

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/24

### INTRODUCTION

At the meeting of the Executive Council on 3 October 2023, the Council ADVISED and the Chief Executive ORDERED that the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/23A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as S/H1/24 at Annex A.

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### AMENDMENT TO THE APPROVED KENNEDY TOWN & MOUNT DAVIS OZP NO. S/H1/22 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Kennedy Town & Mount Davis OZP No. S/H1/22 on 18 October 2022, the draft Kennedy Town & Mount Davis OZP No. S/H1/23 (the draft OZP) incorporating the amendment was exhibited on 18 November 2022 for public inspection under section 5 of the pre-amended Ordinance<sup>1</sup>. The amendment incorporated in the draft OZP is to revise the building height restriction (BHR) for a portion of the "Government, Institution or Community" ("G/IC") zone at the junction of Pok Fu Lam Road and Pokfield Road (about 1.96ha) from 4 storeys to 115mPD and 155mPD (Amendment Item A) to take forward the decision of the Metro Planning Committee (MPC) of the Town Planning Board (the Board) on an application under section 12A of the pre-amended Ordinance (s.12A application) submitted by The University of Hong Kong (HKU) for revising the BHR for the site to facilitate the development of sports, recreational and academic facilities at its Pokfield Campus.

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

### REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the exhibition of the draft OZP, 33 valid representations were

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<sup>1</sup> The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1 September 2023.

received. The representations were published for comment on 10 February 2023 and 10 valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its meeting on 16 June 2023.

### Supportive Representations (30)

5. Among the 30 supportive representations, one was submitted by HKU (R1) and the remaining 29 were by individuals (including nearby residents (R16, R17 and R24) and HKU alumni (R20 to R22, and R28)). The major grounds/views of the supportive representations are summarised below –

- (a) HKU needed to optimise the development potential of its land resources to cope with the rising demand. The existing BHR of the “G/IC” zone could not optimise the development potential to meet the increasing needs of HKU’s increasing teaching, learning, research and academic conferences;
- (b) the proposed development would better utilise the site by replacing dilapidated and outdated facilities with a campus that met the top-class international university standards;
- (c) the revision of BHR would facilitate the development of a new iconic hub/contemporary academic-residential-cultural and sports complex/additional state-of-the-art and versatile space for academic use. It would be crucial to the future development of HKU and its Business School in providing a top-class learning experience for the future generations of HKU students and attracting valuable talents and foreign students/scholars to join HKU;
- (d) the new campus would benefit the neighbourhood through improved public space and accessibility (i.e. new pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield Road, footpath widening at the junction of Pokfield Road/Smithfield). The proposed development brought opportunity for road widening works to improve traffic condition at the junction of Pokfield Road and Smithfield. The new bus lay-bys at Pok Fu Lam Road would improve traffic flow. Members of the public might use walking paths and green spaces around the podium level; and
- (e) design features such as stepped building height design, provision of setback, and multi-level greening would be adopted to provide better environment for students and nearby residents. To enhance air and visual permeability, separation between the buildings and the building orientation/alignment had also been incorporated.

### Adverse Representations (3)

6. Three adverse representations (R31 to R33) were received and were submitted by individuals. The major grounds/views and suggestions of the adverse representations are summarised below –

## Need for Development

- (a) there was no need for additional facilities because of no increase in the number of students and staff, more courses being offered online, and fewer people of student age both here in Hong Kong and on the Mainland for the coming decades;
- (b) HKU should consider making better use of existing facilities and developing an annex to the university close to the border that would be much more convenient for students and professor exchange;

## Visual and Air Ventilation Aspects

- (c) the proposed development would result in a mega wall development that would radically change the landscape. Concrete and glass wall effect would be induced;
- (d) the previous BHR of 4 storeys for the site was consistent with the surroundings at the busy junction of Pok Fu Lam Road and Pokfield Road. The low-rise structure should be kept;
- (e) classrooms would be provided at three basement levels underground with zero natural light and ventilation;
- (f) the quality of life in the student village would be negatively impacted by the erection of a high wall in front of the premises. It was expected that the air ventilation would be worsened as compared to the original low-rise development. No data was provided with regard to the impact on ventilation and penetration of natural light to the residential premises;

## Pedestrian Connectivity

- (g) access to the universities in Hong Kong was no longer free and open. The public was strongly discouraged from entering university compounds. Access could be blocked at any time at the whims of the management. Walking around the periphery did not reduce the time to get to MTR;
- (h) the provision of elevated walkway instead of at-grade crossing would not provide convenience for pedestrians;

## Landscape Aspect

- (i) of the 403 trees within IL No. 7704 R.P.<sup>2</sup>, only 35 would be retained. 125 compensatory trees would be the usual flowery landscape variety. It appeared that there was no compensatory planting for the remaining 250;

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<sup>2</sup> It covers the "G/IC" zone at the junction of Pok Fu Lam Road and Pokfield Road and its adjacent "Residential (Group B)" zone.

## Others

- (j) the previous outdoor sports facilities on the site were eliminated and sport facilities in the new development would be confined to the left over spaces. The quality and quantity of sports facilities would be affected by the proposed development; and
- (k) the reprovisioning of Pokfield Road Sitting-out Area to a piece of government land at a much higher level in fact took over a public facility from the community for HKU's benefit.

## Comments (10)

7. The 10 comments were submitted by HKU (C1) and individuals (C2 to C10), with seven commenters (C1, C2, C4 to C6, C8 and C10) being also representers (i.e. R1, R5, R4, R2, R3, R12 and R31 respectively). The major grounds raised in the supportive comments which were not covered by the representations above are summarised below –

### Need for the New Campus

- (a) with growing number of students and staff, the existing facilities of HKU were already saturated and additional spaces for academic activities were needed;
- (b) HKU had returned to face-to-face teaching for all programmes in the 2022-23 academic year. Physical classes and academic activities, academic exchange and conferences were resuming normal and it was anticipated that more conference space would be required in the coming years to foster cross-university, cross-institutional and multi-disciplinary cooperation;
- (c) versatile teaching, learning and conference space in the Academic Building in the "G/IC" zone would improve the capacity of HKU to support the post-pandemic demand for synchronous hybrid learning, and offer more advanced hybrid teaching space on campus that could connect students and teachers in different campuses and countries;

### Visual and Air Ventilation Aspects

- (d) HKU had commissioned an air ventilation assessment for the proposed development. With the adoption of suitable design features, the site was expected to have a satisfactory wind environment, and no significant air ventilation impact arising from the new buildings was anticipated;
- (e) the Sports and Academic Complex had been carefully positioned and orientated and would also comply with all the requirements as stipulated in the Buildings Ordinance and relevant regulations on daylight, ventilation, and other environmental requirements to ensure lighting and ventilation of adjacent student hostels;

