

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21

### INTRODUCTION

At the meeting of the Executive Council on 30 May 2023, the Council ADVISED and the Chief Executive ORDERED that the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/20A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. S/H10/21 at Annex A.

A

### AMENDMENTS TO THE APPROVED POK FU LAM OZP NO. S/H10/19 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Pok Fu Lam OZP No. S/H10/19 on 12 April 2022, the draft Pok Fu Lam OZP No. S/H10/20 (the draft OZP) incorporating the amendments was exhibited on 22 July 2022 for public inspection under section 5 of the Ordinance. The amendments to the matters shown on the draft OZP mainly involve rezoning a site to the east of 3 Sassoon Road (about 1.64 ha) from "Green Belt" ("GB") to "Government, Institution or Community (1)" ("G/IC(1)") for proposed academic buildings of the expansion of the University of Hong Kong Li Ka Shing Faculty of Medicine (HKUMed) campus (Amendment Item A) and rezoning a site at 131 Pok Fu Lam Road (about 0.65 ha) from "G/IC" to "Residential (Group C)7" ("R(C)7") for proposed residential development (Amendment Item B), to take forward the decisions of the Metro Planning Committee (MPC) of the Town Planning Board (the Board) on two rezoning applications submitted under section 12A of the Ordinance (s.12A).

3. Corresponding amendments in relation to the rezonings above were also made to the Notes and Explanatory Statement (ES) of the draft OZP.

### REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the exhibition of the draft OZP, 1,946 valid representations were received. The representations were published for comment on 21 October 2022 and 24 valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its

meeting on 10 February 2023.

## Supportive Representations (1,788)

5. Among the 1,788 supportive representations, 16 (R1927 to R1942) supported all amendment items, 1,771 (R1 to R1770 and R1901) supported Amendment Item A only, and one (R1925) supported Amendment Item B only<sup>1</sup>. R1925 was submitted by the Ebenezer School and Home for the Visually Impaired Limited (Ebenezer). The other supportive representations were mainly submitted by various Departments and Offices of the University of Hong Kong (HKU), HKU Medical Alumni Association, Medical Society of HKU, Queen Mary Hospital (QMH), various patient rights groups and some organisations and individuals. The major grounds/views and proposals of the supportive representations are summarised below –

### Amendment Item A

- (a) Hong Kong had been facing a serious shortage of doctors and the need to train more doctors was imminent. The medical schools in Hong Kong needed to be expanded and the new academic buildings would provide better facilities and environment for the medical students;
- (b) the proposed development would increase teaching and learning space, provide more/better medical infrastructure and facilities to train medical manpower to ease the burden of the public health services; and the proposed laboratories and research centres would also support HKUMed's teaching and research activities, and improve healthcare services in future;
- (c) the proposed development was located in close proximity to/within short walking distance from QMH and the current Sassoon Road Medical Campus, which would enhance integration, interaction, consolidation, collaboration, and coordination, facilitate doctors to attend to emergency cases, and reduce travelling time;
- (d) the proposed development would provide communal open space, improve public access and bring junction improvement at Pok Fu Lam Road/Sassoon Road;
- (e) HKUMed would comply with the international safety standards and there should not be any risk and safety concerns;
- (f) HKUMed was committed to providing the 32m-wide non-building area from the Amendment Item B site under the enhanced s.12A scheme (as described in paragraph 8(g) below) to minimise the impact on Ebenezer;

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<sup>1</sup> Ebenezer, which supported Amendment Item B (as R1925), also provided comments on Amendment Item A (as C21).

- (g) the proposed development had a sensible architectural design. It would not affect landscape area nearby and have minimal environmental, visual and air ventilation impacts. The s.12A scheme had been enhanced and the latest scheme included the following features -
- (i) building façade facing Royalton and Royalton II with more staggered landscaped terraces and rooftop greenery;
  - (ii) the building height (BH) of Block A was lowered from 164mPD to 161mPD with the BH of Block B maintained at 148mPD, that was lower than the first residential floor of Royalton;
  - (iii) the rooftop structures were only stairhoods;
  - (iv) podium decks for pedestrian access on the Pok Fu Lam Road level (+138mPD) and the Sassoon Road level (+123mPD);
  - (v) access from Victoria Road (+70mPD) to the podium on the Pok Fu Lam Road level (+138mPD) via a direct lift;
  - (vi) pedestrian connection between QMH and the Amendment Item A site via the HKUMed development at 3 Sassoon Road;
  - (vii) maintenance vehicles to access via Sassoon Road (+123mPD) instead of Northcote Close (+93mPD) as in the s.12A scheme, that could avoid nuisances to residents along Northcote Close, reduce the bulk of the car ramp structure and minimise disturbance to the vegetated slope and natural watercourse;
  - (viii) to avoid day glare and reduce light pollution, window openings were reduced and the internal lighting of laboratories would not be turned on 24-hour a day;
  - (ix) excavation would not be lower than the bedrock in order to reduce construction cost and construction noise nuisance; and
  - (x) for compensatory planting, 1.13 trees would be planted for every tree felled;
- (h) the representers' suggestion<sup>2</sup> of further lowering the podium and building blocks was not desirable as that would involve excavation into the bedrock which would be more costly, aggravate the construction noise nuisance, and have more impact on the trees;

#### Amendment Item B

- (i) the existing Ebenezer school buildings were built over 60 years ago and could not cater for the needs of the occupants with multiple disabilities.

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<sup>2</sup> The said representers' suggestion is described in paragraph 6 (n) below.

There was an urgent need for upgrade and expansion of the existing facilities and services of Ebenezer. The rezoning to residential development was a key milestone in the relocation process of Ebenezer. It would establish new and improved services and facilities, and provide long term financial security for the care and education of the visually impaired;

- (j) it was suggested to remove the requirement to submit layout plan from the Notes and ES of the OZP. All technical requirements for the proposed residential development had been addressed and accepted by relevant departments except environmental aspects. As the site was small with plot ratio of 1.9 and BH restriction of 151mPD, there was sufficient development control to ensure implementation of an acceptable development scheme and layout plan submission was not necessary; and
- (k) alternatively, the requirement for submission of a layout plan could be deleted from the Notes of the "R(C)7" zone and the ES be amended such that the layout plan submission was only required to be submitted to the Director of Environmental Protection for approval.

#### Adverse Representations (16)

6. Among the 16 adverse representations submitted by individuals, one (R1943) opposed all amendment items, 14 (R1771 to R1784) opposed Amendment Item A only, and one (R1926) opposed Amendment Item B only. The major grounds/views and proposals of the adverse representations are summarised below -

#### Amendment Item A

##### Land Use Aspect

- (a) HKU should provide justification on the demand for and extent of expansion;
- (b) HKU should utilise existing facilities and buildings along Sassoon Road and Pok Fu Lam Road for the proposed development; and explore other options such as Hong Kong Science and Technology Park at Pak Shek Kok, Lok Ma Chau Loop and other sites close to the boundary in order to facilitate better integration of Hong Kong with the Greater Bay Area;
- (c) the site was located on a steep slope which was heavily vegetated by mature trees serving as an important green buffer and breathing space in Pok Fu Lam. The difficult topography and geotechnical conditions rendered the site technically challenging and costly while no further studies had been conducted to address a number of geotechnical issues;
- (d) seven alternative sites along Pok Fu Lam Road and Victoria Road more appropriate for HKUMed's expansion had been identified for consideration;

