Louis

意見編號 <u>Comment No.</u>	提意見人名稱 <u>Name of ‘Commenter’</u>
TPB/R/S/H1/21-C34	Yeung Man Keung
TPB/R/S/H1/21-C35	Cecilia Wong
TPB/R/S/H1/21-C36	Chan Kwok Wai
TPB/R/S/H1/21-C37	Au On Kwok, Zane
TPB/R/S/H1/21-C38	Fan Yat Hung
TPB/R/S/H1/21-C39	Fong Wai Kuen, Pauline
TPB/R/S/H1/21-C40	Sit Ka Hei
TPB/R/S/H1/21-C41	Cheung Siu Wah
TPB/R/S/H1/21-C42	Wong Lok Tung
TPB/R/S/H1/21-C43	Fan Wai-kan
TPB/R/S/H1/21-C44	William Marshall
TPB/R/S/H1/21-C45	Tsui Kam Sheung
TPB/R/S/H1/21-C46	Mr Ho Man In
TPB/R/S/H1/21-C47	Mr Chu Chor Yue
TPB/R/S/H1/21-C48	Ms Ng Candice Cheuk Yan
TPB/R/S/H1/21-C49	Alvin Chow
TPB/R/S/H1/21-C50	Chong Wai Chiu, James
TPB/R/S/H1/21-C51	Yip Hon Yu
TPB/R/S/H1/21-C52	Sze Kwan Shan
TPB/R/S/H1/21-C53	Mr Kong Ka Chun
TPB/R/S/H1/21-C54	Mr Wong Hok Tak
TPB/R/S/H1/21-C55	Ms Hau Ka Kei
TPB/R/S/H1/21-C56	Mr CH Kuo
TPB/R/S/H1/21-C57	Ms Tang Long Ying
TPB/R/S/H1/21-C58	Ms Chan Yan Hang
TPB/R/S/H1/21-C59	Yuen Ngo Sheung
TPB/R/S/H1/21-C60	Candice Chung
TPB/R/S/H1/21-C61	Norine Yin Lok Chu
TPB/R/S/H1/21-C62	Matthew POTTER
TPB/R/S/H1/21-C63	Chai Kwan Nam
TPB/R/S/H1/21-C64	Hui, Yin Kue Constance
TPB/R/S/H1/21-C65	Fan Man Si
TPB/R/S/H1/21-C66	Wong Long Hin Nichol
TPB/R/S/H1/21-C67	Matthew Hung

意見編號 <u>Comment No.</u>	提意見人名稱 <u>Name of 'Commenter'</u>
TPB/R/S/H1/21-C68	CHENG Sze Nga
TPB/R/S/H1/21-C69	Raymond Fu
TPB/R/S/H1/21-C70	Giuseppe Fu
TPB/R/S/H1/21-C71	Vicky Kao
TPB/R/S/H1/21-C72	Ho Pui Yin, Yvonne
TPB/R/S/H1/21-C73	Ng Suk Han Christina
TPB/R/S/H1/21-C74	Wong Lok Yiu
TPB/R/S/H1/21-C75	Huang Hezi
TPB/R/S/H1/21-C76	Brenda Lok
TPB/R/S/H1/21-C77	Holly Tang
TPB/R/S/H1/21-C78	Leung Po Lo
TPB/R/S/H1/21-C79	M. Tse
TPB/R/S/H1/21-C80	N Y Wong
TPB/R/S/H1/21-C81	P.Y. Wong
TPB/R/S/H1/21-C82	R. Wang
TPB/R/S/H1/21-C83	Lee Tsan Kui Dennis
TPB/R/S/H1/21-C84	Chang Suk Yee
TPB/R/S/H1/21-C85	Chan Mark
TPB/R/S/H1/21-C86	Kam Tsun Ka
TPB/R/S/H1/21-C87	Choy Pui Ying Trinni
TPB/R/S/H1/21-C88	Chan Kwo Wick
TPB/R/S/H1/21-C89	Liu Shuk Ling
TPB/R/S/H1/21-C90	Man Yi Hang Cathy
TPB/R/S/H1/21-C91	Mr Ng Kwong Hei
TPB/R/S/H1/21-C92	Lee Ka Kit
TPB/R/S/H1/21-C93	Sean Jasper Yu
TPB/R/S/H1/21-C94	Leung Chi Ming
TPB/R/S/H1/21-C95	Yu Ming To
TPB/R/S/H1/21-C96	Fan Tze Long
TPB/R/S/H1/21-C97	Wong Ho Tak
TPB/R/S/H1/21-C98	Leung Sen
TPB/R/S/H1/21-C99	Rashida Suffiad
TPB/R/S/H1/21-C100	Lee Tsz Shan
TPB/R/S/H1/21-C101	Chan Ki Lok
TPB/R/S/H1/21-C102	Lo Chun Kit
TPB/R/S/H1/21-C103	Lee Chan Hang