## Accessibility and Walkability

- (f) since the lifting of COVID19 related restrictions by the Government, access to HKU campuses had resumed normal. HKU remained committed to the principle of an open campus for members of the community and visitors. The sitting-out-area near the junction of Pokfield Road and Smithfield would be repurposed as an escalator landing connecting the pedestrian crossing which would be widened. The proposed enhancement was expected to facilitate vehicle and pedestrian flow and provide an alternative uphill/downhill path for the campus users and the neighbourhood;
- (g) the project would improve accessibility and safety for pedestrians and the elderly living in the neighbourhood, and provide more open areas for community and promote well-being;
- (h) public views were collected in Q2 2022 via online surveys that the participants generally supported providing additional escalators and elevators for easier uphill and downhill passage between Pokfulam Road and Kennedy Town;

## Greenery

- (i) the proposed development would be enriched with plants and greening features such as vertical greening making the site more livable and vibrant, and form a dynamic streetscape along Pokfield Road;
- (j) there were 385 trees within the site and 35 of them would be retained. At a compensatory ratio of about 1:1, a total of 330 new trees would be planted;

## Others

- (k) the Central and Western District Council (C&WDC) and various stakeholders had been consulted in the initial stage of the planning of the proposed development; and
- (l) the development was a win-win benefitting both the wider community in Central and Western District and generations of HKU students and staff.

## The Board's Decision

8. After giving consideration to the representations and comments, the Board noted the supportive views of R1 to R30 and decided not to uphold R31 to R33, and considered that the draft OZP should not be amended to meet the representations for the reason that the revision of BHR from 4 storeys to 115mPD and 155mPD for a portion of the "G/IC" zone was considered appropriate and would facilitate the integrated development of sports, recreational and academic facilities at HKU Pokfield Campus to support the

continuous development/future expansion of HKU. Relevant technical assessments in the agreed s.12A application confirmed that the proposed development incorporating suitable design and mitigation measures would not cause adverse visual, air ventilation, vehicular traffic, pedestrian connectivity and landscape impacts on the surrounding areas (R31 to R33).

9. 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 integrated landscape and greening design, communal open space for public and students/staff and setback requirement at Pok Fu Lam Road under the proposed scheme.

## IMPLICATIONS OF THE PROPOSAL

10. Approval of the draft Kennedy Town & Mount Davis OZP No. S/H1/23A itself has no civil service and gender implications.

11. On economic implications, Amendment Item A will facilitate the proposed development of sports, recreational and academic facilities at HKU Pokfield Campus to support the continuous development and future expansion of HKU.

12. There is no financial implication for Amendment Item A, as the lot is privately owned by HKU and the cost of the proposed development of sports, recreational and academic facilities will be borne by HKU. Land resumption and clearance is not required.

13. On environmental implications, no insurmountable environmental impact associated with the proposed development is anticipated with the implementation of appropriate mitigation measures as confirmed in the technical assessments. The proposed development within the site will be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

14. As far as sustainability implications are concerned, the proposed redevelopment could facilitate better utilisation of land resources to meet education needs. The proposed redevelopment may bring potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate any such possible impacts.

15. On family implications, the proposed development would facilitate an increase in student intake which would in turn provide more opportunities for people to receive tertiary education and improve their earning power. Besides, job opportunities arising from the proposed development would help improve the financial ability of some families.

## PUBLIC CONSULTATION

16. During the processing of the agreed s.12A application, public consultations were conducted in accordance with the provision of the pre-amended Ordinance. The public comments on the application were considered by the MPC of the Board together with the application on 20 May 2022.

17. During the exhibition period of the draft OZP, a paper was circulated to members of the Central and Western District Council (C&WDC) in December 2022. C&WDC members were invited to submit their representations on the amendment in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation or comment from the C&WDC members was received.

## PUBLICITY

18. The approved Kennedy Town & Mount Davis OZP No. S/H1/24 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

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A-II 19. The approved Kennedy Town & Mount Davis OZP No. S/H1/24 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 Enclosure I to Annex A. An ES in respect of the Kennedy Town & Mount Davis OZP No. S/H10/24 is at Enclosure II to Annex A.

## ENQUIRY

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

PLANNING DEPARTMENT  
OCTOBER 2023

APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/24

Annex A Approved Kennedy Town & Mount Davis Outline Zoning Plan  
(OZP) No. S/H1/24

Enclosure I : Notes to the Approved Kennedy Town & Mount  
Davis OZP No. S/H1/24

Enclosure II : Explanatory Statement of the Approved Kennedy  
Town & Mount Davis OZP No. S/H1/24





圖例 NOTATION

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

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

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

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

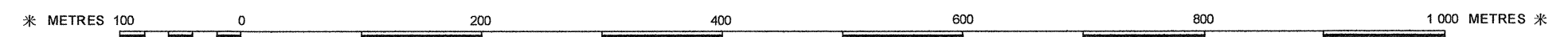
行政長官會同行政會議於2023年10月3日根據城市規劃條例第9(1)(a)條核准的圖則 APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 3 OCTOBER 2023

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堅尼地城及摩星嶺 (港島規劃區第1區) 分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD HONG KONG PLANNING AREA No. 1 - KENNEDY TOWN & MOUNT DAVIS - OUTLINE ZONING PLAN

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

圖則編號 PLAN No. S/H1/24





**HONG KONG PLANNING AREA NO. 1**

**APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/24**

(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/tram 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 buildings 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/tram/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, railway track and tram 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. 1**

**APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/24**

**Schedule of Uses**

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OPEN SPACE	17
OTHER SPECIFIED USES	18
GREEN BELT	25

**RESIDENTIAL (GROUP A)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle)(on land designated "R(A)5" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) 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.

Remarks

- (1) On land designated “Residential (Group A)”, 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 heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. The provision for development/redevelopment to the height of the existing building is not applicable to the parts of the sites at 430-440A, 444-462A Des Voeux Road West, 455-485, 521-543 Queen’s Road West and 1 - 3 Cheung Kan Lane which are subject to a maximum building height of 20mPD, as stipulated on the Plan.

(Please see next page)

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

Remarks (cont'd)

- (2) On land designated “Residential (Group A) 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 domestic gross floor area (GFA) of 227,273m<sup>2</sup>, a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup> and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. In addition, a GFA of not less than 1,650m<sup>2</sup> shall be provided for Government, institution or community (GIC) facilities. Public open space of not less than 3,518m<sup>2</sup> shall be provided within this sub-area.
- (3) On land designated “Residential (Group A) 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 a maximum GFA of 70,024m<sup>2</sup> and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan. In addition, public open space of not less than 2,300m<sup>2</sup> shall be provided within this sub-area.
- (4) On land designated “Residential (Group A) 3”, 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 domestic GFA of 3,577m<sup>2</sup> and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. In addition, a non-domestic GFA of not less than 350m<sup>2</sup> for GIC facilities and public open space of not less than 135m<sup>2</sup> shall be provided within this sub-area.
- (5) On land designated “Residential (Group A) 4”, 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, in terms of metres above Principal Datum, as stipulated on the Plan.
- (6) On land designated “Residential (Group A) 5”, 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 GFA of 120,000m<sup>2</sup> and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. A public goods vehicle park and GIC facilities, as required by the Government, shall be provided within this sub-area.