## Traffic Aspect

- (e) the proposed development would cause adverse traffic impact on Pok Fu Lam Road, Victoria Road and Northcote Close, both at construction and operation stages;
- (f) it was impractical and undesirable for the main pedestrian entrance of the proposed development to be located at the narrow pedestrian path at Pok Fu Lam Road;
- (g) it was suggested not to proceed with the proposed development until there was a concrete plan for the new MTR station at QMH;

## Landscape and Ecological Aspects

- (h) the proposed development would cause irreversible disturbance, loss of natural and visual amenity, natural habitat and woodland, which would have adverse landscape and ecological impacts on the area;
- (i) the trees on the slope under the proposed building block would not survive as envisaged in the HKUMed's proposal;

## Visual and Air Ventilation Aspects

- (j) HKU had not made any changes on the building blocks and height to mitigate visual impact despite repeated concerns from residents<sup>3</sup>, in particular the height of the proposed Block A including heating, ventilation and air condition outlets on the roof, blocking a significant portion of Royalton's current open view;
- (k) HKU had not provided any schematic design on what the development would look like when viewed from Pok Fu Lam Road;
- (l) the proposed development would block the seaward side wind to the built-up cluster in the northeast side of Pok Fu Lam Road while the seasonal northeast and northwest wind would blow pollutants (including potentially dangerous chemicals and biohazards from the heating, ventilation and air condition outlet) directly to nearby residents;
- (m) it was suggested to restrict development within the site to a maximum BH of 148mPD with the exception for the north-western portion which could have a maximum BH up to 164mPD, or a maximum BH of 151mPD for the entire site;
- (n) it was suggested to lower the entire podium and the building blocks;

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<sup>3</sup> HKU presented an enhanced scheme at the meeting on 10 February 2023 as highlighted in paragraph 5(g) above.

#### Other Technical Concerns (Environmental, Health and Safety, Light Pollution)

- (o) there was risk from the proposed research labs and animal facilities if there were mechanical failures, human failures (e.g. improper waste disposal), and critical events. HKU failed to assess biosafety and environmental contamination risks from possible leakage via aerosols, drainage, sewerage, transport and people movement, leading to health and safety concerns to staff, students, patients and local residents;
- (p) the proposed development would have light pollution to the surroundings;

#### Lack of Local Consultation with Residents

- (q) HKU had only consulted the local residents twice and failed to arrange more meetings to better understand local residents' concerns;
- (r) HKU had not provided details of the proposed development to address the concerns of nearby residents. There was significant differences between the layout plan provided by HKU in 2021 and the final layout;
- (s) HKU should consult the nearby residents on the detailed design of the academic building. The Board should conduct public hearing and require the submission of Master Layout Plan (MLP) for community to comment, and the Board should require HKUMed to submit various technical assessments to justify their proposal;

#### Others

- (t) the proposed 4,000m<sup>2</sup> of public open space located within the proposed development was not convenient and not attractive for residents in the surroundings;

#### Amendment Item B

- (u) Ebenezer had important contribution to the society and should be retained;
- (v) it was questioned whether Pok Fu Lam had sufficient Government, Institution and Community facilities; and
- (w) the Government could acquire the site at market value for HKUMed's expansion to reduce the area of "GB" to be affected.

#### Representations Providing Views (142)

7. Among the 142 representations providing views, 139 (R1785 to R1900, R1902 to R1924) provided views on Amendment Item A and 3 (R1944 to R1946) provided views on all amendment items. The representations

providing views were submitted by a member of the Southern District Council (SDC), Incorporated Owners of Royalton II and individuals. The major grounds/views and proposals of the representations providing views were similar to the adverse representations and the additional views are summarised below –

#### Amendment Item A

- (a) HKU should consider alternative sites, e.g. Pauline Chan Building and flat land next to Victoria Road;
- (b) it was suggested to ensure the requirements in the ES on communal open space and blocking arrangement are complied with;
- (c) it was suggested to include requirement of a minimum 32-metre wide non-building area between Block B and the eastern boundary of the Amendment Item B site;
- (d) the catchment area of MTR QMH station should be extended to Victoria Road vicinity for students (e.g. Kennedy School), users at Sandy Bay sports ground and graveyard visitors to ease traffic congestion along Victoria Road; and
- (e) the Board should not approve the draft plan until all planned/proposed developments in the Pok Fu Lam area are considered, including the Deep Technology Research Centre, redevelopment projects by HKU along Sassoon Road, MTR QMH Station, redevelopment of QMH and potential development in the Kong Sin Wan Valley "R(C)" site.

#### Comments (24)

8. The 24 comments were submitted by HKU (C1), Chairman of Incorporated Owners of Royalton II (C12), Incorporated Owners of Royalton (C13), a member of the SDC (C19), Ebenezer (C21) and individuals (C2 to C11, C14 to C18, C20, C22 to C24), with 18 commenters being also representers. The major grounds and proposals raised in the comments were similar to the representations above and the additional views, which were submitted by C1 to C11 on Amendment Item A and C21 on Amendment Item B, are summarised below –

#### Amendment Item A

##### Site Selection and Intensity

- (a) the proposed development intensity was formulated based on the facilities required by the university to meet the needs of existing students and staff, as well as the number of student intake of health-care related publicly-funded first-year first-degree that HKU had to provide. The number of student intake was based on the Healthcare Manpower Projection prepared by the Government;

- (b) the actual floor space provided to the current staff and students was already in great deficit and the proposed development was much needed to alleviate the problem;

#### Availability of Suitable Alternative Sites

- (c) the proposed development was essential to be located close to existing HKUMed facilities and QMH due to necessary operational needs. Hospital and facilities in the medical school, including facilities for teaching and learning, research, laboratories and accommodation for student and medical staff, were integral components and had to be located in close proximity. It could address other concerns including the convenience and safety for staff and students, who might be working on shifts or with clinical attachments which required them to carry out duties at the hospital at unusual hours where public transport services were limited;
- (d) the alternative sites suggested by the representer were not suitable due to inadequate physical space to accommodate the proposed academic buildings and ancillary facilities, steep slope, proximity to Lung Fu Shan Country Park, location being far away from QMH, and the sites having been reserved for or occupied by other uses;
- (e) given the imminent need to commence the proposed facilities in 2027/2028, exploring the use of rock caverns for accommodating the proposed facilities was impractical as a long time period was required to conduct feasibility study and identify suitable rock caverns;

#### Design and Technical Aspects

- (f) the proposed indicative scheme was formulated under all-thought-out planning and engineering feasibility considerations. Various good building design features and extensive landscaping were proposed to blend into the local setting. There were no adverse comment/no comment from relevant government departments on tree preservation and removal, landscape and visual, traffic, environmental review, air ventilation, ecological, drainage, sewerage, water supply and geotechnical impacts;
- (g) a total area of not less than 4,000m<sup>2</sup> was proposed for publicly accessible and landscaped public open space;
- (h) according to the air ventilation assessment, building structures at the northeast of the site were located at higher level than that of the proposed development. The overall disposition would allow summer prevailing wind (e.g. S and SSW) from the sea to reach those areas without much obstruction;



- (i) various mitigation measures would be incorporated to minimise the visual impact, including careful design and position of building footprint, planting of new trees and implementing new buildings and structures which were sensitively integrated into the existing environment;

#### Health and Safety Failure and Risks

- (j) HKU complied with all statutory regulations and adhered to international standards of safety, health, radiation protection, and fire precautions;
- (k) the design also ensured that any waste materials produced within the facility were disposed of responsibly, legally and without impact on local residents or the environment. Over the past 20 years, no major incidents involving members of the public had occurred in the research laboratories or other related facilities in HKU;