意見編號 <u>Comment No.</u>	提意見人名稱 <u>Name of 'Commenter'</u>
TPB/R/S/H1/21-C104	Mary Mulvihill
TPB/R/S/H1/21-C105	Ms Yau Ka Ki Tracy
TPB/R/S/H1/21-C106	翰林軒業主委員會
TPB/R/S/H1/21-C107	順昌原料有限公司
TPB/R/S/H1/21-C108	Mr Geoffrey Hiu Nok Chuck
TPB/R/S/H1/21-C109	Mr Tam Kwong Shun Tommy
TPB/R/S/H1/21-C110	Ms Lu Si
TPB/R/S/H1/21-C111	Ms Lai Pik Kwan
TPB/R/S/H1/21-C112	Ms Tian Yilan
TPB/R/S/H1/21-C113	Ms Judy Han
TPB/R/S/H1/21-C114	Ms Ma Lee
TPB/R/S/H1/21-C115	Mr Hung Chi Ho
TPB/R/S/H1/21-C116	洪智楷先生
TPB/R/S/H1/21-C117	Mr Hung Chiu Yeung
TPB/R/S/H1/21-C118	Mr Lai Kin Wai Alexander
TPB/R/S/H1/21-C119	Ms Yuen Oi Ting Katy
TPB/R/S/H1/21-C120	Mr Yeung Hoi Wing
TPB/R/S/H1/21-C121	杜丰杰先生
TPB/R/S/H1/21-C122	Mr Wong Chi Pan
TPB/R/S/H1/21-C123	Mr Tim Ruan
TPB/R/S/H1/21-C124	Ms Ng Hoi Yee
TPB/R/S/H1/21-C125	Ms Cheung Yuk Yee
TPB/R/S/H1/21-C126	Mr Law Tat Keung
TPB/R/S/H1/21-C127	Ms Ng Wing Yee
TPB/R/S/H1/21-C128	Mr Ng Kin Wai
TPB/R/S/H1/21-C129	Ms Chau Yuk Lan
TPB/R/S/H1/21-C130	Mr Lo Siu Hung Oswens
TPB/R/S/H1/21-C131	Mr Li Tsun Fai

**Summary of Representations and Comments and the Planning Department's Responses
in respect of draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/21**

(1) 212 representations were received. The grounds of the representations (**R1 to R212**) as well as responses are summarised below:

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
R1	Organisation (The Real Estate Developers Association of Hong Kong (REDA)) (See Annex V)	(a) Supports all amendment items. <u>Grounds of Representation</u> (b) The relevant reassessments and justifications for the amendment items are supported. Such justifications include enabling the subject sites to accommodate the permissible gross floor area or plot ratio (PR) under the Building (Planning) Regulations (B(P)R), or as stipulated on the Outline Zoning Plan (OZP) for future redevelopment, and to also meet the Sustainable Building Design Guidelines (SDBG) requirements. (c) The Pok Fu Lam Moratorium (PFLM) is a short term administrative measure to limit the traffic for new development until transportation infrastructure had been improved. Given the planned implementation of additional railway infrastructure to serve the general Pok Fu Lam area and confirmation of permitted development densities on statutory plans covering there area, there is no longer any logical reason to prevent the development of zoned sites up to the	(i) Noted. (ii) The PFLM, which has remained in force since 1972, is an administrative measure applying in developments in Pok Fu Lam to control the amount of traffic generated within that area. Under the PFLM, the Government would defer sale of Government land and not process lease modification applications which would result in greater development intensity. As the PFLM is more related to land matters and

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		permitted maximum that has already been determined and included in the OZP. The Town Planning Board (the Board) is invited to support the removal of the administrative PFLM on land exchanges and lease modifications.	traffic condition of the area, it is not under the ambit of the Board. Moreover, without the support of a relevant traffic impact assessment (TIA), there is no justification for the removal of the PFLM.
R2	Institute (The University of Hong Kong (HKU)) (See Annex V)	(a) Supports Amendment Item D. <u>Grounds of Representation</u> (b) Relaxing the building height restriction (BHR) to 150mPD is to enable HKU to provide more staff quarters and to accommodate more incoming scholars from around the world, supporting HKU's ongoing Global Professoriate Recruitment Campaign to recruit outstanding young researchers and scholars, and the continuously expanding ranks of academic staff in different faculties and departments. Facilitating continuous development on higher education is an adequate reason to justify the change of BHR to 150mPD. (c) With the proposed development at the site, HKU aspires to provide contemporary, multi-function amenities with residential towers to deliver a well-rounded campus experience for our staff and university visitors living in the iconic Pokfield Road Campus. (d) The proposed towers will feature architectural	Noted.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		designs that aptly responds to the nearby landscape: building heights (BHs) will be similar to the existing buildings in the neighbourhood and other developments under planning to maintain the skyline. The residential towers for staff match the overall profile of the Pok Fu Lam neighbourhood. (e) HKU's development at the site will also bring benefits to the vicinity through enabling better connectivity, more landscape and green space for an enhanced visual ambience. A new walking path in the Pokfield Campus linking the site with other HKU campuses will provide an alternative method to cross Pok Fu Lam Road (the plan of a new footbridge connecting the Pokfield Road Campus and the Centennial Campus is being developed). (f) Design considerations such as incorporating green elements such as green roof and vertical greening, adjusting building alignment to maintain ventilation and necessary distance from adjacent buildings, will preserve the character and greenery in the surrounding neighbourhood. (g) The Pokfield Road Campus's site access strategy for pedestrians and vehicles will address potential traffic impact in coping with the 150mPD scheme by separating walking paths and vehicular access. Public parking spaces will be provided on-site to	