(Please see next page)



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

Remarks (cont'd)

- (7) In determining the maximum GFA for the purposes of paragraphs (2) to (4) and (6) 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.
- (8) In determining the maximum GFA for the purposes of paragraph (6) above, any floor space that is constructed or intended for use solely as public goods vehicle park and other GIC facilities, as required by the Government, may be disregarded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) to (6) above, GFA restrictions stated in paragraphs (2) to (4) and (6) above, and any reduction in the total GFA provided for GIC facilities as stated in paragraphs (2) and (4) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP B)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility 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) On land designated “Residential (Group B)”, 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 heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group B) 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 plot ratio of 3, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio 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 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio 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.

**RESIDENTIAL (GROUP C)**

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

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**Planning Intention**

This zone is intended primarily for low-rise, low-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) On land designated “Residential (Group C)”, 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 1.2, a maximum site coverage of 20%, and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group C)<sup>3</sup>”, 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 0.75, a maximum site coverage of 25%, and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio and maximum site coverage for the purposes of paragraphs (1) and (2) 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height, plot ratio and site coverage 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.

**RESIDENTIAL (GROUP C) 1**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Religious Institution Residential Institution School

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Planning Intention

This zone is restricted to low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

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 plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio 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 building height 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 E)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**Schedule I: for open-air development or for building other than industrial or industrial-office building<sup>@</sup>**

Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre
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(Please see next page)

**RESIDENTIAL (GROUP E)** (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)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)



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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**Schedule II: for existing industrial or industrial-office building<sup>@</sup>**

Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> ) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) 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 Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Cargo Handling and Forwarding Facility Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade
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(Please see next page)

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

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In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

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In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

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- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

# Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

**Planning Intention**

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

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

**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”, 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 heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) 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 33mPD, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

**OPEN SPACE**

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

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. For the "Open Space (1)" zone, leisure and recreation uses with ancillary commercial facilities for public enjoyment may be provided.

**OTHER SPECIFIED USES**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cemetery" Only

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

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

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 building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) 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.

(Please see next page)

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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial, Leisure and Tourism Related Uses” Only

Pier	Commercial Bathhouse/Massage Establishment Eating Place Exhibition or Convention Hall Government Use Hotel Library Marina Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Utility Installation for Private Project Utility Installation not ancillary to the Specified Use Wholesale Trade
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Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for commercial, leisure and tourism-related uses taking advantage of its waterfront setting.

(Please see next page)



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

For "Commercial, Leisure and Tourism Related Uses" 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 GFA of 46,446m<sup>2</sup>, and the maximum building heights, in terms of metres above Principal Datum and number of storeys, as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. A 12-metre wide waterfront promenade linking up the open spaces on both sides should be provided for public use.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions, and the width of the waterfront promenade 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)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Government Use  
Pier

Eating Place  
Marine Fuelling Station  
Public Utility Installation  
Shop and Services  
Utility Installation for Private Project

Planning Intention

This zone is primarily for pier use providing marine services in the harbour areas.

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 building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.
- (4) 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.

(Please see next page)

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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Mortuary" Only

Mortuary

Government Use  
 Mass Transit Railway Vent Shaft and/or Other  
 Structure above Ground Level other than  
 Entrances  
 Utility Installation not Ancillary to the Specified  
 Use

Planning Intention

This zone is intended to provide land for the provision of mortuary facility serving the needs of the general public.

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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, 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.

(Please see next page)

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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Uses Related to Underground Refuse Transfer Station” Only

Underground Refuse Transfer Station	Flat (Staff Quarters only) Government Use Utility Installation not ancillary to the specified Use
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Planning Intention

This zone is primarily to provide land for a Government underground refuse transfer station and above-ground ancillary facilities.

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 building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) 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.

(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

As Specified on the Plan

Flat (Staff Quarters only)  
 Government Use  
 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (not elsewhere specified)  
 Utility Installation not ancillary to the Specified Use

Planning Intention

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

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 building heights, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Underground Public Mortuary (on land designated "GB(2)" only) Underground Refuse Transfer Station (on land designated "GB(1)" only) Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier Place of Recreation, Sports or Culture 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 Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project 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.

**HONG KONG PLANNING AREA NO. 1**

**APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/24**

**EXPLANATORY STATEMENT**

# **HONG KONG PLANNING AREA NO. 1**

## **APPROVED KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/24**

### **EXPLANATORY STATEMENT**

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**HONG KONG PLANNING AREA NO. 1**

**APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/24**

(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 Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/24. 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 31 October 1986, the draft Kennedy Town & Mount Davis OZP No. S/H1/1, being the first statutory plan covering the Kennedy Town and Mount Davis area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 August 1989, the then Governor in Council referred the draft Kennedy Town & Mount Davis OZP No. S/H1/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 19 September 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/9. On 16 January 2001, the CE in C referred the approved OZP No. S/H1/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/12. On 8 July 2003, the CE in C referred the approved OZP No. S/H1/12 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.
- 2.5 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as Plan No. S/H1/14.

- 2.6 On 4 September 2007, the Secretary for Development (SDEV), 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 Kennedy Town and Mount Davis OZP to cover the Belcher Bay Reclamation Area. On 2 October 2007, the CE in C referred the approved OZP No. S/H1/14 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 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as S/H1/16. On 12 January 2010, the CE in C referred the approved OZP No. S/H1/16 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 January 2010 under section 12(2) of the Ordinance.
- 2.8 On 26 March 2010, the draft Kennedy Town and Mount Davis OZP No. S/H1/17 incorporating amendments to delete the obsolete alignment of Route 7, incorporate the Mass Transit Railway (MTR) West Island Line (WIL) authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, delete the outdated MTR alignment and station, delete portions of “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) zones for incorporation of WIL ventilation and plant buildings, as well as rezone a site at Forbes Street from “Comprehensive Development Area (1)” to “O” and “Green Belt” (“GB”), was exhibited for public inspection under section 5 of the Ordinance. The alignment and associated ventilation and plant buildings of the authorized WIL scheme are shown on the Plan for information. During the exhibition period, 1 representation supporting the deletion of Route 7 was received. The representation was considered by the Board on 17 September 2010.
- 2.9 On 25 February 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/18 incorporating amendments mainly relating to the imposition of building height restrictions for various development zones and rezoning proposals to reflect the planning intention or existing developments was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 638 representations and 12 comments were received. On 25 November 2011, the Board decided not to uphold the representations after giving consideration to the representations and comments.
- 2.10 On 30 June 2011, the draft Kennedy Town & Mount Davis OZP No. S/H1/19, incorporating the amendments to the Notes of the “Industrial” (“I”) zone, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, two representations were received. On 3 February 2012, the Board decided not to uphold the representations after giving consideration to the representations.
- 2.11 On 23 and 24 February 2012, two Judicial Review (JR) applications were filed against the Board’s decisions not to meet a representation to the draft Kennedy Town & Mount Davis OZP No. S/H1/18. Leaves for JR applications and an order of stay of the submission of the OZP to CE in C were granted by the Court.

