

## 《堅尼地城及摩星嶺分區計劃大綱核准圖》編號 S/H1/12 的修訂項目

### 1. 引言

本文件旨在徵詢中西區區議會對標題所列圖則的修訂項目的意見。該等修訂項目於本文件第 4 段中詳述及顯示在夾附的分區計劃大綱草圖編號 S/H1/13。

### 2. 圖則展示

2.1 分區計劃大綱草圖編號 S/H1/13 現正根據《城市規劃條例》規定展示，由二零零三年十二月十九日至二零零四年二月十九日，為期兩個月，以供公眾查閱。中西區民政事務處為其中一個展示圖則的地點。

2.2 任何受修訂項目影響的人士，可於圖則展示期內，於二零零四年二月十九日或該日前，向城市規劃委員會（下稱「城規會」）秘書提交反對書。

### 3. 修訂目的

是次修訂的目的主要就最新的人口預測，反映該區/土地用途的規劃意向；及反映土地的現時發展情況。

### 4. 大綱草圖的修訂項目

就圖則作出的重要修訂（附件一）

A 項 - 刪除堅尼地城對開的可能之未來填海區的顯示性界線及附註

4.1 在附件一大綱草圖上的青洲填海計劃的顯示性界線，自 1986 年已顯示於首張堅尼地城及摩星嶺分區計劃大綱圖上。該填海計劃已進行多次檢討。最新修訂是在 2000 年發表的西區發展策略。

4.2 根據最近香港 2030 規劃遠景與策略諮詢文件，最新人口預測顯示本港人口未必會像較早前預期般快速增長。因此，我們不再如前迫切需要額外開發土地來應付人口增長。較早前與房屋用地有關的數項填海計劃，包括西區發展亦被擱置。

4.3 在交通基建方面，地鐵有限公司正進行合併西港島線與南港島線的路線方案的研究，當中包括研究把堅尼地城站設於堅尼地城內陸區。

4.4 因應地鐵有限公司正進行的西港島線與南港島線的研究和原先堅尼地城對開的填海計劃已被擱置，七號幹線的規劃會作出檢討。

4.5 考慮到上述變更的情況，因此把大綱圖上堅尼地城對開的可能之未來填海區的顯示性界線刪除。

B 項 - 把域多利道的前公民村(摩星嶺平房區)所在地，由「鄉村式發展」地帶及「鄉村式發展(1)」地帶改劃為「未決定用途」地帶

4.6 這塊土地是早前發表的西區發展項目內堅尼地城土地發展組合的一部份。由於西區發展將不會進行和原先的平房已被清拆，因此在這階段，把這塊土地劃為「未決定用途」地帶。因應變更的因素，包括擱置填海計劃，七號幹線檢討及西港島線與南港島線的研究，堅尼地城及摩星嶺區的土地包括這塊土地的用途會作出檢討。

4.7 在這塊土地內有一個地下廢物轉運站(洞穴形式)。日後用途將會容許地下廢物轉運站的運作。

C 項 - 把薄扶林道 89 號的寶翠園所在地，由「住宅(乙類)」地帶和「綠化地帶」改劃為「住宅(甲類)1」地帶，並略為調整地帶的界線

4.8 該用地已發展作高密度住宅發展，故把這塊土地由「住宅(乙類)」地帶和「綠化地帶」改劃為「住宅(甲類)1」地帶，以反映現時的建築格局。

4.9 因修訂該發展在土地契約上地段界線與大綱核准圖編號 S/H1/12 上土地用途界線的差異，而須略為調整在大綱圖上的界線。於分區計劃大綱草圖編號 S/H1/13 顯示的「住宅(甲類)1」地帶界線是根據寶翠園地契上的地段界線。

D 項 - 把寶翠園東面界線的三塊土地，由「住宅(乙類)」地帶改劃為「住宅(甲類)」地帶、「政府、機構或社區」地帶及「道路」用地

4.10 此項修訂屬技術性質，為調整寶翠園在地契上的地段界線與分區計劃大綱核准圖編號 S/H1/12 上土地用途界線的差異。

就圖則「註釋」作出的擬議修訂項目 (附件二)