#### Suggested Submission of MLP to the Board

- (l) the proposal of other representers for the requirement for MLP submission was not necessary as appropriate restrictions on BH, provision of communal open space and interlinked building blocks with stepped BH concept in the indicative scheme had been incorporated in the ES of the OZP. The development was fully funded by the Government with full support from the Health Bureau and Education Bureau, the proposal was submitted to the Panel on Health Services and Panel on Education in May 2021, and the project would be submitted to the Legislative Council (LegCo) for funding approval;
- (m) HKU, as a public university in Hong Kong, would strictly follow the above governance accordingly to implement the project as presented to the LegCo and the Board. To impose a requirement for submission of a MLP or layout plan in the OZP would overload the Board, delay the tight implementation programme, increase construction costs and public spending, and impact healthcare service provision in Hong Kong;

#### Consultation with Surrounding Residents

- (n) HKUMed held two consultation meetings with the local residents in mid-2021 and end-2022, each lasting for about 2 to 3 hours, and also consulted the SDC, Vice-Chairman of the SDC and a LegCo Member on several occasions, and the views collected had helped them to refine/enhance the layout. Separate meetings were held with Ebenezer and Caritas Wu Cheng-chung Secondary School in August 2021. HKUMed would continue to liaise with the local residents and various stakeholders, and newsletter would be issued to keep them updated of the progress of the project;

#### Amendment Item B

- (o) the construction of Ebenezer's new facilities and its relocation to Tung

Chung site were bounded by an Agreement for Exchange with the landowner of the Tung Chung Site. The suggestion to sell the land of Ebenezer to the Government would lead to the loss of the Tung Chung relocation site. The relocation process would be further delayed and the development of the improved services and facilities that the visually impaired community desperately needed would be hindered;

- (p) during the s.12A application, traffic impact assessment (TIA) and environmental assessment (EA) were submitted and relevant government departments had no adverse comment on the technical assessments. The TIA and EA had included some future committed developments which were still at a very early stage of planning and development and the necessary detailed development parameters were still not available for inclusion in the relevant technical impact assessments. It was not practical or necessary to approve the draft OZP only after all of the planned developments had been considered; and
- (q) the proposed rezoning would be of great value to the visually impaired community as it would enable the relocation of Ebenezer and the provision of new, improved services and facilities for the visually impaired people.

#### The Board's Decision

9. After giving consideration to the representations and comments, the Board noted the supportive views of R1 to R1770, R1901, R1925(part), R1927 to R1942 and the views provided in R1785(part) to R1900(part), R1902, R1903(part) to R1921(part), R1922 to R1924, R1944, R1945(part) and R1946 (part) and decided not to uphold R1771 to R1784, R1785(part) to R1900(part), R1903(part) to R1921(part), R1925(part), R1926, R1943, R1945(part) and R1946(part), and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

#### Amendment Item A

- (a) the rezoning of the site from "GB" to "G/IC(1)" with maximum BH of 164mPD for the proposed academic buildings was considered appropriate, and other restrictions and requirements for submission of MLP for consideration by the Board was considered not necessary. Relevant technical assessments for the indicative scheme in the agreed s.12A application confirmed that the proposed development would not induce insurmountable impacts in respect of development intensity, traffic, landscape, ecological, visual, air ventilation, geotechnical, environmental, drainage and water supply aspects (R1771 to R1784, R1785(part) to R1900(part), R1903(part) to R1921(part), R1925(part), R1926, R1943, R1945(part) and R1946(part)); and

#### Amendment Item B

- (b) the rezoning of the site from "G/IC" to "R(C)7" for proposed residential

development was considered appropriate. As the lease governing the site was virtually unrestricted, the submission of a layout plan together with an environmental assessment report to examine the air quality and traffic noise, and a sewerage impact assessment report for consideration of the Board was required to ensure proper implementation of suitable design and mitigation measures for the proposed residential development (R1925(part) and R1926(part)).

10. The Board also agreed to amend the ES of the draft OZP to reflect Board members' concerns on Amendment Item A in relation to the provision of a 32m-wide setback area from the Amendment Item B site and adoption of integrated design with the environment for the greening and landscaping of the proposed development as raised in the representations and comments.

## IMPLICATIONS OF THE PROPOSAL

11. Approval of the draft Pok Fu Lam OZP No. S/H10/20A has no civil service and gender implications.

12. On economic implications, Amendment Item B will facilitate the proposed residential development, which can provide about 83 private housing units to help meet the housing demand in Hong Kong.

13. On financial implications, subject to funding approval from the Finance Committee of the Legislative Council, funds for Amendment Item A will be made available under the Capital Works Reserve Fund. There is no financial implication for Amendment Item B, as the lot is privately owned and lease modification is not required.

14. On environmental implications, no insurmountable environmental impacts associated with the proposed amendments are anticipated with the implementation of appropriate mitigation measures as confirmed in the technical assessments. Future developments within the amendment sites will be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria.

15. As far as sustainability implications are concerned, the proposed development could facilitate better utilization of land resources to meet the housing and education needs. As the proposed development may generate potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate any such possible impacts.

16. On family implications, the proposed residential development under Amendment Item B will increase the supply of housing units, provide more housing options to potential buyers/tenants, facilitate family formation and improve the living environment of some families.

## PUBLIC CONSULTATION

17. During the processing of the two agreed s.12A applications, public consultations were conducted in accordance with the provision of the Ordinance. The public comments on the applications were considered by the MPC of the Board on 26.11.2021 and 6.5.2022 respectively.

18. During the exhibition period of the draft OZP, a paper was circulated to members of the SDC in August 2022. SDC members were invited to submit their comments on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. A member of the SDC submitted a representation (R1944) and a comment (C19).

## PUBLICITY

19. The approved Pok Fu Lam OZP No. S/H10/21 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 20. The approved Pok Fu Lam OZP No. S/H10/21 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at A-I Enclosure I to Annex A. An ES in respect of the Pok Fu Lam OZP No. A-II S/H10/21 is at Enclosure II to Annex A.