- 2.12 On 16 March 2015, SDEV 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 draft Kennedy Town & Mount Davis OZP to cover the 4 piers to the west of Cadogan Street and a pier fronting the New Praya, Kennedy Town, and to excise two sea areas to the north of Sai Ning Street.
- 2.13 On 11 March 2016, the draft Kennedy Town & Mount Davis OZP No. S/H1/20, incorporating amendments mainly to rezone areas under the “Undetermined” zone and several sites within the western part of Kennedy Town to “Residential (Group A)” (“R(A)”), “R(A)5”, “R(A)6”, “O”, “O(1)”, “G/IC”, “GB”, “GB(1)”, “GB(2)”, “Other Specified Uses” (“OU”) annotated “Commercial, Leisure and Tourism Related Uses”, “OU” annotated “MTR Ventilation Building”, “OU” annotated “Public Mortuary”, “OU” annotated “Uses Related to Underground Refuse Transfer Station” and “OU” annotated “Pier” to reflect the existing and planned developments and to designate areas as ‘Road’ for mainly the proposed widening of Victoria Road and Ka Wai Man Road, and the proposed new access road connecting Victoria Road and Cadogan Street, was exhibited for public inspection under section 7 of the Ordinance. A total of 7,593 representations and 306 comments were received. On 11 May 2017, after giving consideration to the representations and comments, the Board decided to propose amendments to the draft OZP to partially meet some representations and comments by rezoning the Cadogan Street Garden and the area to its west from “R(A)6” to “O” and “G/IC” respectively, with the imposition of building height restriction of 40mPD for the “G/IC” portion. On 26 May 2017, the proposed amendments were published for further representation under section 6C(2) of the Ordinance. During the exhibition period, a total of 345 further representations (FRs) were received. Upon consideration of the FRs, the Board decided to amend the draft OZP by the proposed amendments on 1 August 2017. In accordance with section 6H of the Ordinance, the draft OZP shall hereafter be read as including the above amendments.
- 2.14 On 19 March 2020, the Court of First Instance allowed the two JR applications quashing the Board's decision on the representation made on 25 November 2011. According to the Court's ruling on the two JR applications, the Board's decision in respect of the representation related to the JR applications had to be remitted to the Board for consideration. A review of the development restrictions on the draft Kennedy Town & Mount Davis OZP was therefore conducted in 2020.
- 2.15 On 30 April 2021, the draft Kennedy Town & Mount Davis OZP No. S/H1/21, incorporating mainly amendments to the building height restrictions of six residential sites; and rezoning of two sites on Mount Davis Road in relation to the two JRs from “Residential (Group C)2” (“R(C)2”) zone to “Residential (Group B)1” (“R(B)1”) zone, were exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 212 representations and 131 comments were received. On 3 December 2021, after giving consideration to the representations and comments, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.

- 2.16 On 22 March 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as S/H1/22. On 1 April 2022, the approved Kennedy Town & Mount Davis OZP No. S/H1/22 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.17 On 18 October 2022, the CE in C referred the approved Kennedy Town & Mount Davis OZP No. S/H1/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 28 October 2022 under section 12(2) of the Ordinance.
- 2.18 On 18 November 2022, the draft Kennedy Town & Mount Davis OZP No. S/H1/23, mainly incorporating amendment to the building height restriction for a portion of the “G/IC” zone at the junction of Pok Fu Lam Road and Pokfield Road, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 33 valid representations were received. On 10 February 2023, the representations were published for three weeks for public comments and ten comments were received. After giving consideration to the representations and comments on 16 June 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.19 On 3 October 2023, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Kennedy Town & Mount Davis OZP, which was subsequently renumbered as S/H1/24. On 13 October 2023, the approved Kennedy Town & Mount Davis OZP No. S/H1/24 (the Plan) was exhibited for public inspection under section 9D(2) 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 (NBA) 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kennedy Town and Mount Davis areas and not to overload the road network in these areas.

#### **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 and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

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

- 5.1 The Area, about 172 hectares, is situated at the north-western corner of Hong Kong Island. The Belcher Bay and Sulphur Channel constitute the natural boundaries in the north and west; Hill Road and Pok Fu Lam Road delineate the eastern boundary; whilst Mount Davis Road forms its southern limit. The boundaries are shown by a heavy broken line on the Plan.
- 5.2 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

#### **6. POPULATION**

Based on the 2016 Population by census, the population of the Area was estimated by the Planning Department as about 76,350. It is estimated that the planned population of the Area would be about 81,380.

#### **7. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Kennedy Town & Mount Davis OZP was undertaken in 2011 with a view to incorporating appropriate building height restrictions on the OZP for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the OZP.

- 7.2 The stepped building height concept recommended in the Urban Design Guidelines with lower buildings on the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the local topography and characteristics, local wind environment, compatibility of building masses in the wider setting, as well as the need to strike a balance between public interest and private development right. Due mainly to the topography of the Area, there are different height bands ranging from 100 metres above Principal Datum (mPD) to 160mPD increasing progressively uphill with a stepped height profile. Specific building height restrictions are adopted for some developments to reflect the existing building heights or to preserve the local character.
- 7.3 Specific building height restrictions for the “G/IC” and “OU” zones in terms of number of storeys or mPD, which mainly reflect the existing and planned building heights of development, have been incorporated into the OZP to provide visual and spatial relief to the high density environment of the Area.
- 7.4 In 2011, an Expert Evaluation on Air Ventilation Assessment (AVA EE 2011) was undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. According to the findings of the AVA EE 2011, the major prevailing annual wind comes from the north-east, east and south directions, and the prevailing summer wind mainly comes from the east, south, south-east and south-west directions. The major air paths for penetration of wind to the inland area include the existing open space and recreational grounds; north-east wind from Pok Fu Lam Road to Forbes Street and along Victoria Road; south-west wind along Pok Fu Lam Road, Victoria Road and Mount Davis Road; and valley wind from the south to the inland area.
- 7.5 To facilitate better air ventilation in the Area, the AVA EE 2011 recommended that the existing open area and low-rise “G/IC” or “OU” sites and the major air paths should be maintained to allow penetration of wind inland. BGs are stipulated on the Plan to facilitate the air ventilation at major air paths. Furthermore, future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings, disposition, orientation and perforation of building towers to align with the prevailing winds.
- 7.6 For the land use review for the western part of Kennedy Town, which is the area generally bounded by Victoria Harbour in the north, Cadogan Street in the east, foothill of Mount Davis in the south, and the Island West Refuse Transfer Station in the west, another Expert Evaluation on Air Ventilation Assessment (AVA EE 2013) was undertaken in the context of the land use review of that area. The building height, BG and NBA requirements incorporated into the OZP and Explanatory Statement had taken the findings of the AVA EE 2013 into consideration.
- 7.7 Two BGs and two NBAs recommended in the review area are shown in the attached Plan A to guide the future development. Quantitative AVA is required for the public housing site to the south of Victoria Road to further optimise the layout design for a better local air ventilation and to demonstrate that the future

development proposal would maintain/enhance the air ventilation performance in the surrounding area. Should any project proponent wish to make any changes to the recommended BGs and NBAs, they should also carry out a quantitative AVA to demonstrate that no unacceptable pedestrian level air ventilation impact in the vicinity would be resulted. The requirements for BGs, NBAs and AVA, as appropriate, should be stipulated in the lease condition for private development or planning brief for public housing development.