根據註釋總表修訂本對各分區計劃大綱圖作出的修訂

4.11 藉這個機會，分區計劃大綱圖的《註釋》亦根據城規會於二零零三年二月二十八日通過的《法定圖則註釋總表》(下稱「註釋總表」)修訂本更新。特別是，性質或規劃影響相若的用途採用概括用途名稱加以歸納，使土地和建築物的用途更為靈活。例如，「銀行」、「理髮店」和「零售商店」歸類為「商店及服務行業」(請參閱附件二的分區計劃大綱圖「綜合發展區」地帶《註釋》的首頁)。此外，《註釋》說明頁所訂明的經常准許用途的範圍已予擴大，以涵蓋一些在規劃上影響甚微的用途或發展，包括准許在所有地帶均有當然權利進

行的用途，例如「公園及花園」和「運動場」(請參閱附件二的分區計劃大綱圖《註釋》說明頁的第二頁第 7(a)段)，從而令這些用途無須申請規劃許可。這些修訂屬於技術性質。

- 4.12 此外，各地帶的規劃意向現包括在《註釋》內，成為分區計劃大綱圖的一部分，讓市民更明白和更確定個別地帶的規劃意向。此舉亦會提高製圖程序的透明度，以及為市民提供一條正式渠道，以便他們可按其意願就規劃意向提出反對。

#### 「住宅(甲類)」地帶的「註釋」

- 4.13 在這「註釋」內加入一組「備註」，以維持在「住宅(甲類)1」支區的有效發展監管。「備註」包括下列三項：

- (a) 最大住用總樓面面積限為 227,273 平方米及最大非住用(商業)總樓面面積則限為 20,000 平方米；
- (b) 提供面積不少於 1,650 平方米用作政府、機構或社區設施。目前，在該發展範圍內有一間日間托兒所、一間老人中心及一間幼稚園；及
- (c) 提供約 3,518 平方米的公眾休憩用地。

(以上的限制是根據該發展的地契有關條文和城規會已批准的規劃方案。)

#### 「鄉村式發展」地帶的「註釋」

- 4.14 因應上文所述的修訂項目 B 項，刪除「鄉村式發展」地帶的「註釋」。

### 5. 《註釋》的說明書之修訂

分區計劃大綱草圖之「說明書」已經作出修訂，以配合上述之修訂項目及最新資料。《分區計劃大綱圖編號 S/H1/13》之「說明書」載於附件二。

### 6. 文件提交及諮詢意見

本文件將提交於中西區區議會(2004-07)第三次會議上討論。歡迎各議員就以上修訂項目發表意見。

### 7. 附件

- 附件一 堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13
- 附件二 修訂項目附表，堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13 的註釋和說明書

**Amendments to the Approved  
Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/12**

**1. Purpose**

The purpose of this Paper is to consult Members on the amendments to the approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/12. The amendments are detailed in paragraph 4 of this Paper and are shown on the attached the draft Kennedy Town & Mount Davis OZP No. S/H1/13 (the draft OZP).

**2. Exhibition of the draft OZP**

- 2.1 In accordance with the Town Planning Ordinance (the Ordinance), the draft OZP No. S/H1/13 is now being exhibited for public inspection for a period of two months from 19 December 2003 to 19 February 2004 (both days inclusive). The Central and Western District Office is one of the places for the exhibition of the draft OZP.
- 2.2 Any person affected by the amendments may object within the said exhibition by sending a written statement of his/her objection to the Secretary of Town Planning Board (the Board) *on or before 19 February 2004*.

**3. Purpose of Amendments**

The purpose of the amendments is to reflect the planning intention of the area/site taking account of latest population forecast and the existing development condition of site.