## ENQUIRY

21. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

PLANNING DEPARTMENT

June 2023

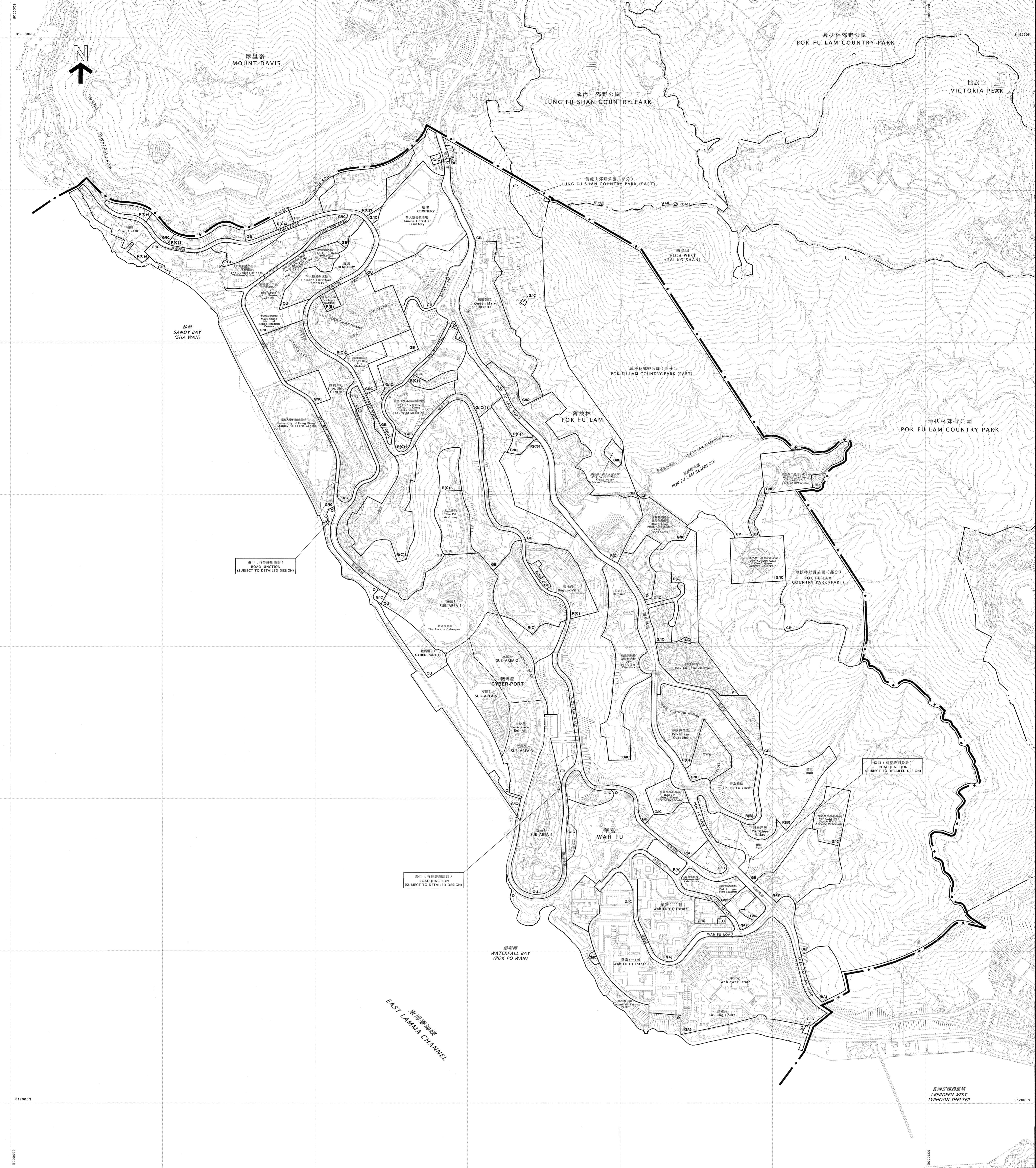
APPROVED POK FU LAM  
OUTLINE ZONING PLAN NO. S/H10/21

Annex A Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21

Enclosure I : Notes to the Approved Pok Fu Lam OZP No.  
S/H10/21

Enclosure II : Explanatory Statement of the Approved Pok Fu  
Lam OZP No. S/H10/21





路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

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ROAD JUNCTION  
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圖例  
NOTATION

| ZONES                                | 地帶       | COMMUNICATIONS              | 交通      |
|--------------------------------------|----------|-----------------------------|---------|
| COMMERCIAL                           | 商業       | MAJOR ROAD AND JUNCTION     | 主要道路及路口 |
| RESIDENTIAL (GROUP A)                | 住宅 (甲類)  | ELEVATED ROAD               | 高架道路    |
| RESIDENTIAL (GROUP B)                | 住宅 (乙類)  |                             |         |
| RESIDENTIAL (GROUP C)                | 住宅 (丙類)  |                             |         |
| VILLAGE TYPE DEVELOPMENT             | 鄉村式發展    | MISCELLANEOUS               | 其他      |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 政府、機構或社區 | BOUNDARY OF PLANNING SCHEME | 規劃範圍界線  |
| OPEN SPACE                           | 休憩用地     | BOUNDARY OF COUNTRY PARK    | 郊野公園界線  |
| OTHER SPECIFIED USES                 | 其他指定用途   | PETROL FILLING STATION      | 加油站     |
| GREEN BELT                           | 綠化地帶     |                             |         |
| COUNTRY PARK                         | 郊野公園     |                             |         |

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

| USES                                 | 大約面積及百分比<br>APPROXIMATE AREA & % |        | 用途       |
|--------------------------------------|----------------------------------|--------|----------|
|                                      | 公頃<br>HECTARES                   | % 百分比  |          |
| COMMERCIAL                           | 0.24                             | 0.06   | 商業       |
| RESIDENTIAL (GROUP A)                | 32.05                            | 7.76   | 住宅 (甲類)  |
| RESIDENTIAL (GROUP B)                | 12.46                            | 3.02   | 住宅 (乙類)  |
| RESIDENTIAL (GROUP C)                | 45.83                            | 11.10  | 住宅 (丙類)  |
| VILLAGE TYPE DEVELOPMENT             | 2.62                             | 0.63   | 鄉村式發展    |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 63.24                            | 15.31  | 政府、機構或社區 |
| OPEN SPACE                           | 21.79                            | 5.28   | 休憩用地     |
| OTHER SPECIFIED USES                 | 34.58                            | 8.37   | 其他指定用途   |
| GREEN BELT                           | 121.66                           | 29.46  | 綠化地帶     |
| COUNTRY PARK                         | 52.48                            | 12.71  | 郊野公園     |
| MAJOR ROAD ETC.                      | 26.07                            | 6.30   | 主要道路等    |
| TOTAL PLANNING SCHEME AREA           | 413.02                           | 100.00 | 規劃範圍總面積  |

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2023年5月30日根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 30 MAY 2023

Ms Carmen KONG 江嘉敏女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

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/H10/21





**HONG KONG PLANNING AREA NO. 10**

**APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.



- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**HONG KONG PLANNING AREA NO. 10**

**APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

**Schedule of Uses**

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**COMMERCIAL**

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| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|---|--|
| Eating Place<br>Government Use (Post Office only)<br>Public Clinic<br>Shop and Services | Government Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level other<br>than Entrances<br>Utility Installation not ancillary to the<br>Specified Use |

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**Planning Intention**

This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.

**Remarks**

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys and a maximum plot ratio of 2.25.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

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| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|---|--|
| Ambulance Depot<br>Flat<br>Government Use (not elsewhere specified)<br>House<br>Library<br>Market<br>Place of Recreation, Sports or Culture<br>Public Clinic<br>Public Transport Terminus or Station<br>(excluding open-air terminus or station)<br>Public Vehicle Park<br>(excluding container vehicle) (on land<br>designated "R(A)1" only)<br>Residential Institution<br>School (in free-standing purpose-<br>designed building only)<br>Social Welfare Facility<br>Utility Installation for Private Project | Commercial Bathhouse/<br>Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Government Refuse Collection Point<br>Hospital<br>Hotel<br>Institutional Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or Other<br>Structure above Ground Level other than<br>Entrances<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Private Club<br>Public Convenience<br>Public Transport Terminus or Station<br>(not elsewhere specified)<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle) (not elsewhere<br>specified)<br>Religious Institution<br>School (not elsewhere specified)<br>Shop and Services (not elsewhere specified)<br>Training Centre |

(Please see next page)

**RESIDENTIAL (GROUP A)** (cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

**RESIDENTIAL (GROUP B)**

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| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Flat<br>Government Use (Police Reporting Centre,<br>Post Office only)<br>House<br>Library<br>Residential Institution<br>School (in free-standing purpose-designed<br>building only)<br>Utility Installation for Private Project | Ambulance Depot<br>Eating Place<br>Educational Institution<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hospital<br>Hotel<br>Institutional Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level<br>other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>School (not elsewhere specified)<br>Shop and Services<br>Social Welfare Facility<br>Training Centre |

