

| 圖例 NOTATION | | | | 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS | | | | 夾附的《註釋》屬這份圖則的一部分。 現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE | |
|--------------------------------------|-------|-----------------------------|---------|--|----------------------------------|--------|----------|--|--|
| ZONES | 地帶 | COMMUNICATIONS | 交通 | USES | 大約面積及百分比 APPROXIMATE AREA & % | | 用途 | 核准圖編號 S/H10/17 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H10/17 | |
| COMMERCIAL | C | MAJOR ROAD AND JUNCTION | 主要道路及路口 | COMMERCIAL | 0.24 | 0.06 | 商業 | AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE | |
| RESIDENTIAL (GROUP A) | RA(A) | ELEVATED ROAD | 高架道路 | RESIDENTIAL (GROUP A) | 32.05 | 7.79 | 住宅(甲類) | 按圖城市規劃條例第5條 展示的修訂 | |
| RESIDENTIAL (GROUP B) | RB(B) | | | RESIDENTIAL (GROUP B) | 13.46 | 3.02 | 住宅(乙類) | | |
| RESIDENTIAL (GROUP C) | RC(C) | | | RESIDENTIAL (GROUP C) | 46.18 | 10.94 | 住宅(丙類) | | |
| VILLAGE TYPE DEVELOPMENT | V | MISCELLANEOUS | 其他 | VILLAGE TYPE DEVELOPMENT | 2.92 | 0.63 | 鄉村式發展 | | |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC | BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 | GOVERNMENT, INSTITUTION OR COMMUNITY | 62.25 | 15.07 | 政府、機構或社區 | | |
| OPEN SPACE | O | BOUNDARY OF COUNTRY PARK | 郊野公園界線 | OPEN SPACE | 21.79 | 5.28 | 休憩用地 | | |
| OTHER SPECIFIED USES | OJ | PETROL FILLING STATION | 加油站 | OTHER SPECIFIED USES | 34.58 | 8.37 | 其他指定用途 | | |
| GREEN BELT | GB | | | GREEN BELT | 123.30 | 29.85 | 綠化地帶 | | |
| COUNTRY PARK | CP | | | COUNTRY PARK | 53.48 | 12.71 | 郊野公園 | | |
| | | | | MAJOR ROAD ETC. | 28.07 | 6.31 | 主要道路等 | | |
| | | | | TOTAL PLANNING SCHEME AREA | 413.02 | 100.00 | 規劃範圍總面積 | | |
| | | | | | | | | (參看附表) (SEE ATTACHED SCHEDULE) | |

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

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

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

SCALE 1:5000 比例尺

8 METRES 100 0 200 400 600 800 METRES 米

現經修訂並按照城市規劃條例第5條展示
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H10/18

城市規劃委員會根據《城市規劃條例》(第 131 章)
建議對《薄扶林分區計劃大綱草圖編號 S/H10/18》
所作修訂項目附表

I. 就圖則《註釋》作出的修訂項目

修訂「其他指定用途」註明「數碼港(1)」地帶《註釋》的
「備註」，以納入有關呈交發展藍圖的要求。

城市規劃委員會

2020 年 6 月 26 日

**建議對《薄扶林分區計劃大綱草圖編號S/H10/18》的
《註釋》作出的修訂**

建議對「其他指定用途」註明「數碼港(1)」地帶《註釋》的「備註」作出以下修訂：

其他指定用途(續)

只適用於「數碼港(1)」(續)

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過主水平基準上 65 米和最大總樓面面積超過 66 000 平方米，或超過現有建築物的高度和最大總樓面面積，兩者中以數目較大者為準。此外，亦須闢設佔地不少於 5 000 平方米的地面公眾休憩用地。
- (2) 為施行上文第(1)段而計算最大總樓面面積時，任何純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施，可免計算在內。
- (3) 任何新發展或現有建築物的重建，都必須呈交一份發展藍圖，以供城市規劃委員會核准。該發展藍圖必須包括以下資料：
 - (i) 用地內各擬議土地用途所佔的面積，以及所有擬建建築物(包括構築物)的性質、位置、尺寸和高度；
 - (ii) 各種用途及設施擬佔的整體總樓面面積；
 - (iii) 用地內擬提供的停車、上落客貨及公共交通設施，以及休憩用地的詳情和範圍；
 - (iv) 用地內的美化環境建議和城市設計建議；以及
 - (v) 城市規劃委員會要求的其他資料。
- (3-4) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的建築物高度和總樓面面積限制。

建議對《薄扶林分區計劃大綱草圖編號S/H10/18》的
《說明書》作出的修訂

(有關修訂不構成建議對《薄扶林分區計劃大綱草圖編號S/H10/18》
所作修訂的一部分)

建議對《說明書》第 7.6.3、7.7.2 及 7.8.4 段作出以下修訂：

7.6 政府、機構或社區：總面積 62.25 公頃

7.6.3 為了配合該區的需要，當局預留了土地，以設立分區警署 ~~一和~~抽水站。~~和一所幅~~位於沙灣的 ~~土地學校預留作政府、機構或社區設施。~~

7.7 休憩用地：總面積 21.79 公頃

7.7.2 現有的休憩用地包括在沙宣道口瑪麗醫院對面的休憩處、華富邨以南的瀑布灣公園、數碼港海濱公園和華貴邨以南的南堤綠徑。數碼港海濱公園亦建議闢設一條闊 15 米的海濱長廊，以連接數碼港海濱公園和於數碼港與沙灣之間已規劃的休憩用地。此外，位於數碼港與沙灣之間的已規劃休憩用地 **及其他沿岸土地** 亦可研究闢設一條步行徑，以優化 ~~瀑布灣、鋼綫灣、沙灣的~~薄扶林沿岸的行人連繫，以供公眾使用。

7.8 其他指定用途：總面積 34.58 公頃

7.8.4 於指定為「其他指定用途」註明「數碼港(1)」地帶的土地範圍，其規劃意向主要是為數碼港擴建提供土地，以增闢額外樓面空間用作辦公室、會議場地及數據服務平台用途，吸引科技公司和初創企業在數碼港設立辦公室。在該地帶內的發展項目，其最大總樓面面積限為 66 000 平方米，最高建築物高度定為主水平基準上 65 米；或以現有建築物的總樓面面積和高度為限(兩者中以較大者為準)。**任何新發展或現有建築物的重建，都必須以發展藍圖的形式呈交城規會核准，以確保經考慮地盤限制和附近發展等因素後，用地的發展項目布局周全，並可配合周邊發展。發展藍圖應訂明擬議的土地用途組合、休憩用地、車輛通道、行人通道及連接、美化環境及保護樹木等。**為加強視覺開揚度及改善空氣流通，須闢設不少於 5 000 平方米的地面公眾休憩用地。在詳細設計階段，新發展應採用適切的建築設計，例如將建築物適當後移；採用階梯式建築設計(建築物高度向數碼港海濱公園和海濱長廊逐漸下降)；地面及樓上的樓層採用通透式建築設計，以配合海濱用地和數碼港海濱公園的整體布局。另外，亦須闢設公眾通道，讓行人經數碼港商場和資訊道通往海濱長廊。

tpbpd@pland.gov.hk

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

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

Dear Sirs,

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

Yours faithfully

Lucy Taylor
[REDACTED]



16 July 2020

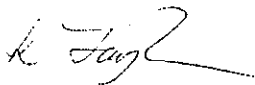
Dear Sirs

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

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

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

Yours faithfully,



Lucy Joan Taylor



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

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



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



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

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