**4. Amendments to the OZP**

**Amendments to the Matters shown on Plan (Attachment I)**

**Amendment Item A - Deletion of the indicative limit and annotation of the possible future reclamation off Kennedy Town**

- 4.1 The indicative limit of the Green Island Reclamation (GIR) shown on the OZP at **Attachment I** has not been changed since its incorporation in the first Kennedy Town & Mount Davis OZP gazetted in 1986. The GIR has been reviewed and the latest one was in 2000 under the Western District Development Strategy (WDDS).
- 4.2 According to recently published consultation booklet of the Hong Kong 2030 Study, population projection reveals that it may not grow as fast as previously forecasted and the requirement for extra land to accommodate future housing need is therefore no longer that pressing. Several previous housing-related reclamation projects including the Western District Development (WDD) have been dropped.
- 4.3 On the aspect of transport infrastructure, MTRCL is investigating options of integrating the West Hong Kong Island Line (WIL) and the South Hong Kong Island Line (SIL) with a station provided in inland of Kennedy Town.
- 4.4 Route 7 is kept under review pending the review of MTRCL's study on WIL and SIL and taking account of no reclamation in Kennedy Town.

- 4.5 Taking account of the changed circumstances as stated above, the indicative limit of the possible future reclamation off Kennedy Town is deleted from the OZP.

Amendment Item B - Rezoning of the site occupied by the former Kung Man Tsuen (Mount Davis Cottage Area) at Victoria from "Village Type Development" and "Village Type Development (1)" to "Undetermined"

- 4.6 The site formed part of the in-land development package of the Kennedy Town area of the WDD. Since the WDD will not proceed and the site has been cleared, its future use is subject to land use review of the Kennedy Town & Mount Davis area taking into consideration of the review/study on Route 7 and WIL/SIL. The site is rezoned to "Undetermined" in the interim.

- 4.7 Underneath the site, there is an underground refuse transfer station (in carven form) in operation. Provision will be made to future zoning to allow the use of underground transfer station.

Amendment Item C - Rezoning of a site occupied by The Belcher's at 89 Pok Fu Lam Road from "Residential (Group B)" and "Green Belt" to "Residential (Group A)1" together with minor boundary adjustment

- 4.8 The site has been developed to a high-density residential development. The site is rezoned from "R(B)" and "GB" to "R(A)1" to reflect the existing built form.

- 4.9 Minor boundary adjustment is to rectify the discrepancy between lot boundary under lease and the zoning boundary shown on the approved plan No. S/H1/12. Zoning boundary for "R(A)1" site shown on the draft OZP No. S/H1/13 is based on the lot boundary of The Belcher's under lease.

Amendment Item D - Rezoning of three pieces of land at the eastern boundary of The Belcher's from "Residential (Group B)" to "Residential (Group A)", "Government, Institution or Community" and 'Road'

- 4.10 The amendment is technical in nature and resulted from the rectification of the discrepancy between lot boundary under lease of the Belcher's and the zoning boundary shown on the approved plan No. S/H1/12.

**Amendments to the Notes of the Plan (Attachment II)**

Revised Master Schedule of Notes to Statutory Plans (MSN)

- 4.11 Opportunity has also been taken to update the Notes of the OZP to incorporate the revised Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Town Planning Board on 28.2.2003. In particular, uses of similar nature or planning implications are grouped together under broad use terms to provide greater flexibility in the use of land and buildings. For example, 'Bank', 'Barber Shop' and 'Retail Shop' are grouped under 'Shop and Services' (please refer to page 1 of Notes for "Comprehensive Development Area at **Attachment II**). Besides, the scope of the always permitted uses under the covering Notes has been expanded to cover uses or developments which have very little planning implications. These include permitting uses such as 'park and garden' and 'playground/playing field' as of right in all zones to obviate the need for planning permission for such uses (please refer to para. 7(a) on page 2 of the Covering Notes of the OZP at **Attachment II**). These amendments are technical in nature.

- 4.12 Furthermore, the planning intentions for various zones are included in the Notes and form part of the OZP to allow the public to have better understanding and greater certainty in the planning intentions of individual zones. This would also enhance the transparency of the plan-making process and provide a formal channel for the public to raise objection to the planning intention if they so wish.

