

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 9/22
For Consideration by
the Metro Planning Committee on 24.6.2022**

**PROPOSED AMENDMENTS TO
THE APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19**

**PROPOSED AMENDMENTS TO
THE APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/19 (**Attachment I**) as shown on the draft OZP No. S/H10/19A (**Attachment II**) and the Notes of the draft OZP (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

On 5.1.2021, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Pok Fu Lam OZP which was subsequently renumbered as S/H10/19. On 12.4.2022, the CE in C referred the approved Pok Fu Lam OZP back to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 22.4.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

On 26.11.2021, the Metro Planning Committee (the Committee) of the Board agreed to a section 12A application No. Y/H10/13 for rezoning a site to the east of 3 Sassoon Road for proposed academic buildings as expansion of the Faculty of Medicine, University of Hong Kong (HKUMed)'s campus at Sassoon Road. On 6.5.2022 the Committee partially agreed to another section 12A application No. Y/H10/14 for rezoning the site at 131 Pok Fu Lam Road for proposed residential development. The proposed amendments to the OZP are mainly to take forward the two agreed/partially agreed section 12A applications, i.e. **Amendment Items A and B**, respectively.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning for an agreed section 12A application No. Y/H10/13 for proposed academic buildings to the east of 3 Sassoon Road (about 1.64ha) (Plans 1, 2a to 2d)

- 4.1 On 26.11.2021, the Committee agreed to the section 12A application No. Y/H10/13¹ to rezone the site of about 1.64ha from “Green Belt” (“GB”) to “Government, Institution or Community” (“G/IC”) (**Plans 2a to 2d**) for proposed academic buildings as expansion of the HKUMed’s campus. According to the indicative scheme submitted by the applicant (**Attachment V**), interlinked building blocks with stepped building heights descending from 164mPD (north-western portion) to 123mPD (south-eastern portion) and a total gross floor area (GFA) of about 43,000m² (plot ratio (PR) of 2.6) were proposed. Communal open space of not less than 4,000m² would be provided and accessible by the public.
- 4.2 The site is mainly steep vegetated slope with two watercourses. To the immediate southeast is the site of another partially agreed section 12A rezoning application No. Y/H10/14 (**Amendment Item B on Plan 1**). To its northwest along the Sassoon Road are clusters of HKU facilities. To its west are Caritas Wu Cheng-chung Secondary School and low-rise residential developments along Northcote Close. To its northeast and east are medium-rise residential developments.
- 4.3 In considering the application, Members were of the view that appropriate development restriction in the “G/IC” zone, such as BH restriction, is required to guide the implementation of the scheme. An extract of the relevant meeting minutes of the Committee is at **Attachment VI**. To take forward the decision of the Committee, it is proposed to rezone the site as “G/IC(1)” and subject to a maximum building height (BH) of 164mPD to reflect the indicative scheme. The provision of communal open space of not less than 4,000m², interlinked building blocks with BHs ranging from 123mPD to 164mPD and stepped BH concept in the indicative scheme are proposed to be incorporated in the ES of the OZP to serve as guidance for detailed design and preparation of land document.

Amendment Item B – Rezoning for a partially agreed section 12A application No. Y/H10/14 for proposed residential development at 131 Pok Fu Lam Road (about 0.65ha) (**Plans 1, 3a to 3e**)

- 4.4 On 6.5.2022, the Committee partially agreed to the section 12A application No. Y/H10/14² to rezone the site of about 0.65ha from “G/IC” to “Residential (Group C) 7” (“R(C)7”) (**Plans 3a to 3e**) subject to a maximum PR of 1.9 and a maximum BH of 151mPD to facilitate proposed residential development. According to the indicative scheme submitted by the applicant (**Attachment VII**), the proposed residential development comprises five residential blocks of not more than nine storeys (excluding basement storey(s)), a total GFA of not more than 12,274m² (PR of 1.9) and a maximum BH of 151mPD.
- 4.5 The site is currently occupied by the Ebenezer School and Home for The Visually Impaired. To the immediate northwest is the site of HKUMed’s proposed academic buildings (**Amendment Item A on Plan 1**). To its north

¹ The relevant MPC paper No. Y/H10/13 is available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/684_mpc_agenda.html.

² The relevant MPC paper No. Y/H10/14 is available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/694_mpc_agenda.html.

and northeast across Pok Fu Lam Road are various medium-rise residential developments. To its immediate southwest and south is vegetated slope within “GB” zone. The current PR and maximum BH of the Ebenezer School and Home for The Visually Impaired are 1.9 and 151mPD respectively.