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		minimise any adverse traffic impact to the local area. (h) The BHR of 150mPD in “Residential (Group B)” (“R(B)”) zone will help meet the needs and enhance the streetscape, ambience and accessibility of the area.	
R3 to R16	Individuals (See Annex V)	(a) Support Amendment Item D. <u>Grounds of Representations</u> (b) The relaxation of BHR would provide a better environment for HKU. (R3) (c) The staff quarters available at HKU are insufficient and the redevelopment plan to provide more accommodation for HKU staff are much needed to enhance the attractiveness and competitiveness of HKU in attracting and retaining staff recruited locally and from overseas. (R4, R11, and R13 to R16) (d) The relaxation of BHR will allow HKU to provide more staff quarters to cater for the needs of its growing number of professoriate, teaching and research staff. (R4, R11, and R14 to R16) (e) Insufficient/shortage of staff quarters has been a continuing hindrance to recruitment, especially international recruitment, of academic and	Noted.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		research staff for the University. That impacts upon the competitiveness of the University in recruiting and retaining talents locally and from all over the world, which in turn impacts upon the competitiveness of the local higher education sector and the society as a whole. (R5 and R7) (f) HKU's proposed redevelopment will provide more accommodation for junior academic staffs that are long-awaited. (R5, and R14 to R16) (g) HKU faces a severe shortage of land available for campus development. The development potential of the available land lot should be optimised to deliver long-term and maximum benefits to the University and the society. (R6 to R8 and R12) (h) The capacity and amenities of Pokfield Road Residences, which was built over 50 years ago, can no longer meet the University's future needs. Redeveloping Pokfield Road Residence into contemporary, multi-function residential towers is the best option. (R6, R7, and R12) (i) While there could be some impact to neighbour developments, the Board should consider the positive potential of the Pokfield Road Campus development in enhancing the overall environment, accessibility and green streetscape of the Pokfield Road and Pok Fu Lam Road	

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		junction. (R6, R7, and R12) (j) HKU alumni looked forward to seeing their alma-mater to organise more academic exchange programmes. The lack of sufficient accommodation units managed by HKU on campus increases the administrative and financial burden of hosting visiting professor and academic conference attendees. Availability of guests lodging is often subject to price fluctuation and peak season demand, which comes at high cost to the public resources. Revising the BHR to 150mPD will enable more flexibility and convenience for academic exchange programme visitors who require staying near the HKU campuses. (R9 and R10)	
R17 to R18	Organisations (The Incorporated Owners of Nos. 6 & 10 Mount Davis Road; and The Trustees of the Church of England in the Diocese of Victoria, HK) (See Annex V)	(a) Support Amendment Item E. <u>Grounds of Representations</u> (b) The justifications for doing so are contained in TPB Paper No. 10720 and are supported in this representation. (c) The PFLM is a short term administrative measure to limit the traffic for new development until transportation infrastructure had been improved. Given the planned implementation of additional railway infrastructure to serve the general Pok Fu Lam area and confirmation of permitted	(i) Noted. (ii) Response (ii) to R1 above is relevant.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		development densities on statutory plans covering the area, there is no longer any logical reason to prevent the development of zoned sites up to the permitted maximum that has already been determined and included in the OZP. The Board is invited to support the removal of the PFLM on land exchanges and lease modifications.	
R19 to R28	Companies or Individuals (See Annex V)	(a) Support Amendment Item E. <u>Grounds of Representations</u> (b) Planning on Hong Kong Island has generally adopted the approach of allowing lower buildings on the downhill side of the road and higher buildings on the uphill side of the road. The zoning for 2 and 6-10 Mount Davis Road introduced in 2011 changed this approach. The OZP amendment corrects this. (R19, R20, and R24 to R28) (c) It was illogical, unfair and unreasonable in 2011 to impose different zonings and development restrictions on sites with similar characteristics. The previous approach of having all uphill sites on Mount Davis Road to be zoned as “R(B)”, with the same development rights and restrictions, was appropriate. The OZP amendment corrects this. (R19, R20, and R24 to R28) (d) The zoning for 2 and 6-10 Mount Davis Road,	Noted.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		introduced in Plan S/H1/18, was to reflect the current as-built conditions. This was a wrong approach to implement long-term planning aims. The OZP amendment corrects this. (R19, R20, and R25) (e) The resulting development intensity for 2 and 6-10 Mount Davis Road under “R(B)” is still in line with the Residential Density Zone III in the Hong Kong Planning Standards and Guideline (i.e. PR of 3 for developments of 17 storeys and over). (R19, R20, and R25 to R28) (f) The “high landscape value” of the slopes of Mount Davis will not be affected by the change of zoning of 2-6 & 10 Mount Davis Road from “R(C)2” to “R(B)1” and a BH of 160m, namely to medium-rise; the majority of the existing developments on the north side of Mount Davis Road are already medium rise. (R19, and R24 to R28) (g) The view of ridge line of Mount Davis, when viewed from near the Queen Mary Hospital, will be maintained with a BH of 160mPD for 6-10 Mount Davis Road. (R19 and R25) (h) The imposition of the original “R(C)2” zoning to 2 & 6-10 Mount Davis Road gave disproportionate interference with property rights as it adversely affected the long term value of the site which had been purchased by the owners. (R23, and R25 to	

