



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)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	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

核准圖編號 S/H1/22 的修訂
AMENDMENT TO APPROVED PLAN No. S/H1/22

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

2022年11月18日 按照城市規劃條例第5條展示的
核准圖編號 S/H1/22 的修訂
AMENDMENT TO APPROVED PLAN No. S/H1/22 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
18 NOVEMBER 2022

C. K. YIP
SECRETARY
TOWN PLANNING BOARD

葉子季
城市規劃委員會秘書

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

SCALE 1:5 000 比例尺
METRES 100 0 200 400 600 800 1 000 METRES 米

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

圖則編號
PLAN No. S/H1/23

SCHEDULE OF AMENDMENT TO
THE APPROVED KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendment to Matters shown on the Plan

- Item A – Revision of building height restriction for a portion of the “Government, Institution or Community” (“G/IC”) zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD.

Town Planning Board

18 November 2022

申述人名單

List of Representers

申述編號 Representation No.	申述人名稱 Name of ‘Representer’
TPB/R/S/H1/23-1	The University of Hong Kong
TPB/R/S/H1/23-2	Helen Ho Mei Sum
TPB/R/S/H1/23-3	Andrew Tse
TPB/R/S/H1/23-4	Ng Ting
TPB/R/S/H1/23-5	Lam Wai Yin Michelle
TPB/R/S/H1/23-6	Choy Pui Ying
TPB/R/S/H1/23-7	Yan Tung Lau
TPB/R/S/H1/23-8	Cheung Fung Yee Sara
TPB/R/S/H1/23-9	Rashida Suffiad
TPB/R/S/H1/23-10	Cheng Hoi Yan
TPB/R/S/H1/23-11	Siu Wai Han
TPB/R/S/H1/23-12	Liang Ka Yan Karen
TPB/R/S/H1/23-13	Ng Cheuk Yiu
TPB/R/S/H1/23-14	King Yu Yeung
TPB/R/S/H1/23-15	Hui King Ni
TPB/R/S/H1/23-16	Tse Hon Tung Anthony
TPB/R/S/H1/23-17	To Hon Yeung
TPB/R/S/H1/23-18	Fong Man Ling
TPB/R/S/H1/23-19	Yang Chun Yin
TPB/R/S/H1/23-20	Poon Ching Chloe
TPB/R/S/H1/23-21	Lau Lok Lam
TPB/R/S/H1/23-22	吳偉婷
TPB/R/S/H1/23-23	Wong Kin Fan
TPB/R/S/H1/23-24	Stephanie Diane Chow
TPB/R/S/H1/23-25	Ka Man Sze
TPB/R/S/H1/23-26	Wong Chor Kiu Michelle
TPB/R/S/H1/23-27	Tang Wai Chung
TPB/R/S/H1/23-28	Yeung Hei
TPB/R/S/H1/23-29	Hung Ching Yan
TPB/R/S/H1/23-30	Kwok Wing Yan
TPB/R/S/H1/23-31	Mary Mulivhill
TPB/R/S/H1/23-32	Melanie Ann Moore
TPB/R/S/H1/23-33	John Douglas Moore

提意見人名單

List of Commenters

意見編號 Comment No.	「提意見人」名稱 Name of ‘Commenter’
TPB/R/S/H1/23-C1	The University of Hong Kong
TPB/R/S/H1/23-C2	Lam Wai Yin Michelle
TPB/R/S/H1/23-C3	Lee Yiu Chung
TPB/R/S/H1/23-C4	Ng Ting
TPB/R/S/H1/23-C5	Helen Ho
TPB/R/S/H1/23-C6	Andrew Tse
TPB/R/S/H1/23-C7	Wong Yeuk Ming
TPB/R/S/H1/23-C8	Liang Ka Yan Karen
TPB/R/S/H1/23-C9	Wan Wai Kwan
TPB/R/S/H1/23-C10	Mary Mulvihill

Extract of Minutes of the Metro Planning Committee held on 28.10.2022

[Open Meeting]

Proposed Amendments to the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/22

(MPC Paper No. 12/22)

40. The Secretary reported that the proposed amendment involved a site to be redeveloped by the University of Hong Kong (HKU). The following Members had declared interests on the item:

Mr Wilson Y.W. Fung (the Vice-chairman) - being the Chairman of the Accounting Advisory Board of School of Business, HKU;

Ms Bernadette W.S. Tsui - being the Associate Vice-president (Development & Alumni Affairs) of HKU;

Ms Lilian S.K. Law - being an Adjunct Associate Professor of HKU;
and

Professor Roger C.K. Chan - being an Honorary Associate Professor of HKU.