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**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP B)** (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

| <u>Height -<br/>No. of Storeys<br/>Used for Domestic Purposes</u> | <u>Maximum<br/>Plot<br/>Ratio</u> | <u>Maximum<br/>Site<br/>Coverage (%)</u> |
|---|-----------------------------------|--|
| 3 or below  | 1.65                              | 55                                       |
| 4   | 1.80                              | 45                                       |
| 5   | 2.00                              | 40                                       |
| 6   | 2.10                              | 35                                       |
| 7   | 2.10                              | 30                                       |
| 8   | 2.40                              | 30                                       |
| 9   | 2.70                              | 30                                       |
| 10  | 2.75                              | 27.5                                     |
| 11  | 3.03                              | 27.5                                     |
| 12  | 3.30                              | 27.5                                     |
| 13  | 3.25                              | 25                                       |
| 14  | 3.50                              | 25                                       |
| 15  | 3.75                              | 25                                       |
| 16  | 4.00                              | 25                                       |
| 17  | 4.25                              | 25                                       |
| 18  | 4.50                              | 25                                       |
| 19  | 4.75                              | 25                                       |
| 20 or more  | 5.00                              | 25                                       |

- (2) In determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP C)**

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| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|--|--|
| Flat<br>Government Use (Police Reporting Centre,<br>Post Office only)<br>House<br>Utility Installation for Private Project | Ambulance Depot<br>Eating Place<br>Educational Institution<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hospital<br>Hotel<br>Institutional Use (not elsewhere specified)<br>Library<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level other<br>than Entrances<br>Petrol Filling Station<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Residential Institution<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre |

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**Planning Intention**

This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)



**RESIDENTIAL (GROUP C)** (cont'd)

Remarks

- (1) For “R(C)” zone and all sub-areas in “R(C)” zone, except sub-area “R(C)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, plot ratio and site coverage specified below:
- (a) the maximum height of any building within each sub-area of the zone shall be limited to that specified below or the height of the existing building, whichever is the greater :

| <u>Sub-area</u> | <u>Restrictions</u>  |
|-----------------|--|
| R(C)1           | Maximum 3 storeys including carports and maximum building height of 10.67m.  |
| R(C)2           | Maximum 3 storeys (including roof-top structures except such structure as is necessary for the provision of a lift machine room, water tank and stairhood) above 1 storey of carports and maximum building height of 17.22m (including roof-top structures) measured from the existing mean formation level of the existing lot(s) or building(s). |
| R(C)3           | Maximum 3 storeys including carports.  |
| R(C)4           | Maximum 6 storeys in addition to 1 storey of carports.   |
| R(C)6           | Maximum 12 storeys in addition to 1 storey of carports and maximum building height of 137 metres above Principal Datum.  |

(Please see next page)

**RESIDENTIAL (GROUP C)** (cont'd)

Remarks (cont'd)

- (b) the maximum plot ratio and site coverage shall be limited to that specified in the following table or the plot ratio and site coverage of the existing building, whichever is the greater :

| <u>Height -<br/>No. of Storeys<br/>Used for Domestic Purposes</u> | <u>Maximum<br/>Plot<br/>Ratio</u> | <u>Maximum<br/>Site<br/>Coverage (%)</u> |
|---|-----------------------------------|--|
| 2 and below   | 0.60                              | 30                                       |
| 3   | 0.75                              | 25                                       |
| 4   | 0.90                              | 22.5                                     |
| 5   | 1.00                              | 20                                       |
| 6   | 1.20                              | 20                                       |
| 7   | 1.40                              | 20                                       |
| 8   | 1.40                              | 17.5                                     |
| 9   | 1.58                              | 17.5                                     |
| 10  | 1.75                              | 17.5                                     |
| 11  | 1.93                              | 17.5                                     |
| 12  | 2.10                              | 17.5                                     |
| 13  | 1.95                              | 15                                       |
| 14  | 2.10                              | 15                                       |
| 15  | 2.25                              | 15                                       |
| 16  | 2.40                              | 15                                       |
| 17  | 2.55                              | 15                                       |
| 18  | 2.70                              | 15                                       |
| 19  | 2.85                              | 15                                       |
| 20 or more  | 3.00                              | 15                                       |

- (2) For sub-area “R(C)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.9 and a maximum building height of 151 metres above Principal Datum, or the plot ratio and height of existing building, whichever is the greater.
- (3) For any new development or redevelopment of an existing building at sub-area “R(C)7”, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
- (i) the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;
  - (ii) the proposed total gross floor area for various uses and facilities;

(Please see next page)

**RESIDENTIAL (GROUP C)** (cont'd)

Remarks (cont'd)

- (iii) an environmental assessment report to examine any possible environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them;
  - (iv) a sewerage impact assessment report to examine any sewerage problem that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (v) such other information as may be required by the Town Planning Board.
- (4) For “R(C)” zone and all sub-areas in “R(C)” zone, except sub-area “R(C)2”, in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) For sub-area “R(C)2”, in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculations, although they may be excluded upon application to the Town Planning Board under section 16 of the Town Planning Ordinance.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**VILLAGE TYPE DEVELOPMENT**

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board  |
|--|--|
| Agricultural Use<br>Government Use (Police Reporting Centre, Post Office only)<br>House<br>Religious Institution (Ancestral Hall only)<br>Rural Committee/Village Office | Eating Place<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified) #<br>Institutional Use (not elsewhere specified) #<br>Petrol Filling Station<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation #<br>Public Vehicle Park (excluding container vehicle)<br>Religious Institution (not elsewhere specified) #<br>Residential Institution #<br>School #<br>Shop and Services<br>Social Welfare Facility #<br>Utility Installation for Private Project |

In addition, the following uses are always permitted on the ground floor of a house:

- Eating Place
- Library
- School
- Shop and Services

**Planning Intention**

The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Ambulance Depot<br>Animal Quarantine Centre<br>(in Government building only)<br>Broadcasting, Television and/or<br>Film Studio<br>Cable Car Route and Terminal Building<br>Eating Place (Canteen,<br>Cooked Food Centre only)<br>Educational Institution<br>Exhibition or Convention Hall<br>Field Study/Education/Visitor Centre<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Hospital<br>Institutional Use (not elsewhere specified)<br>Library<br>Market<br>Pier<br>Place of Recreation, Sports or Culture<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Recyclable Collection Centre<br>Religious Institution<br>Research, Design and Development Centre<br>School<br>Service Reservoir<br>Social Welfare Facility<br>Training Centre<br>Wholesale Trade | Animal Boarding Establishment<br>Animal Quarantine Centre<br>(not elsewhere specified)<br>Correctional Institution<br>Driving School<br>Eating Place (not elsewhere specified)<br>Flat<br>Funeral Facility<br>Holiday Camp<br>Hotel<br>House<br>Marine Fuelling Station<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level<br>other than Entrances<br>Off-course Betting Centre<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Private Club<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>and/or Radio Transmitter Installation<br>Refuse Disposal Installation<br>(Refuse Transfer Station only)<br>Residential Institution<br>Sewage Treatment/Screening Plant<br>Shop and Services (not elsewhere<br>specified)<br>Utility Installation for Private Project<br>Zoo |

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)

Remarks

- (1) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 164 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restriction on building height, as stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OPEN SPACE**

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| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|--|---|
| Aviary<br>Bathing Beach<br>Field Study/Education/Visitor Centre<br>Park and Garden<br>Pavilion<br>Pedestrian Area<br>Picnic Area<br>Playground/Playing Field<br>Promenade<br>Public Convenience<br>Sitting Out Area<br>Zoo | Barbecue Spot<br>Cable Car Route and Terminal Building<br>Eating Place<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Holiday Camp<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level<br>other than Entrances<br>Pier<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Religious Institution<br>Service Reservoir<br>Shop and Services<br>Tent Camping Ground<br>Utility Installation for Private Project |

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**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.