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		R28)	
R29	Central and Western District Council (See Annex V)	(a) Objects all amendment items. <u>Grounds of Representation</u> (b) To preserve the views and air ventilation of the community.	(i) The review of the BHRs was conducted in view of the Courts' ruling on the JRs in relation to Amendment Item E as well as for taking into account the permissible development intensity and implications of SBDG. (ii) According to the Town Planning Board Guidelines (TPB P-G No.41), it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations in the highly developed context of Hong Kong. In the interest of the public it is far more important to protect public views, particularly those easily accessible and popular to the public or tourist. In accordance with the TPB PG-No.41, a Visual Appraisal (VA) was conducted in 2020 as part of the BH Review for the OZP. The major principles are to preserve the view to mountain backdrops of Lung Fu Shan and Mount Davis from the local viewing point (VP) at the major ferry route at the western gateway to Victoria Harbour; as well as the

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
			view to the harbour from a popular hiking trail at Harlech Road. The VA assessed five local VPs with BHR relaxation proposals. These are important VPs frequented used by the public. The stepped height concept ascending from the harbour and gradually arising towards landward side is generally achievable in the Area. The VA concluded the resultant BH profile of the area is generally in harmony with the existing environment and no significant adverse visual impact would be envisaged. (iii) As mentioned in paragraph 4.1.7 of the TPB Paper No. 10789, an updated Air Ventilation Assessment (Expert Evaluation) has been undertaken in 2020 (AVA EE 2020) to review the BH and BG requirements on the OZP with the assumption that redevelopments would follow the SBDG requirements. The AVA EE 2020 also assessed the air ventilation implication to the OZP if the BHRs are relaxed. The AVA EE 2020 concluded that the future potential development of the representation sites would not cause significant impact on the surrounding pedestrian wind environment and the potential building setback under the SBDG upon redevelopment would slightly help alleviating air ventilation impact.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
			(iv) All OZP amendments including relaxation of the BHRs and the revisions to the building gap (BG) are considered appropriate as they have taken into account all relevant planning considerations (such as the existing BH profile, potential redevelopment, topography, site formation level, local characteristics, compatibility with the surroundings, visual impact, air ventilation), SBDG requirements and urban design guidelines. The current BHRs of the representation sites are considered to have balanced the public interest and private development right.
R30	Individual (See Annex II)	(a) Objects all Amendment items. <u>Grounds of Representations</u> (b) Could not see the justification for the proposed amendments. It was not justified to revise the building height restriction (BHR) of various zones solely to achieve the SBDG. (c) The heights of the current development under Amendment Item C are compatible with the surroundings. The major air airflow diagrams show that ventilation would be significantly impeded by additional high wall effect.	(i) Response (i) to R29 above is relevant. (ii) Responses (iii) and (iv) to R29 above are relevant.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		(d) Amendment Item D will probably be the focus of a single development, multi towers atop massive podium. Proposals would create an extensive wall effect on a site that is surrounded by schools and community facilities. While the towers would be separated, the podium would block ventilation at street level. The AVA did not mention the redevelopment plans of Flora Ho Sports Centre and its impacts. (e) For Amendment Item E, the Representation Site falls within the PFLM area, which prohibits excessive development of the area until there is an overall improvement in the transport network in the PFLM area. The two subject sites fall within the “Landscape Protection Area” “Development Areas with High Landscape Value”, and the	(iii) The AVA EE 2020 has taken into account known development and adopted a conservative approach, i.e., assuming all sites would adopt the maximum permissible development parameters including the maximum PR and site coverage permitted under the B(P)R and the proposed BHRs on the OZP. The AVA EE 2020 concluded that future development of the Representation Site D would not cause significant impact on the surrounding pedestrian wind environment and the potential building setback along Pokfield Road under SBDG would slightly help alleviating air ventilation impact. (iv) The redevelopment of Flora Ho Sports Centre is not the subject of the OZP amendments. Its project proponent should undertake in due course an updated AVA to ascertain the cumulative air ventilation impact taking into account the current BHR of Amendment Item D (i.e. 150mPD). (v) Response (ii) to R29 above is relevant. Developments on the northern uphill side of Mount Davis Road, excluding the Representation Site E, are medium-rise in its built form, whereas the developments along the southern downhill side of the road are low-rise in nature. Given the stepped BH