- 7.8 A further review on the building height restrictions taking into account the implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was conducted in 2020. To allow flexibility for future redevelopment to comply with SBDG, building height restrictions for two “R(A)” zones at the junction of Pokfield Road and Smithfield and Academic Terrace and two “R(B)” zones at Hillview Garden and the University of Hong Kong (HKU) Pokfield Road Residences are relaxed. Besides, two sites on Mount Davis Road are rezoned from “R(C)2” to “R(B)1” with relaxation of plot ratio and building height restrictions. The updated AVA EE was conducted to assess the impact of relaxing the development restrictions of the said zones and to review the BG and NBA requirements on the Plan and its Explanatory Statement based on the assumption that redevelopments would follow the SBDG requirements. According to the findings of the AVA EE 2020, the increase in the building heights for the two “R(A)” zones and two “R(B)” zones would not induce significant air ventilation impacts on the pedestrian wind environment through redevelopment of the sites following SBDG. For the rezoning of the two sites on Mount Davis Road, the potential impact induced to the surrounding pedestrian wind environment is considered insignificant as the sites are relatively small and the surrounding regions are relatively open. Furthermore, the deletion of the two BG requirements of 12m wide above 29mPD and 60mPD (about 15m above ground level) at the western boundaries of Smithfield Terrace at 71-77 Smithfield and Smithfield Garden at 50 Smithfield respectively from the Plan would not affect the air ventilation performance from a district level perspective.
- 7.9 In general, a minor relaxation clause in respect of building height restriction is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air and visual

permeability;

- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.10 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as stated in the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

#### Building Gaps

7.11 Gaps between buildings and NBAs play a key role in creating air paths by appropriate design and disposition of building blocks. According to the AVA EE 2020, to facilitate the air ventilation and to improve air permeability at podium level, two building gaps of 10m wide above 20mPD (about 15m above ground level) as recommended in the AVA EE 2011 are still required on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher's Street in "R(A)" zone to allow the north-east annual prevailing wind penetrating to the inland area.

7.12 According to the AVA EE 2020, two north-west to south-easterly building gaps of 15m wide above podium of the "R(A)5" zone as shown in attached Plan A as recommended in the AVA EE 2013 are still required. They are to mitigate the wind wake due to the proposed developments and to facilitate katabatic air movement from the vegetated hill slope to the waterfront and sea breezes from the north.

#### Non-building Areas

7.13 According to the AVA EE 2020, two NBAs as recommended in the AVA EE 2013 mentioned in 7.12 above are still required. In order to allow higher permeability at the waterfront and along the major north-south ventilation corridor, and to take forward the recommendation of the AVAs, a 30m wide north-west to south-easterly NBA is designated at the land portion of the "OU" annotated "Commercial, Leisure and Tourism Related Uses" zone to the north of Sai Ning Street to facilitate katabatic air movement to the waterfront and sea breezes from the north. In order to facilitate south-westerly wind on ground level, a north-east to south-westerly NBA of 15m wide on ground level is designated to the west of Ka Wai Man Road as shown in attached Plan A. Within the NBAs, no above ground structure is allowed except for minor structures with high air porosity, such as covered walkway and elevated footbridge. Below ground structure is allowed within the NBAs.



## **8. LAND USE ZONINGS**

### **8.1 Residential (Group A) (“R(A)”) : Total Area 26.19 hectares**

- 8.1.1 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 planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board.
- 8.1.2 The areas zoned for this purpose mainly lie between the waterfront and the foothills. Public housing estates include the existing Sai Wan Estate and Kwun Lung Lau and the proposed development to the south of Victoria Road. The remaining areas cover the east of the developed part of the Area. The residential development at 33 Ka Wai Man Road, i.e. Mount Davis 33, is a redevelopment project of the Urban Renewal Authority (URA) completed in 2006.
- 8.1.3 The “R(A)1” site bounded by Belcher’s Street, South Lane and Pok Fu Lam Road covers The Belcher’s. It has an area of about 3.01 ha and comprises six residential blocks. Development within this zone is restricted to a maximum domestic GFA of 227,273m<sup>2</sup> and a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup>. Government, institution or community (GIC) uses including a day nursery and a social centre for the elderly and a kindergarten as well as commercial uses are provided on the podium levels of the development. A public open space of about 3,518m<sup>2</sup> and a public pedestrian link connecting South Lane with Pok Fu Lam Road are also provided within the site.
- 8.1.4 The “R(A)2” site, bounded by Cadogan Street, Kennedy Town New Praya, Davis Street and Belcher’s Street covers The Merton. It is an urban redevelopment scheme of the URA completed in 2005. It has an area of about 0.61ha and comprises three residential blocks. Development within this zone is restricted to a maximum GFA of 70,024m<sup>2</sup>. Public open space of not less than 2,300m<sup>2</sup> is provided within the site. The existing development, consisting of 3 excessively tall residential towers of 156.9 to 176.3mPD, is considered incompatible with the surrounding developments and the waterfront setting. In order to respect the urban design principle of protecting the waterfront to avoid out-of-context and incompatible developments, a maximum building height of 120mPD is imposed on the site. Future redevelopment to the existing building height is not permitted.
- 8.1.5 The “R(A)3” site covering La Maison Du Lord at 12 and 12A North Street has an area of about 0.04ha. It is a residential development completed in 2003. Development within this zone is restricted to a maximum domestic GFA of 3,577m<sup>2</sup> and a non-domestic GFA of 350m<sup>2</sup> for GIC facilities. In addition, public open space of not less than 135m<sup>2</sup> is provided within the site.