41. The Committee noted that Ms Bernadette W.S. Tsui had tendered an apology for being unable to attend the meeting. As the interests of the Vice-chairman, Ms Lilian S.K. Law and Professor Roger C.K. Chan were indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

42. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK,

briefed Members on the background of the proposed amendment to the OZP, the technical consideration, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was as follows:

Amendment Item A (about 1.64 ha) – revision of the building height restriction for a portion of the “Government, Institution or Community” zone at the junction of Pok Fu Lam Road and Pokfield Road from ‘4 storeys’ to ‘115mPD’ and ‘155mPD’.

43. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

44. Members had no question on the proposed amendment.

45. After deliberation, the Committee decided to :

- (a) agree to the proposed amendment to the approved Kennedy Town and Mount Davis Outline Zoning Plan (OZP) and that the draft Kennedy Town and Mount Davis OZP No. S/H1/22A at Attachment II (to be renumbered to S/H1/23 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft Kennedy Town and Mount Davis OZP No. S/H1/22A (to be renumbered to S/H1/23 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

46. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked Ms Erica S.M. Wong, STP/HK, and Ms Vidyan P.S. Ng, TP/HK, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

**Provision of Major Government, Institution and Community Facilities and Open Space
in Kennedy Town & Mount Davis Area (H1)**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	7.79 ha	3.64	5.30	-2.49 ha
Local Open Space	10 ha per 100,000 persons [#]	7.79 ha	5.42	6.94	-0.85 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	1	1	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	+1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	2	2	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	1	1	+1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#] (assessed by EDB on a district basis)	35 classrooms	80	80	+45 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	108 classrooms	105	135	+27 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territory-wide basis)	90 classrooms	26	26	-64 classrooms ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&})

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a cluster basis)	447 beds	0	0	-447 beds^ (will be catered for in the First and Second Ten-year Hospital Development Plans based on HA's assessment on a cluster basis^)
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	1	1	+1
Child Care Centre	100 aided places per 2,500 persons# (assessed by SWD on a local basis)	311 places	193	193	-118 places* (A long-term target assessed on a wider spatial context by SWD*)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24# (assessed by SWD on a local basis)	0	1	1	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons# (assessed by SWD on a service boundary basis)	1	1	1	0
District Elderly Community Centres	One in each new development area with a population of	N.A.	1	1	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	around 170,000 or above [#] (assessed by SWD)				
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	2	2	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	460 places	178	178	-282 place* (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	569 beds	325	325	-244 beds* (A long-term target assessed on a wider spatial context by SWD*)
Pre-school Rehabilitation Services (Early Education and Training Centre / Special Child Care Centre)	23 subvented places per 1,000 persons aged 0-6 [#] (assessed by SWD on a district basis)	51 Places (subject to the population on children aged 0-6)	0	0	-51 places* (A long-term target assessed on a wider spatial context by SWD*)
Day Rehabilitation Services	23 subvented places per 10,000 persons	151 places	0	0	-151 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	aged 15 or above [#] (assessed by SWD on a district basis)				
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	236 places	0	0	-236 place* (A long-term target assessed on a wider spatial context by SWD*)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 centre per 310,000 persons [#] (assessed by SWD on a district basis)	0.23	0	0	-0.23

Note:

The planned population of Kennedy Town & Mount Davis is about 81,380 (the planned population excluding transient is about 77,870).

Remark:

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority (HA) plans its services on a cluster basis and takes into account a number of factors in planning and developing various public healthcare services. The Hong Kong West Cluster (HKWC) provides services for residents in Central, Western and Southern Districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in HKWC. The projected

service demand will be catered for in the First and Second Ten-year HDPs.

- & The deficit in provision is based on the OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Central and Western District.
- * The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multipronged approach with long, medium and short term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

JUNE 2023