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		planning intention should be maintaining a low BH profile and development intensity, as agreed by the Board in 2011. Furthermore, there is a significant impact on the panorama on the skyline from Pok Fu Lam Road near Queen Mary Hospital and other viewpoints, unlike what it was written in the Visual Impact Assessment. (f) For Amendment Items F1 and F2, even localised improvements are essential for achieving an overall improvement of the local environment and tackling climate change.	profile of the area, it is considered that allowing medium-rise developments with a PR of 3 and a BH of 160mPD on the Representation Site E would not be incompatible with the surrounding environment as it is the same as that of the adjacent “R(B)1” zone (i.e. 2A and 4 Mount Davis Road). The proposed development intensity is still in line with the Residential Density Zone III in the HKPSG (i.e. PR of 3 for developments of 17 storeys and over). Redevelopment of the Representation Site E would slightly block some of the green backdrop of Mount Davis; however, the redevelopment would not breach the ridgeline when one view from Pok Fu Lam Road near Queen Mary Hospital. Hence, it is considered not unacceptable. (vi) The Representation Site E is within the PFLM area. Under the prevailing policy, any lease modification that will give rise to greater intensity is not allowed within the PFLM unless partial uplifting of PFLM is obtained. (vii) The AVA EE 2020 reviewed the BG requirements on the OZP. It revealed that upon redevelopment of the “R(A)” site (i.e. Amendment Item A) with potential building setback along Smithfield as required under

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
			SBDG, it would facilitate the prevailing winds from Lung Fu Shan “valley corridor” into Forbes Street Temporary Playground and urban area of Kennedy Town to the north. As the effectiveness of the two BGs for wind penetration is rather localised and may not be able to serve as a district air path, they are recommended to be deleted.
R31 to R212	Companies or Individuals (See Annex V)	(a) Object to Amendment Item D <u>Grounds of representation</u> (b) Amendment Item D has no public interest on alleviating the existing housing shortage problem but only providing short term lodging for overseas staff. (R31 to R36, R41 to R208, R211, and R212) (c) No imminent demands for increasing the BH as reflected based on the high vacancy rate of the existing staff quarter of low BH (R36, R101 and R137) and the original BHR of 120mPD is already sufficient to build flats. (R36) (d) HKU as a world top institute should focus on high-tech development, but not fighting interests with the public. (R42) (e) Amendment Item D will further heighten the existing traffic burden along Smithfield Road and	(i) Response (i) to R29 above is relevant. The revision of BHRs is mainly to meet the SBDG requirements instead of meeting the housing demand by increasing the number of housing units. (ii) Response (i) to R29 above is relevant. (iii) Ditto. (iv) In view of the availability of various public transport services within the walking

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		Pokfield Road, which are already over the maximum capacity. (R31 to R36, R38, R41 to R208, R211, and R212) (f) It also heightens the burden on community amenities, and hence, posing safety issues to children and elderly living nearby and the increasing pedestrians along the narrow pedestrian path at Pokfield Road. (R189, R190, R192, and R193) (g) Amendment Item D will cause wall effect, which blocks the ventilation and induces heat island effect. (R31 to R38, and R40 to R212) (h) Amendment Item D affect the view (R39, R75, and R77 to R80, R100 to R101, and R192 to R193), and blocks the natural lighting. (R100 to R101, R192 to R193, and R207)	distance, and the site would be used for staff quarters for HKU itself, daily trip generated by staff would be mostly by foot or the public transport services. TD considered that the increase of BHR from 120mPD to 150mPD would not cause significant traffic impact to the vicinity as most of the trips generated from and attracted to the site in peak hours would still be trips on foot between the representation site and the HKU Main Campus along Pok Fu Lam Road upon the increase of BHR. In any case, TD will continue to monitor the traffic conditions in the area and review the need for any transport facilities, road improvement works and traffic management measures as appropriate. (v) Response (iii) to R30 above is relevant. (vi) Response (ii) to R29 above is relevant. Regarding natural lighting, it is noted that the land use zoning of the Representation Site D is all along “R(B)” which is intended for residential development. The review of BHR at the Representation Site D is mainly for meeting the SBDG requirements. The resultant BH at the Representation Site D will still be lower than that of the adjacent residential development of University