**OTHER SPECIFIED USES**

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| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

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For "Cemetery" Only

|                    |  |
|--------------------|--|
| Columbarium        | Place of Recreation, Sports or Culture   |
| Crematorium        | Public Transport Terminus or Station     |
| Funeral Facility   | Public Utility Installation              |
| Government Use     | Religious Institution                    |
| Grave              | Shop and Services (Retail Shop only)     |
| Public Convenience | Utility Installation for Private Project |

Planning Intention

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

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| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

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For "Cyber-Port" Only

- Ambulance Depot
- Broadcasting, Television and/or Film Studio
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Flat
- Government Refuse Collection Point
- Government Use (not elsewhere specified)
- Hotel
- House
- Information Technology and  
Telecommunications Industries
- Mass Transit Railway Vent Shaft and/or  
Other Structure above Ground Level other  
than Entrances
- Off-course Betting Centre
- Office
- Petrol Filling Station
- Pier
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Promenade
- Public Clinic
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Public Vehicle Park (excluding container  
vehicle)
- Radar, Telecommunications Electronic  
Microwave Repeater, Television and/or  
Radio Transmitter Installation
- Refuse Disposal Installation
- Recyclable Collection Centre
- Religious Institution

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

---

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

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For “Cyber-Port” Only (cont'd)

Research, Design and Development Centre  
School  
Sewage Treatment/Screening Plant  
Shop and Services  
Social Welfare Facility  
Training Centre  
Utility Installation for Private Project

Planning Intention

This zone is primarily intended to establish a base for the clustering of creative information service business and related businesses with an extensively landscaped, high-quality living and working environment which blends in well with the surrounding neighbourhood.

Remarks

- (1) An applicant for permission for development on land designated “Other Specified Uses” annotated “Cyber-Port” shall include in the application the following information:-
  - (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, maximum number of storeys and maximum gross floor areas specified below:

| <u>Sub-area</u> | <u>Restrictions</u>  |
|-----------------|--|
| 1               | Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 92,500m <sup>2</sup> .           |
| 2               | Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 60,600m <sup>2</sup> .           |
| 3               | Maximum 176 metres above Principal Datum in height and a maximum gross floor area of 160,900m <sup>2</sup> .         |
| 4               | Maximum 189 metres above Principal Datum in height and a maximum gross floor area of 207,800m <sup>2</sup> .         |
| 5               | Maximum 3 storeys (excluding carports and mechanical floor) and a maximum gross floor area of 14,800m <sup>2</sup> . |

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (3) In determining the relevant maximum gross floor areas for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport interchange and Government, institution or community facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height, number of storeys and gross floor area restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

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| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

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For “Cyber-Port (1)” Only

|  |  |
|--|--|
| Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Government Use (not elsewhere specified)<br>Information Technology and<br>Telecommunications Industries<br>Institutional Use (not elsewhere specified)<br>Office<br>Place of Entertainment<br>Place of Recreation, Sports or Culture<br>Private Club<br>Public Clinic<br>Public Convenience<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park (excluding container<br>vehicle)<br>Recyclable Collection Centre<br>Research, Design and Development Centre<br>School<br>Shop and Services<br>Social Welfare Facility<br>Training Centre<br>Utility Installation for Private Project | Broadcasting, Television and/or Film Studio<br>Flat<br>Government Refuse Collection Point<br>Hotel<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level other<br>than Entrances<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television and/or<br>Radio Transmitter Installation<br>Residential Institution |
|--|--|

Planning Intention

This zone is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port (1)" Only (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 65 metres above Principal Datum and a maximum gross floor area of 66,000m<sup>2</sup>, or the height and gross floor area of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m<sup>2</sup> shall also be provided.
- (2) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) For any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
  - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;
  - (ii) the proposed total gross floor area for various uses and facilities;
  - (iii) the details and extent of parking, loading/unloading and public transport facilities, and open space to be provided within the site;
  - (iv) the landscape and urban design proposals within the site; and
  - (v) such other information as may be required by the Town Planning Board.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

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| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|-----------------------------------|---|
|-----------------------------------|---|

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For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.



**GREEN BELT**

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|---|--|
| Agricultural Use<br>Barbecue Spot<br>Government Use<br>(Police Reporting Centre only)<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Picnic Area<br>Public Convenience<br>Tent Camping Ground<br>Wild Animals Protection Area | Animal Boarding Establishment<br>Broadcasting, Television and/or<br>Film Studio<br>Cable Car Route and Terminal Building<br>Field Study/Education/Visitor Centre<br>Flat<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>Holiday Camp<br>House<br>Mass Transit Railway Vent Shaft and/or<br>Other Structure above Ground Level other<br>than Entrances<br>Petrol Filling Station<br>Place of Recreation, Sports or Culture<br>Public Transport Terminus or Station<br>Public Utility Installation<br>Public Vehicle Park<br>(excluding container vehicle)<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>and/or Radio Transmitter Installation<br>Religious Institution<br>Residential Institution<br>School<br>Service Reservoir<br>Social Welfare Facility<br>Utility Installation for Private Project<br>Zoo |

**Planning Intention**

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**COUNTRY PARK**

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**HONG KONG PLANNING AREA NO. 10**

**APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

**EXPLANATORY STATEMENT**

## **HONG KONG PLANNING AREA NO. 10**

### **APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

#### **EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 10**

### **APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 28 February 1986, the draft Pok Fu Lam OZP No. S/H10/1, being the first statutory plan covering the Pok Fu Lam area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 November 1988, the then Governor in Council referred the draft Pok Fu Lam OZP No. S/H10/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 10 November 1998, 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 Plan No. S/H10/6. On 23 March 1999, the CE in C referred the approved OZP No. S/H10/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 14 April 1999, the Chief Executive under section 3(1)(a) of the Ordinance directed the Board to extend the planning scheme area boundary of the Pok Fu Lam OZP to cover two small portions of the seabed area of the East Lamma Channel.
- 2.5 On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as Plan No. S/H10/8. On 10 October 2000, the CE in C referred the approved OZP No. S/H10/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect

the changing circumstances.

- 2.6 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/13. On 9 December 2003, the CE in C referred the approved OZP No. S/H10/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/15. On 17 October 2006, the CE in C referred the approved OZP No. S/H10/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 21 August 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/17. On 9 July 2019, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 22 July 2019, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Pok Fu Lam OZP to cover an area to the south of Wah Kwai Estate and Ka Lung Court and to excise two sea areas along Sandy Bay and Waterfall Bay.
- 2.10 On 5 January 2021, the 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 April 2022, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 April 2022 under section 12(2) of the Ordinance.
- 2.11 On 22 July 2022, the draft Pok Fu Lam OZP No. S/H10/20, incorporating amendments to rezone a site to the east of 3 Sassoon Road from “Green Belt” to “Government, Institution or Community (1)”, and a site at 131 Pok Fu Lam Road from “Government, Institution or Community” to “Residential (Group C)7”, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 1,946 valid representations were received. On 21 October 2022, the representations were published for three weeks for public comments and 24 comments were received. After giving consideration to the representations and comments on 10 February 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.12 On 30 May 2023, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as

S/H10/21. On 9 June 2023, the approved Pok Fu Lam OZP No. S/H10/21 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pok Fu Lam area and not to overload the road network in the area covered by the Pok Fu Lam Moratorium.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

### **5. THE PLANNING SCHEME AREA**

- 5.1 The Area, about 413 hectares in size, is situated on the western coast of Hong Kong Island. It is bounded by Mount Davis Road to the north and Pok Fu Lam Country Park to the east. To the west and south, it extends to the waterfront.