- 8.1.6 The “R(A)4” site covering Manhattan Heights at 28 New Praya, Kennedy Town has an area of about 0.29ha. The existing building height of the development at 171.2mPD is considered incompatible with the surrounding developments and the waterfront setting. In order to respect the urban design principle of protecting the waterfront to avoid out-of-context and incompatible developments, a maximum building height of 100mPD is imposed on the site. Future redevelopment to the existing building height is not permitted.
- 8.1.7 The “R(A)5” site covering an area to the south of Victoria Road has an area of about 2.88ha and is intended for public housing development. Development within this zone is restricted to a maximum GFA of 120,000m<sup>2</sup>. In order to avoid out-of-context and incompatible developments, and to provide a stepped building height profile, maximum building height of 65mPD (western portion) and 140mPD (eastern portion) are imposed on the site. BGs and NBA are proposed as detailed in paragraphs 7.12 and 7.13 above to facilitate air ventilation. At detailed design stage, quantitative air ventilation studies will need to be conducted for the public housing development to demonstrate that the future proposal would maintain/enhance the air ventilation performance in the surrounding area. To further enhance urban pedestrian comfort, it is also recommended to provide intensified greenery (especially tree planting) on the site with at least 30% green coverage. In addition, a public goods vehicle park and GIC facilities, as required by the Government, shall be provided within this sub-area. Required public parking facilities and GIC facilities to be provided within this sub-area are subject to detailed design and shall be agreed by relevant authorities. A planning brief setting out the planning parameters and special design requirements will be prepared to guide the future development of the site.
- 8.1.8 Two BGs of 10m wide above 20mPD (about 15m above ground level) are imposed on the buildings situated between Des Voeux Road West and Queen Road West and aligned with Woo Hop Street and Belcher’s Street to allow the north-east annual prevailing wind penetrating into the inland area.
- 8.1.9 Minor relaxation of the GFA and/or building height restrictions, and/or reduction in the total GFA for GIC facilities may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.

8.2 Residential (Group B) (“R(B)”) : Total Area 3.94 hectares

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

8.2.2 This zone includes Hillview Garden, HKU Pokfield Road Residences, and a site at Lung Wah Street for HKU's student hostel development. The "R(B)1" sub-area covers residential developments at 2, 2A, 4, 6-10 and 52-62 Mount Davis Road is subject to a maximum plot ratio of 3.

8.2.3 Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.

8.3 Residential (Group C) ("R(C)") : Total Area 1.29 hectare

8.3.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The "R(C)" zone covers two residential developments near the junction of Mount Davis Road and Victoria Road and is subject to a maximum building height of 13 storeys including carports. The "R(C)3" sub-area covers a Government site on the seaward side of Victoria Road and is subject to a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 4 storeys. Part of the "R(C)3" sub-area is occupied by Grade 3 historic buildings of Victoria Road Detention Centre and the Jubilee Battery which is a military site with historic interest.

8.3.2 Development within this zone is subject to specific controls on building height, plot ratio and site coverage to avoid overloading local road network and to preserve the high landscape value as well as the character of the area. These special controls are shown in the Remarks column in the Notes for this zoning.

8.3.3 Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.

8.4 Residential (Group C)1 ("R(C)1") : Total Area 1.40 hectares

8.4.1 This zone is restricted to low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. In addition, the area together with the low-rise GIC uses at Rock Hill Street and open space at Forbes Street form a major air path for the penetration of the north-easterly prevailing annual wind from Belcher's Street and Pok Fu Lam Road to the inland area. This air path should be maintained.

- 8.4.2 This zone covers sites in Sands Street, Tai Pak Terrace, Li Po Lung Path, Ching Lin Terrace and To Li Terrace where there is no direct vehicular access. Due to the lack of direct vehicular access, loading and unloading activities in the area can only take place at a distance away and the goods have to be carried manually for a long distance. Traffic condition in the area is of concern, particularly for the nearby junctions of Belcher's Street/Sands Street and Smithfield/Pokfield Road. Cumulative effect of more intensive developments would aggravate the existing traffic problems.
- 8.4.3 Due to the possible adverse impacts on local character/terrace ambience, visual, air ventilation, urban design and traffic from more intensive developments, development/redevelopment within this zone is restricted to residential use only with a maximum plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of existing building whichever is the greater.
- 8.4.4 However, such restrictions on plot ratio and building height will not prevent comprehensive developments/redevelopment in the area. Upon submission of comprehensive redevelopment proposals with amalgamation of sites, favourable consideration may be given to minor relaxation of the restrictions and each proposal will be considered on its individual planning merits.

8.5 Residential (Group E) ("R(E)") : Total Area 0.22 hectare

- 8.5.1 This zone covers two industrial buildings and a residential building to the south of Sai Ning Street. It is intended primarily for phasing out the existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem.
- 8.5.2 Residential development may be permitted within this zone with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problem.
- 8.5.3 For existing building other than industrial or industrial-office building in this zone, residential and commercial uses may be permitted on application to the Board. 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 planning permission from the Board.
- 8.5.4 For existing industrial or industrial-office buildings in this zone, non-polluting industrial use and office relating to industrial use are always

permitted. Commercial uses such as shop and services and eating place are also always permitted in the purpose-designed non-industrial portion on the lower floors of an existing building.

8.5.5 Minor relaxation of the building height restriction may be considered by the Board on application. Each application will be considered on its own merits.

8.6 Government, Institution or Community (“G/IC”): Total Area 25.23 hectares

8.6.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of 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. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.

8.6.2 The site at Sai Cheung Street North occupied by the Kennedy Town public swimming pool and ancillary facilities is designated as “G/IC(1)” restricted to maximum building height of 33mPD to ensure that the proposed use would not result in adverse visual impact on the surrounding developments taking into account its waterfront location.

8.6.3 The HKU’s Pokfield Campus at the junction of Pok Fu Lam Road and Pokfield Road would be redeveloped as new sports and academic complex. To optimise the development potential, development within this “G/IC” site is restricted to maximum building heights of 115mPD and 155mPD as stipulated on the Plan. Multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield would be provided by HKU with integrated landscaping and greenery design to enhance the walking environment, particularly along the Landscaped Avenue, Landscaped Terrace and sunken courtyard, which would be opened for public enjoyment. A 5m to 8m wide setback from Pok Fu Lam Road would be provided for better local ventilation. To enhance the flow of pedestrian and to provide high benefits to the vehicular traffic circumstance, footpath widening at the junction of Pokfield Road/Smithfield and new bus lay-bys at Pok Fu Lam Road would be provided by HKU in consultation with respective Government bureaux/departments.

8.6.4 A “G/IC” site to the west of the Cadogan Street Garden is reserved for future GIC use. A maximum building height of 40mPD is imposed on the site.

8.6.5 Other existing facilities serving primarily the Area and its adjoining districts include the fire station at New Praya, Kennedy Town, the Ambulance Depot at Lung Wah Street, the Smithfield Complex at Smithfield, the Kennedy Town Community Complex, the Kennedy Town Jockey Club Clinic at Victoria Road, the community centre at Pokfield

Road, service reservoirs at Mount Davis, a number of existing schools, as well as HKU's facilities, and student hostels at Pok Fu Lam Road.

8.6.6 Education Bureau has a reserved school site at junction of Sai Ning Street and Victoria Road to cater for long-term educational needs in the district.

8.6.7 Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

8.7 Open Space ("O"): Total Area 8.50 hectares

8.7.1 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.