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		(i) Imposes impacts to the owners of the buildings along Pokfield Road and Pok Fu Lam Road and even the entire Sai Wan district (R31 to R35, R41 to R206, R211, and R212). Also, the property will depreciate, which imposes harm to the economy of Sai Wan district. (R103) (j) It is a waste of resources to have no one living in the proposed tall building which is so close to University Heights; light and air pollution and greenhouse effect incurred by the increasing use of air conditioner and lighting in the common area of the proposed building impose negative impacts to the environment within the neighbourhood. (R100) (k) Disrespects the view of ridgeline and destroys the environment. (R126) (l) Incompatible with the surroundings in terms of the outlook. (R127) (m) According to the public information released by HKU in 2020, the information indicated that the concerned building will only be around 10+floors (120mPD) (R128 and R138). An apartment on	Heights. Upon redevelopment, relevant government departments would ensure the future development will comply with B(P)R in all aspects. (vii) Responses (i) and (iv) to R29 above is relevant. The property value is not a relevant planning consideration in determining the BHR. (viii) Response (vi) above is relevant. Further, the Environmental Protection Department (EPD) considers no air or noise pollution would be involved. (ix) Response (ii) to R29 above is relevant. (x) Ditto. (xi) Noted. The questions on compensation are not a land use related issue.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		upper floor in University Heights was purchased in order to secure a hill-side view that is not blocked by the concerned building. The amendment affects stakeholders who bought the apartments based on the released information. Questions the handling of the compensation. (R128) (n) Involves the transfers of benefits among stakeholders. (R149) (o) Privacy issues, noise pollution, light pollution, air pollution by the exhaust from the air conditioners and sewerage pollution leading to chimney effect are incurred due to the close distance with University Heights, harming the health of the residents. (R189, R190, R192, R193, R205, R207, and R208) (p) There is a student village in Lung Wah Street which is close to the proposed HKU Pokfield Road Campus. The proposed HKU Pokfield Road Campus already adds congestion loading to Pokfield Road, so does the increased heights of the proposed guesthouse located in the said location. (R36) (q) The new building belongs to the HKU and is constructed out of public money. The taller the building, the higher would be the construction	(xii) Response (i) to R29 above is relevant. (xiii) Response (vi) above is relevant. Further, EPD considers no air or noise pollution would be involved and no adverse sewerage impact would be anticipated. Privacy issue on nearby residential developments would not be envisaged due to the relaxation of BHR. (xiv) Response (iv) above is relevant. (xv) Advised by the Education Bureau, future development at the Representation Site D would be privately-funded.

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		costs. Given such a bad economic environment at the moment, it is inappropriate to spend more public money while there is a more cost effective alternative which can also give the same building area. (R167) (r) The original BHR of 120mPD would already enable the HKU to construct buildings more than double its existing height. The further relaxation would provide a building of three times the current buildings which might not be necessary, given the fact that the taller the building, the more residential units in the neighbouring buildings would be adversely affected in terms of both the amount of natural light and also air ventilation. (R167) (s) There is a high density area (Amendment Item A) which would only be relaxed from 120mPD to 130mPD while this “R(B)” site is meant to be medium density only but is proposed to be relaxed from 120mPD to 150mPD which is also inappropriate. (R167)	(xvi) Response (vi) above and Response (iii) to R30 above are relevant. (xvii) Response (i) to R29 above is relevant. Having considered the implications of the SBDG requirements and the working assumptions for a typical composite buildings within “Residential (Group A)” (“R(A)”) will have a height ranging from 90m to 93m for incorporating building setback requirement and from 93m to 96m for incorporating building setback cum building separation requirements, whereas a typical residential building within “R(B)” will have a height ranging from 87m to 90m for incorporating SBDG requirements. Taking into account the existing site levels, the proposed BHRs would be 130m and

Representation No. (TPB/R/S/H1/21-)	Representer	Subject of Representation	Response to Representation
		(t) Provides views on the extent of the proposed scheme is stretching too wide and too tall, which affects the greenery and the environment and is considered as unnecessary. (R137) (u) To combine the swimming pool and the accommodation into one building or build an indoor swimming pool atop the accommodation with a view to increase the separation from University Heights (R42, R56 and R211) <u>Representers' Proposal</u> (v) To lower the BHR of the proposed staff quarters of Representation Site D to 90mPD or lower. (R40, R211 and R212)	150m for the Representation Site A (zoned "R(A)") and Representation Site D (zoned "R(B)") respectively. (xviii) Responses (i), (ii) and (iv) to R29 above are relevant. (xix) Noted. The swimming pool site is not the subject of the current OZP amendment. (xx) Response (xvii) above is relevant. There is no planning justification for lowering the BHR of the Representation Site D to 90mPD or lower.

(2) 131 comments on representations were received, in which 17 of comments are also representers themselves. Among 131 valid comments, 27 comments expressed adverse views on specific amendment items with similar grounds as described in Section 1 above. The grounds of the comments on representations as well as responses are summarised below:

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
C1 (i.e. R2)	Provides responses to R29 to R212	(a) Supports Amendment Item D based on the followings: (i) attracting and retaining academic talents; (ii) optimising the use of available land resources; and (iii) providing benefits to the community. (b) In response to representers' concerns, HKU provides responses as follows: (i) the building design of the proposed staff quarters has been amended to address the residents' concern after two meetings were held between HKU and residents of University Heights in late November 2020 and early February 2021; (ii) HKU also commissioned an AVA for the proposed staff quarters. With the adoption of the design features (including features of increasing the separation between University Height and the potential residential development at the Representation Site D from 5.5m to over 17m (Block 1) and 10m (Block 2) respectively, introducing building setbacks from the Representation Site D, adjusting	Noted.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		building orientation at the Representation Site D site to reduce the direct facing of residential units of University Heights, and adopting greenery, vertical greening and green podium), the Representation Site D is expected to have a satisfactory wind environment, and no significant air ventilation impact arising from the new staff quarters is anticipated; and (iii) a TIA has been conducted to evaluate their impact on the nearby junctions and adequacy of pedestrian facilities; and the results indicated that the new staff quarters with a BH of 150mPD will bring no significant adverse traffic impact to the existing conditions.	
C2 to C9, C27 to C29, C31, C33 to C36, C38, C40, C42, C51, C52, C59, C60, C68 to C74, C84, C87, C98, and C99	Support R2 and oppose R29 to R212	(a) Support Amendment Item D. (b) HKU currently has limited available space for campus development and must utilise its existing land resources to meet its development needs. HKU's staff quarters are insufficient considering the increasing number of regular academic staff and visiting professors, especially junior scholars (whom are relocating to Hong Kong with their spouse and family) face challenges in finding affordable lodging near HKU campuses. (c) Increasing the BH for Amendment Item D will	Noted.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		enable the University to provide much-needed residential facilities.	
C17 to C22, C24, C26, C30, C32, C37, C39, C41, C43 to C46, C49, C50, C53, C54, C56 to C58, C61 to C67, C75, C83, C85, C86, C88, C90, C92 to C97, and C100 to C103	Support R2 and oppose R29 to R212	(a) Support Amendment Item D. (b) Balance the need of the HKU to optimise the site's development potential while due considerations are given to the community and the planning and design process, such as visual impact, traffic flow and air ventilation. (c) To meet the needs of the community, various design adjustments have been adopted. (d) The increased BH of Amendment Item D will be compatible with the overall height profile, landscape, and development pattern in the surrounding landscape; while the impact on the penetration of natural light and air is expected to be minimal. (e) Invited the Board to consider Amendment Item D, which will enhance landscape elements and visual interest to the streetscape while contributing to a pedestrian-friendly environment.	Noted.
C76 to C82	Support R2 and oppose R29 to R212	(a) Support Amendment Item D. (b) By increasing the BH of Amendment Item D, the new campus will be able to host more visiting	Noted.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		scholars to HKU when more academic programmes resume. (c) Through providing more green open space, landscape podium and sitting areas, the neighbourhood will benefit from the enhanced environment and convenience from new pedestrian facilities, such as footbridge, escalators and elevators. (d) Amendment Item D will be a part of the Pokfield Campus development which will uplift the streetscape at Pokfield Road for the benefit of the community.	
C10 to C16, C23, C25, C47, C48, C55, C89, and C91	Support R2 and oppose R29 to R212	(a) Support Amendment Item D. (b) The new campus will come with new facilities (e.g. footbridge connecting Pokfield Road to HKU main campus and Lung Fu Shan), restaurants and open space which will benefit the community. (C10, C48, and C55) (c) This amendment will optimise land resources for redeveloping the aging sports centers and staff quarters. (C11 and C91) (d) Oppose to R29 to R212 based on grounds of ventilation and visual impacts. The BH of Amendment Item D is still lower than the adjacent University Heights (with BH of	Noted.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		170mPD), which might have already blocked the views of other buildings next to it. (C12 and C13) (e) Oppose to R29 to R212 that the accommodation to be built by HKU for its staff on the site would not be able to “resolve housing shortage” and benefit the wider public. (C14 and C15) (f) The BH is compatible with the overall height profile, landscape and development pattern in the surroundings and in line with the current regulations on new buildings; while its impact on the penetration of natural light and air ventilation is expected to be minimal. (C16 and C25) (g) The amendment will facilitate academic exchange and nurture local talents. (C47)	
C104 (i.e. R30)	R1	(a) Opposes all amendment items. (b) Makes query on R1 on the point that the proposed amendments can maintain an efficient, fair and sustainable urban development. (c) Points out HKU admitted “there will be some impacts to neighboring developments’ from the HKU redevelopment. (d) The Board has a duty to give equal weight to the views of the residents in the district (who bought	(i) Responses (i) and (iv) to R29 above are relevant. The BHR relaxation is to allow design flexibility for future developments in meeting SBDG which will improve the overall building permeability and visual amenity of the pedestrian environment.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		homes in the city fringes for better environment but in wall effect with these amendments in the inner city).	
C105	Nil	(a) Opposes Amendment Items A and D. (b) The increase of BH of Amendment Item D from proposed 120mPD to 150mPD greatly impacts the residents in the area. (c) There is no strong need in the dormitories for their business school.	(i) Responses (i) to (iv) to R29 above are relevant. (ii) Noted.
C106	Nil	(a) Opposes Amendment Item D. (b) Has no public interest on alleviating the existing housing shortage problem. (c) Further heightens the existing traffic burden along Smithfield Road. (d) Causes wall effect; and hence, blocking the ventilation. (e) Impacts the owners of the buildings along Pokfield Road and Pok Fu Lam Road and even the entire Sai Wan district.	(i) Responses (i) and (iv) to R29 , Response (iii) to R30 and Responses (i) and (iv) to R31 to R212 above are relevant.
C107 (i.e. R33)	Nil	(a) Opposes Amendment Item D.	(i) Responses (i) to (iv) to R29 above are relevant.
C108 to C130	Nil	(a) Oppose Amendment Item D.	(i) Ditto.