- 5.2 The Area is generally hilly, sloping from the east towards the sea in the west. It is punctuated by spurs and valleys with flat land at reclaimed areas currently developed as Stanley Ho Sports Centre, Cyberport and Wah Kwai Estate. The Area has been developed as a residential area with mainly low-density developments in the north and higher density developments in the south. It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.
- 5.3 Due to topographical constraints, much of the vegetation in the Area have been conserved. The Area, except the southern part with existing high-density residential developments, is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character.

## **6. POPULATION**

Based on the 2016 Population By-Census, the population of the Area was estimated by PlanD as about 77,450. It is estimated that the planned population of the Area would be about 103,100.

## **7. LAND USE ZONINGS**

### **7.1 Commercial (“C”): Total Area 0.24 ha**

7.1.1 This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.

7.1.2 A site at the junction of Victoria Road and Sha Wan Drive is under this zoning. It is reserved for the development of a low-rise local shopping centre compatible with the character of the area and also the surrounding environment. Apart from a supermarket which would be the main use, some commercial facilities such as bank, retail shop, barber shop and eating place will be permitted under the zoning.

### **7.2 Residential (Group A) (“R(A”): Total Area 32.05 ha**

7.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.



Commercial uses on any floor above the lowest three floors will require permission from the Board.

- 7.2.2 This zoning covers the existing public housing developments at the southern part of the Area, namely Wah Fu Estate, Wah Kwai Estate and Ka Lung Court, the existing private residential developments to the east of Wah Fu Estate and the five new public housing sites along Pok Fu Lam Road, Shek Pai Wan Road and Wah King Street near Wah Fu Estate.
- 7.2.3 Within the public housing estates, community facilities, daily shopping facilities and open space are provided in accordance with approved planning standards.
- 7.2.4 As announced in the 2014 Policy Address, Wah Fu Estate Redevelopment and the five new public housing sites, which will serve as the main reception resources for the redevelopment of Wah Fu Estate, will provide about 11,900 additional public housing units. According to the Housing Department (HD)'s proposal, a total gross floor area of not more than 500,000m<sup>2</sup> will be provided for accommodating about 8,900 public housing units at the five sites. A public vehicle park with gross floor area of not more than 7,200m<sup>2</sup> is also proposed at the site zoned "R(A)1" to meet the local demand. According to the findings of the engineering feasibility study for the proposed public housing developments at the five sites, no insurmountable technical problem is anticipated. To take forward HD's proposal, planning brief will be prepared to set out the planning parameters and the design requirements of individual sites as well as the detailed technical studies to be undertaken by HD at the detailed design stage.
- 7.2.5 For the developments at the five sites, a stepped building height concept with heights increasing progressively from the waterfront to the inland areas has been adopted. The developments on the five sites will be subject to height bands of 200 metres above Principal Datum (mPD) and 230mPD. The vast expanse of the sites also calls for provision of building gaps to break up the building mass and provision of variations in height and building form within individual sites to reduce the visual scale. The stepped building height concept shall also be taken into account in the redevelopment of Wah Fu Estate.
- 7.2.6 An Expert Evaluation on Air Ventilation Assessment (AVA EE) has been carried out for the proposed public housing developments. Six local air paths with minimum width of 20 to 30m and suitable block disposition and podium design have been adopted to alleviate the potential air ventilation impacts. A quantitative AVA should be carried out by HD at the detailed design stage for scheme optimisation. The AVA EE also recommends guiding principles, in the form of local air paths, for the future AVA to be conducted for the redevelopment of Wah Fu Estate.

7.2.7 For the redevelopment of Wah Fu Estate, in accordance with the established administrative procedure, it will be guided by a planning brief. Also HD would undertake relevant technical assessments including traffic impact assessment, environmental assessment, visual impact assessment and AVA, etc. to demonstrate its feasibility.

7.3 Residential (Group B) (“R(B)”): Total Area 12.46 ha

7.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

7.3.2 Land zoned for this purpose is mainly located in the southern portion of the Area. Examples of some major existing residential developments include the Chi Fu Fa Yuen and Pok Fu Lam Gardens. Future development includes a site east of Chi Fu Fa Yuen.

7.3.3 In order to control the building volume, preserve the present characteristics of the area and avoid over-development, appropriate residential density schedule (plot ratio and site coverage restrictions) for Residential Zone 2 are included in the Notes of the Plan. To allow greater flexibility, minor relaxation of these restrictions based on individual merits, including design justifications, positive landscape and planning gains, may be considered by the Board on application.

7.4 Residential (Group C) (“R(C)”): Total Area 45.83 ha

7.4.1 This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

7.4.2 This zoning covers sites mostly in the northern and central portion of the Area. In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3 and different building height controls are also imposed for respective Special Control Areas according to individual site characteristics and surrounding environment. These restrictions are shown in the Notes attached to the Plan.

7.4.3 For the “R(C)7” site, future development is restricted to a maximum plot ratio of 1.9 and a maximum building height of 151mPD. For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant technical assessments to ensure the air quality, traffic noise and sewerage issues could be properly addressed. The

plot ratio control under “R(C)7” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

- 7.4.4 Minor relaxation of the restrictions stated in the Notes, based on individual merits, may be considered by the Board upon application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is intended to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilting or allow for conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.5 Village Type Development (“V”): Total Area 2.62 ha

- 7.5.1 The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Board.

- 7.5.2 The existing Pok Fu Lam Village is under this zoning. The environment of the area is not entirely satisfactory. Improvement works for the area may be undertaken by concerned departments wherever opportunity arises. A maximum building height is also stipulated in the Notes of this zoning to reflect the existing character of the village. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community (“G/IC”): Total Area 63.24 ha

- 7.6.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- 7.6.2 Existing facilities of regional significance include the Queen Mary Hospital and part of the University of Hong Kong (HKU). Other existing facilities serving primarily the Area and its adjoining areas include medical, health and social welfare facilities at Sandy Bay, fire stations at Sandy Bay and Wah Fu, as well as a number of schools and service reservoirs.

- 7.6.3 In order to meet the needs of the Area, sites have been reserved for a divisional police station and a pumping station. A site at Sandy Bay is reserved for the provision of government, institution and community facilities.
- 7.6.4 A “G/IC(1)” site to the east of 3 Sassoon Road is reserved for expansion of the HKU’s Faculty of Medicine campus by a total gross floor area of not more than 43,000m<sup>2</sup>. Development within this site is restricted to a maximum building height of 164mPD. Interlinked building blocks with stepped building heights descending from north-western portion of 164mPD to south-eastern portion of 123mPD would be adopted taking into account the local topography and characteristics. A setback area of not less than 32m in width from the adjacent “R(C)7” zone shall be provided. Multi-level pedestrian connections to Pok Fu Lam Road, Victoria Road and Northcote Close would be provided. Communal open space of not less than 4,000m<sup>2</sup> would also be provided and accessible by the public. Integrated design with the environment should be adopted for the greening and landscaping of the proposed development.