8.7.2 Existing open spaces are rather limited. The major ones are the Belcher Bay Park, the Kennedy Town Playground, the Kennedy Town Temporary Recreation Ground and the Cadogan Street Garden. The others include rest gardens/sitting-out areas at Hill Road, Belcher Street, Pokfield Road, Ka Wai Man Road, North Street, Cadogan Street, Mount Davis Path and at the peak of the Mount Davis.

8.7.3 In view of the planning intention to provide a promenade at the waterfront and the severe shortage of public open space in the district, a site at the south-western end of Shing Sai Road, which is currently occupied by a temporary bus terminus and a strip of sitting-out area, is reserved for future public open space or promenade use. In addition, an "O(1)" site at the western end of New Praya, Kennedy Town is reserved for future public open space including a promenade. To add vibrancy to the waterfront area, leisure and recreation uses with ancillary commercial facilities, such as al fresco dining, for public enjoyment may be provided. 'Pier' use is always permitted within the "O(1)" site to maintain its marine access through the existing piers.

8.8 Other Specified Uses ("OU"): Total Area 8.91 hectares

8.8.1 This zone is intended primarily to provide/reserve land for specific purposes and uses. It includes the Western District public cargo working area (PCWA) north of Shing Sai Road, a petrol filling station at Victoria Road, a MTR ventilation building to the further south-west of Ka Wai Man Road, a pier at the junction of New Praya, Kennedy Town and Davis Street and the Chiu Yuen Cemetery located near the junction of Pok Fu Lam Road and Mount Davis Road. The PCWA occupies a prominent waterfront location. The zoning of the PCWA will be reviewed in the longer term when the PCWA use could be relocated to other area in the future.

8.8.2 The above-ground ancillary facilities of the Island West Refuse Transfer Station located in Sai Ning Street are zoned "OU" annotated "Uses Related to Underground Refuse Transfer Station". These uses include ancillary

carpark, office, storage and workshop, cargo handling facilities, vent shaft, etc.

- 8.8.3 A site at Sai Ning Street and its associated pier are zoned “OU” annotated “Commercial, Leisure and Tourism Related Uses” to facilitate the long-term development of a vibrant waterfront area. Development/redevelopment within this zone is restricted to a maximum GFA of 46,446m<sup>2</sup> and a maximum building height of 70mPD for the land portion and 2 storeys for the pier portion. A 12-metre wide waterfront promenade linking up the open spaces on both ends shall be provided to allow promenade continuity and public enjoyment. In addition, a NBA is proposed as detailed in paragraph 7.13 above to facilitate air ventilation. The waterfront promenade and NBA should be incorporated in the lease condition to effect implementation.
- 8.8.4 A site on the western and seaward side of Victoria Road is zoned “OU” annotated “Public Mortuary” and is reserved for relocation of the existing public mortuary at Sai Ning Street namely the Victoria Public Mortuary. Development within this zone is restricted to a maximum building height of 60mPD to better protect the visual quality along Victoria Road. The site and the adjoining underground cavern form part of the public mortuary development.
- 8.8.5 Minor relaxation of the GFA and/or building height restrictions, as well as the width of the waterfront promenade at the “OU” annotated “Commercial, Leisure and Tourism Related Uses” zone, may be considered by the Board on application. Each application will be considered on its own merits.

8.9 Green Belt (“GB”): Total Area 76.18 hectares

- 8.9.1 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.
- 8.9.2 This zone accounts for about 44% of the Area. It includes the sloping area in Mount Davis where difficult topography and steep hillsides prevent it from intensive urban development or active recreational uses.
- 8.9.3 The “GB” forms a visually and aesthetically pleasant background to the Area. It may also provide additional outlets for passive informal type of recreational uses. Urban type development within this zone will be strictly controlled and assessed individually on its merits through the planning permission system.
- 8.9.4 Pursuant to the recommendations of the Cavern Project Study and the subsequent study on the Island West Refuse Transfer Station (IWRTS) project, Government has located the IWRTS underground within a man-made cavern in the “GB” area at Mount Davis. The IWRTS is one

of the two refuse transfer stations on Hong Kong Island as part of the Government's waste disposal strategy. The other station, i.e. Island East Refuse Transfer Station at Chai Wan, has already commenced operation in 1992. These two stations can transport solid waste in bulk from the urban area to strategic landfills for final disposal. The Kennedy Town Incinerator has already been closed down in accordance with the programme for developing these two stations.

- 8.9.5 The "GB" area occupied by the IWRTS cavern is designated as Sub-area 1 within this zone on the Plan. The use of underground refuse transfer station is a use always permitted in this sub-area. Due to its deep vertical location, the Station will not affect the surface area.
- 8.9.6 The "GB(2)" site is located at Victoria Road and to the further west of Jockey Club Mount Davis Youth Hostel. The use of underground public mortuary is a use always permitted in this sub-area within the existing cavern. This sub-area is reserved together with the "OU" annotated "Public Mortuary" zone for the reprovisioning of the Victoria Public Mortuary.

## **9. COMMUNICATIONS**

### **9.1 Roads**

- 9.1.1 Major roads are concentrated along the flat coastal reclamation strip where the majority of the building development exists. Beginning from Victoria Road in the west, major thoroughfares run in an east-west direction whilst other roads are generally laid out in a grid pattern.
- 9.1.2 Existing roads connecting the Area with other parts of Hong Kong Island are:
- (a) Pok Fu Lam Road, edging the south-eastern fringe of the Area, is a primary distributor linking up Central with Aberdeen;
  - (b) Shing Sai Road, situated on the Belcher Bay Reclamation, is a primary distributor between the Western Harbour Crossing, Smithfield and its extension and Pok Fu Lam Road;
  - (c) Des Voeux Road West and Queen's Road West are the two district distributors in the eastern part of the Area channelling all traffic running eastward to Central;
  - (d) Victoria Road, which is a district distributor, runs parallel to the coastline linking up Kennedy Town and the coastal area of Pok Fu Lam; and
  - (e) Mount Davis Road, which connects Pok Fu Lam Road with Victoria Road, serves the low-density residential developments at the southern



slope of Mount Davis.

## 9.2 Public Transport

The Area is served by various modes of public transport including railway, buses, trams, maxicabs, public light buses and taxis for commuters travelling within the Area as well as to and from other districts.

## 9.3 Waterborne Transport

A number of piers at the waterfront of Kennedy Town provide facilities for loading and unloading of goods. Occasionally, they are also used for casualty evacuation from outlying islands to Queen Mary Hospital by Government vessels.

## 9.4 Railway Development

The MTR West Island Line, comprising the Kennedy Town Station, HKU Station and Sai Ying Pun Station, was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009 and fully commissioned in March 2015. The Kennedy Town Station is located at Smithfield and Forbes Street with a green minibus boarding and alighting area at ground level of Smithfield. The HKU Station is located near the University of Hong Kong with its entrances at Pokfulam Road, Whitty Street, Hill Road and Belcher's Street.