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
(C108 = R187 C109 = R136 C114 = R142 C115 = R144 C116 = R145 C117 = R143 C119 = R147 C124 = R124 C125 = R139 C126 = R128 C127 = R138 C128 = R169 C129 = R63 C130 = R134)		(b) Has no public interest on alleviating the existing housing shortage problem. (C109, C114 to C117, C122, C125, C127, and C129) (c) Further heightens the existing traffic burden along Smithfield Road, Pokfield Road and within the whole area. The number of road accidents would also be increased given the sharp blind turns and the large number of school children around. (C109, C119, C123 and C125) (d) Causes wall effect and blocks air ventilation; hence, imposing disturbances to the existing residents and those living in HKU buildings. (C109, C111, C113 to C117, C119, C121, C122, C124 to C126, and C130) (e) The increase in the BH would impact the view and natural lighting of the flats in University Heights due to the short distance between the site of Item D and University Heights. (C110, C113, C118, C121, and C130) (f) The amendment will destroy the surrounding environment. (C114 to C117 and C120) (g) The amendment will affect the surrounding natural environment/landscape/habitat. (C110, C124, and C127)	

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		(h) Impacts the owners of the buildings along Pokfield Road and Pok Fu Lam Road and even the entire Sai Wan district. (C109, C125, and C129) (i) The relaxation of BH of Amendment Item D would cause interference with the property value and the private property market which is unfair for the recent flat purchasers. (C110, and C114 to C117) (j) Induces privacy issue. (C110) (k) HKU does not fully utilise the site coverage of the land lot, hence, it is unnecessary to increase the building up to 150mPD. (C111) (l) There would be a reduction in the number of face-to-face teaching after the global pandemic. The lodging facilities for overseas visitors are not necessary. (C111) (m) Planning Department pointed out at the C&W District Council meeting that an effective wind path should be 15m wide; however, the distance between the proposed staff quarters and	(ii) Property value is not a relevant planning consideration. (iii) Privacy issue on nearby residential developments would not be envisaged due to the relaxation of BHR. (iv) The assumptions adopted by the Planning Department in assessing the BHRs were provided in Annexes E2 and E3 of the TPB Paper No. 10720. The site coverage has been followed the maximum site coverage allowed in the B(P)R. (v) Noted. Response (i) to R29 above is relevant. (vi) According to the AVA EE 2020, there is no identified air path near Representation Site D. The alignment of the site is mainly in NE-SW direction. Response (iii) to R30

Comment No. (TPB/R/S/H1/21-)	Related Representation	Gist of Comments	Response to Comment
		University Heights is only 5.5m, which is not up to standards. (C111) (n) Impacts the “<i>fung shui</i>” of the University Heights. (C114 to C117) (o) The newly built Pokfield Road accommodation would affect the building structure of University Heights and cause damage to the slope foundation. (C118 and C123)	above is also relevant. (vii) “<i>Fung shui</i>” issue is not a land-use planning matter. (viii) Concerned departments including Buildings Department and Head of Geotechnical Engineering Office, Civil Engineering and Development Department have no adverse comments on proposed relaxation of BHR for the Representative Site D.
C131	Opposes R1	(a) Opposes R1 ’s grounds of representation.	(i) Responses (i) and (iv) to R29 above are relevant.

3. Details of the Representation (Continued) (use separate sheet if necessary) [#] 申述詳情(續)(如有需要,請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
D項-把蒲飛路13、15、17、19及21號香港大學蒲飛路宿舍的「住宅(乙類)」地帶的建築物高度限制由主水平基準上120米修訂為主水平基準上150米	☐ support 支持 ☒ oppose 反對	1) 無公共利益,物業只作宿舍用途,對現有房屋短缺無幫助。 2) 令本來已擠塞之士美菲路更加不勝負荷。 3) 會形成屏風效應,阻擋空氣流通。 4) 對現在蒲飛路、部份薄扶林道大廈業戶,以至整個西環區帶來極大之影響。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.
對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210629-173853-57399

提交限期

Deadline for submission:

30/06/2021

提交日期及時間

Date and time of submission:

「申述人」全名

Full Name of "Representer":

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/H1/21

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
堅尼地城及摩星嶺分區計劃大綱草圖編號S/H1/20的修訂D項－把蒲飛路13、15、17、19及21號香港大學蒲飛路宿舍的「住宅（乙類）」地帶的建築物高度限制由主水平基準上120米修訂為主水平基準上150米。	反對 Oppose	1.無公眾利益。物業只用作外籍講師短期住宿。對解決房屋不足全無幫助。 2.物業與翰林軒相距太近。距離只得5.5米。屏風樓嚴重阻礙空氣流通。 3.屏風樓污水渠對望。在疫症大流行。容易有煙囪效應。 4.屏風樓令冷氣機廢氣難以排走。嚴重影響健康。 5.屏風樓嚴重影響採光。日間也要著燈。 6.交通難以負荷。蒲飛路是一條窄小陡峭的斜路。難以負荷大增的人流和車輛。 7.血汗物業。畢生積蓄都放在物業上。只求安居樂業。屏風樓令吸收新鮮空氣的自由都沒有。港

		大是香港的最高學府。應該專注教育。起屏風樓非常不理想。
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):