- 4.6 In considering the application, Members supported Planning Department (PlanD)’s recommendation on incorporation of the requirement for submission of layout plan together with relevant technical assessments (i.e. environmental assessment on air quality and traffic noise aspects and sewerage impact assessment) and considered that such requirement was needed as the lease governing the site was virtually unrestricted, and the potential impacts and mitigation measures on air quality, traffic noise and sewerage aspects should be identified and addressed via section 16 planning application mechanism to ensure acceptable living environment for future residents. An extract of the relevant meeting minutes of the Committee is at **Attachment VIII**. To take forward the decision of the Committee, it is proposed to rezone the site from “G/IC” to “R(C)7” with stipulation of a maximum PR of 1.9 and a maximum BH of 151mPD, and the requirement of the submission of layout plan together with relevant technical assessments under section 16 planning application for the Board’s approval.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

Taking into account the proposed amendments as mentioned above, the planned population of the Pok Fu Lam Planning Area is estimated to be about 103,100 persons. As shown in **Attachment IX**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand of in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureau/departments’ assessments, except the followings:

according to the population-based planning standards under HKPSG for elderly, child care and rehabilitation services/facilities, there will be shortfalls in the provision of community care services facilities for elderly, child care centre and day rehabilitation services. However, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. These facilities could be incorporated in new development or redevelopment in consultation with the relevant government departments when opportunities arise.

6. Proposed Amendment to Matters Shown on the Plan

The proposed amendments as shown on the draft Pok Fu Lam OZP No. S/H10/19A (**Attachment II**) are as follows:

- (a) Amendment Item A (about 1.64ha) (Plans 2a to 2d)

Rezoning of a site to the east of 3 Sassoon Road from “GB” to “G/IC(1)”.

- (b) Amendment Item B (about 0.65ha) (Plans 3a to 3e)

Rezoning of a site at 131 Pok Fu Lam Road from “G/IC” to “R(C)7”.

7. Proposed Amendments to the Notes of the OZP

7.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) in relation to Amendment Item A above, Remarks are incorporated to the Notes of the “G/IC” zone with BH restriction for “G/IC(1)” zone; and
- (b) in relation to Amendment Item B above, the Remarks of the Notes of the “R(C)” zone will be revised to incorporate development restrictions on PR and BH and requirement for submission of layout plan to the Board’s approval for the “R(C)7” zone.

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

8. Revision to the ES of the OZP

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

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H10/20.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate. The bureaux/departments include:

- (a) Secretary for Food and Health;
- (b) Secretary for Education;
- (c) Commissioner for Heritage, Development Bureau;
- (d) Executive Secretary (Antiquities and Monuments), Development Bureau;

- (e) District Lands Officer/Hong Kong West and South, LandsD;
- (f) Director of Environmental Protection;
- (g) Director of Social Welfare;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Director of Leisure and Cultural Services;
- (j) Director of Fire Services;
- (k) Director of Electrical and Mechanical Services;
- (l) Project Manager (South), Civil Engineering and Development (CEDD);
- (m) Head of the Geotechnical Engineering Office, CEDD
- (n) Commissioner for Transport;
- (o) Commissioner of Police;
- (p) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (q) Chief Architect/Central Management Division 2, Architectural Services Department;
- (r) Chief Highway Engineer/Hong Kong, Highways Department (HyD);
- (s) Chief Engineer/Railway Development 2-2, HyD;
- (t) Chief Engineer/Construction, Water Supplies Department;
- (u) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (v) Chief Town Planner/Urban Design & Landscape, PlanD; and
- (w) District Officer (Southern), Home Affairs Department.

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft Pok Fu Lam OZP No. S/H10/19A (to be renumbered as S/H10/20 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period. The Southern District Council will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Pok Fu Lam OZP and that the draft Pok Fu Lam OZP No. S/H10/19A at **Attachment II** (to be renumbered to S/H10/20 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Pok Fu Lam OZP No. S/H10/19A 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 OZP.

12. Attachments

Attachment I	Approved Pok Fu Lam OZP No. S/H10/19 (reduced size)
Attachment II	Draft Pok Fu Lam OZP No. S/H10/19A

Attachment III	Notes of the draft Pok Fu Lam OZP No. S/H10/19A
Attachment IV	ES of the draft Pok Fu Lam OZP No. S/H10/19A
Attachment V	Indicative Scheme of section 12A application No. Y/H10/13
Attachment VI	Extract of the minutes of the MPC meeting on 26.11.2021
Attachment VII	Indicative Scheme of section 12A application No. Y/H10/14
Attachment VIII	Extract of the minutes of the MPC meeting on 6.5.2022
Attachment IX	Provision of Major GIC Facilities and Open Space in Pok Fu Lam Planning Area
Plan 1	Comparison of Existing and Proposed Zonings on the Pok Fu Lam OZP
Plans 2a to 2d	Site Plan, Aerial Photo and Site Photos for Amendment Item A
Plans 3a to 3e	Site Plan, Aerial Photo and Site Photos for Amendment Item B

PLANNING DEPARTMENT
JUNE 2022