# 10. UTILITY SERVICES

- 10.1 The Area has adequate supply of water, electricity and gas. The service of telephone is also sufficient. No problem is envisaged in meeting the future needs for such services in the district.
- 10.2 Whilst at present there is no sewage treatment facility for the Area, sewage from Kennedy Town is currently treated by the screening plant in Central. As for the southern part of the Area, treatment will rely on the screening plant in Sandy Bay.

# 11. CULTURAL HERITAGE

- 11.1 The Lo Pan Temple at Ching Lin Terrace is a Grade 1 historic building. The Ex-Western Fire Station at Belcher's Street and Mount Davis Battery at the Mount Davis are Grade 2 historic buildings. Grade 3 historic buildings include Kwong Yuet Tong Public Office at 16-17 Ching Lin Terrace, S.K.H. St. Luke's Settlement Neighbourhood Elderly Centre at 47 Victoria Road, Victoria Road Detention Centre and 9 Ching Lin Terrace. Besides, 8-9 Tai Pak Terrace is a proposed Grade 2 historic building. The Arch and Foundation Stone of Tung Wah Smallpox Hospital, the City of Victoria Boundary Stone (Victoria Road) at Sai Ning Street and the City of Victoria Boundary Stone (Mount Davis) are the Government Historic Sites identified by the Antiquities and Monuments Office (AMO). The former structures, built in 1910, were relocated to Sai Ning Street from its former hospital site at Ka Wai Man Road; and are proposed for relocation to the

waterfront park in the “O(1)” zone for a better preservation setting.

- 11.2 Military sites with historic interest are also located within the Area such as the Air Raid Tunnels at former Belcher Battery at Belcher Street.
- 11.3 Updated lists and information of the historic buildings, new items pending heritage assessment and Government Historical Sites Identified by AMO can be obtained from the official website of the Antiquities Advisory Board. Prior consultation with AMO should be made if any development, redevelopment or rezoning proposals may affect these historic buildings/structures, new items as well as any other historic buildings/structures identified and their immediate environs.

## **12. IMPLEMENTATION**

- 12.1 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 and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. 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 implementation of the Plan, the Central and Western District Council would be consulted as appropriate.
- 12.3 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 the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. 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 the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

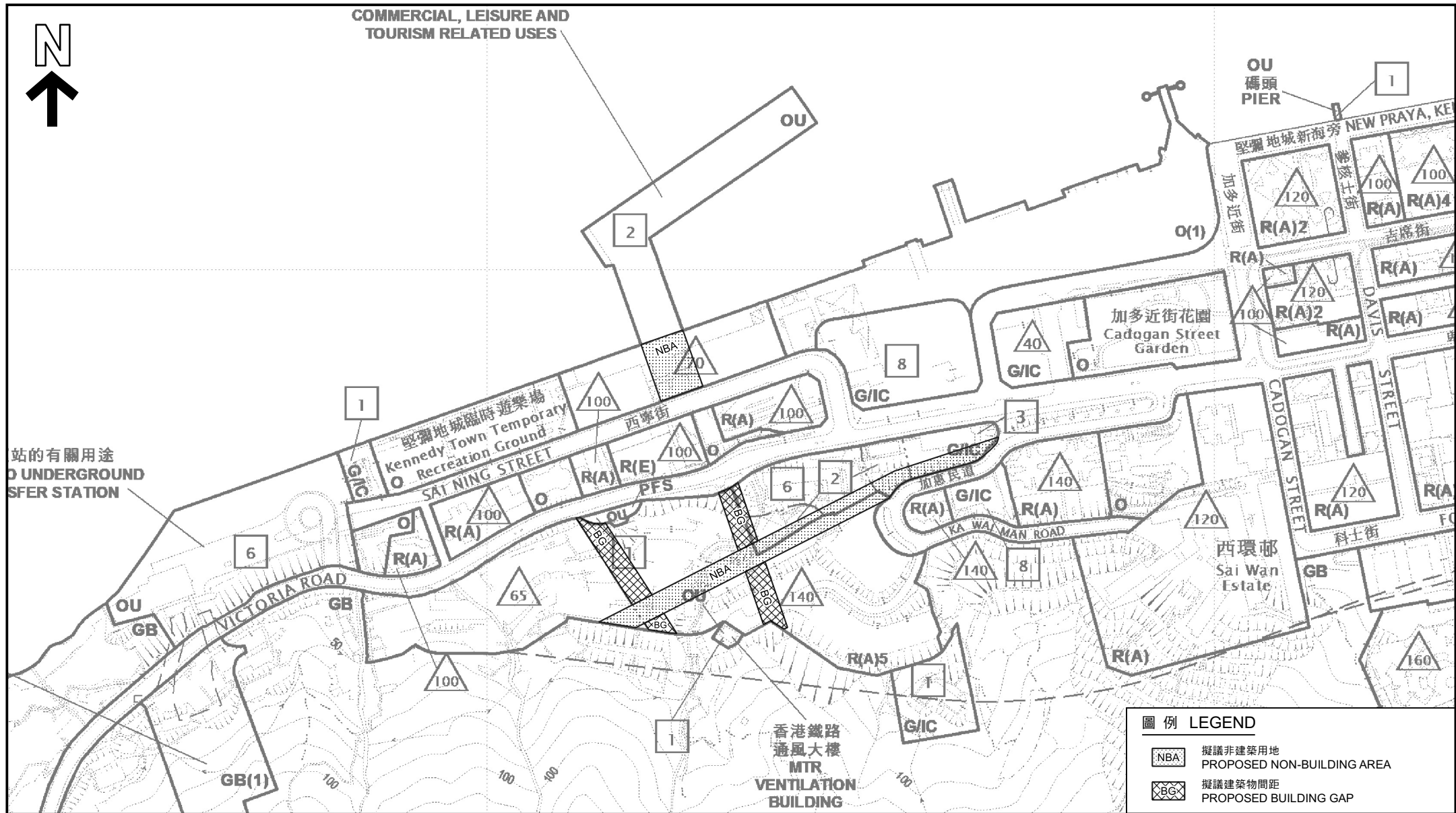
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Plan A – Building Gap and Non-Building Area Restrictions in the Western Part of Kennedy Town (for the indicative alignments)

**TOWN PLANNING BOARD  
OCTOBER 2023**





COMMERCIAL, LEISURE AND  
TOURISM RELATED USES



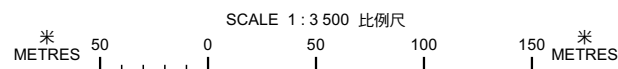
站的有關用途  
O UNDERGROUND  
TRANSFER STATION

圖例 LEGEND

-  擬議非建築用地  
PROPOSED NON-BUILDING AREA
-  擬議建築物間距  
PROPOSED BUILDING GAP

本摘要圖於2023年8月14日擬備  
EXTRACT PLAN PREPARED ON 14.8.2023

堅尼地城西部的建築物間距和非建築用地限制  
BUILDING GAP AND NON-BUILDING AREA RESTRICTIONS  
IN THE WESTERN PART OF KENNEDY TOWN



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/23/9

圖 PLAN  
A