7.7 Open Space (“O”): Total Area 21.79 ha

- 7.7.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.7.2 Existing open spaces include the sitting-out area at Sassoon Road opposite to the Queen Mary Hospital, the Waterfall Bay Park to the south of Wah Fu Estate, the Cyberport Waterfront Park, and the Kellett Bay Waterfront to the south of Wah Kwai Estate. A 15m wide waterfront promenade is proposed to link up the Cyberport Waterfront Park and the planned open space in between Cyberport and Sandy Bay. Opportunity may be given to explore whether a walking trail could be developed along this planned open space and other coastal areas to enhance pedestrian connectivity along the coast of Waterfall Bay, Telegraph Bay and Sandy Bay at Pok Fu Lam for public enjoyment.
- 7.7.3 Local open spaces are also provided within the public and private housing developments and at convenient locations throughout the Area to serve the local residents.

7.8 Other Specified Uses (“OU”): Total Area 34.58 ha

- 7.8.1 This zoning is intended primarily to provide/reserve land for specified purposes and uses. It covers the existing petrol filling stations at Baguio Villa and 100 Pok Fu Lam Road, the Chinese Christian Cemetery at the northern part of the Area, the Cyberport development and its expansion site.

- 7.8.2 The Cyberport development is intended to establish a base for the clustering of creative information service business including software design, electronic commerce, information and electronic technology and related business. It aims to create an extensively landscaped high-quality living and working environment which blends in well with the surrounding neighbourhood. The office buildings, shopping mall, hotel and residential towers/houses of the development were completed in 2008.
- 7.8.3 The existing Cyberport development is divided into 5 sub-areas. To ensure the compatibility with the existing built and natural environment, development restrictions on the building height and/or gross floor areas are stipulated in the Notes for each sub-area. Any development within the area designated for the Cyberport development requires permission from the Board. Such application should be accompanied by the types of information including a comprehensive layout plan as set out in the Notes of the Plan. In the preparation of the comprehensive layout plan, special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.8.4 On land designated as “OU” annotated “Cyber-Port(1)”, it is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport. Development within this zone is subject to a maximum gross floor area of 66,000m<sup>2</sup> and a maximum building height of 65mPD, or the gross floor area and height of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m<sup>2</sup> shall be provided to enhance visual openness and facilitate air ventilation. Any new development or redevelopment of an existing building should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraint and surrounding development, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. Responsive building design for the new development, such as appropriate setback distance, terraced building design with stepped building height lowering towards Cyberport Waterfront Park and the waterfront promenade, and permeable building design on ground and upper floors, should be adopted at the detailed design stage to respect the overall setting of the waterfront site and the Cyberport Waterfront Park. Public passageway allowing pedestrian connectivity to the

waterfront promenade through the development from the Arcade Cyberport and Information Crescent shall also be provided.

7.8.5 An AVA EE has been conducted for the Cyberport expansion. According to the findings of AVA EE, mitigation measures such as suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

7.9 Green Belt (“GB”): Total Area 121.66 ha

7.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

7.9.2 This zoning comprises about 29% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

7.9.3 Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

7.10 Country Park (“CP”): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

## 8. COMMUNICATIONS

### 8.1 Roads

Pok Fu Lam Road is the primary distributor road linking the Area to Aberdeen and the northern part of Hong Kong. Victoria Road, a district distributor road, serves the developments along the coast. It also provides an alternative link to Kennedy Town. These two roads are supported by a network of subsidiary roads for local access purposes.

### 8.2 Public Transport

Apart from bus services, the Area is also served by other modes of public transport including green minibuses, public light buses and taxis. A public transport interchange is provided under the elliptic podium at the northern end of the Cyberport development.

### 8.3 Railway Development

The South Island Line (West) (SIL(W)) is proposed under the Railway Development Strategy 2014 to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam. The implementation of SIL(W) is subject to the actual development/redevelopment programme of the public housing in Wah Fu area as well as the build-up of transport demand.

### 8.4 Pok Fu Lam Moratorium

8.4.1 At present, the Area is still governed by the Pok Fu Lam Moratorium which prohibits any new land sale and lease modification for more intensive development. The Moratorium 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 Area.

8.4.2 Notwithstanding the long-term broad land-use framework shown on the Plan, developments and redevelopments within the Area shall be subject to, in the interim, the restrictions of the Moratorium while it is still in force.

## 9. UTILITY SERVICES

9.1 The Area is well served with piped fresh and salt water supply. Construction of salt water supply system to the Area was completed in 2013. Conversion of the source of flushing water from temporary mains water to salt water is in progress.

- 9.2 The developed areas are well-served by existing preliminary treatment works located in Wah Fu, Aberdeen, Sandy Bay and Cyberport development.
- 9.3 The Area has adequate supply of electricity, gas and telephone services. There is scope to expand the supply to meet future demand of the Area.

## **10. CULTURAL HERITAGE**

- 10.1 There are ten Declared Monuments in the Area, including the exterior of the University Hall of the HKU at No. 144 Pok Fu Lam Road, the Bethanie at No. 139 Pok Fu Lam Road, the Tung Wah Coffin Home at No. 9 Sandy Bay Road and the seven historic structures of Pok Fu Lam Reservoir, namely Former Watchman's Cottage (presently Pok Fu Lam Management Centre), the gauge basin, and the five masonry bridges. There is a Grade 1 historic building, namely the Senior Staff Quarters of the Old Dairy Farm at No. 141 Pok Fu Lam Road. There are 16 Grade 2 historic buildings include the box culvert, the embankment and the old masonry dam of Pok Fu Lam Reservoir, Pok Fu Lam Conduit, the Cowshed of the Old Dairy Farm at No. 139 Pok Fu Lam Road, Main Office Building of the Old Dairy Farm at No. 141 Pok Fu Lam Road, Alberose at Nos. 132A and 132B Pok Fu Lam Road, the Nurses Quarters of Queen Mary Hospital at No. 102 Pok Fu Lam Road, the Stone Manor and a garage at No. 33 Sassoon Road and six other items related to the Old Dairy Farm, namely the silo and manure pit near Pok Fu Lam Village, the manure pit near Chi Fu Fa Yuen as well as two manure pits and the entrance gate pillar near VTC Pokfulam Complex. There are 34 Grade 3 historic buildings include No. 128 Pok Fu Lam Road, Queen Mary Hospital Main Block (Wing A to E) at No. 102 Pok Fu Lam Road, the air vents at the Service Reservoir of Pok Fu Lam Reservoir, Villa Ellenbud at No. 50 Sassoon Road, No. 97 Pok Fu Lam Village, the Felix Villas and a garage at No. 61 Mount Davis Road and 27 items related to the Old Dairy Farm, including two paddocks, cowshed, Staff Quarters Block A and Block B, stream crossing, water filter and water tank near Pok Fu Lam Village, four paddocks, bull pen with paddock, silo, manure pits, piggeries and two stream crossings near Chi Fu Fa Yuen, two paddocks, cowshed, silo, water tank, retaining wall and water filter near VTC Pokfulam Complex, two cowsheds and paddock near Bisney Road, the old wall between the Bethanie and the Old Dairy Farm at No. 139 Pok Fu Lam Road, and the masonry parapet walls and ramp near the cowshed at No. 139 Pok Fu Lam Road. Kong Sin Wan Kiln Site of Archaeological Interest is also situated in the Area.
- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures within the Area. There are also a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>. Information of the declared monuments and site of archaeological interest can be obtained from the official website of Antiquities and Monuments Office (AMO).



- 10.3 Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals might affect these monuments, graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs.

## **11. IMPLEMENTATION**

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department (LandsD) and the various licensing authorities.
- 11.2 The Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by PlanD. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by LandsD. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.