Notes for "Residential (Group A)" ("R(A)") Zone

- 4.13 To maintain effective planning control, a set of "Remarks" for the sub-area "R(A)1" is incorporated to the Notes as follows:
- (a) a maximum domestic gross floor area (GFA) of 227,273m<sup>2</sup> and a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup>;
  - (b) provision of not less than 1,650m<sup>2</sup> for Government, Institution or Community facilities. Currently, there is a social centre for the elderly, day nursery and a kindergarten provided within the development; and
  - (c) provision of not less than 3,518 m<sup>2</sup> as public open space.

(The above restrictions are made reference to lease of the site and schemes approved by the Town Planning Board.)

Notes for the "Village Type Development" ("V") Zone

- 4.14 In relation to the abovementioned Amendment Item B, Notes for the "V" zone has been deleted from the OZP.

5. **Explanatory Statement (ES)**

The ES of the draft OZP has been revised to take into account the proposed amendments and updated information. A copy of the revised ES of the draft OZP No. S/H1/13 is at **Attachment II**.

6. **Submission of Paper and Comments Sought**

This paper will be discussed at the Third District Council Meeting and Members are invited to express views on the above amendments.

7. **Attachment**

- Attachment I - Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/13
- Attachment II - Schedule of Amendment, Notes and Explanatory Statement for the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/13

城市規劃委員會根據城市規劃條例(第 131 章)制訂的  
堅尼地城及摩星嶺分區計劃大綱核准圖編號 S/H1/12  
的修訂項目附表

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依據第 12(1)(b)(ii)條修訂的項目

I. 就圖則所顯示的事項作出的擬議修訂項目

- A 項 - 刪除堅尼地城對開的可能之未來填海區的顯示性界線及附註。
- B 項 - 把域多利道的前公民村(摩星嶺平房區)所在地，由「鄉村式發展」地帶及「鄉村式發展(1)」地帶改劃為「未決定用途」地帶。
- C 項 - 把薄扶林道 89 號的寶翠園所在地，由「住宅(乙類)」地帶和「綠化地帶」改劃為「住宅(甲類)1」地帶，並略為調整地帶的界線。
- D 項 - 把寶翠園東面界線的三塊土地，由「住宅(乙類)」地帶改劃為「住宅(甲類)」地帶、「政府、機構或社區」地帶及「道路」用地。

II. 就圖則《註釋》作出的擬議修訂項目

- (a) 對《註釋》說明頁作出一般修訂，以及擴闊經常准許的用途或發展的範圍。
- (b) 根據有關地帶的規劃意向，修訂個別用途地帶的用途表，和以相應的概括用途名稱把性質或規劃影響相若的用途歸納在一起。
- (c) 在個別用途地帶的「註釋」內，說明該用途地帶的規劃意向。

- (d) 對個別用途地帶「註釋」的「備註」作出一般修訂，以清晰地訂明發展限制。
- (e) 在「住宅(甲類)」地帶的「註釋」內加入一組「備註」，即指定為「住宅(甲類)1」土地範圍內規定住用和非住用總樓面面積的限制和提供政府、機構或社區設施及公眾休憩用地的規定；以及訂明可根據《城市規劃條例》第 16 條提出申請以減少提供政府、機構或社區設施的總樓面面積。
- (f) 刪除「鄉村式發展」地帶的「註釋」。

馮志強

城市規劃委員會  
都會規劃小組委員會主席馮志強

2003 年 12 月 19 日

## 港島規劃區第 1 區

### 堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13

(這是為施行《城市規劃條例》的規定而擬備的草圖)

#### 註釋

(注意：這份《註釋》是圖則的一部分)

- (1) 這份《註釋》說明圖則涵蓋範圍內的土地上經常准許的用途或發展，以及須向城市規劃委員會申請許可的用途或發展。城市規劃委員會若批給許可，可能附加或不附加條件。須取得這種許可的人士，應以特定表格向城市規劃委員會提出申請。有關的特定表格可向城市規劃委員會秘書索取，填妥後送交城市規劃委員會秘書收。
- (2) 在進行這份《註釋》所載的用途或發展(包括經常准許及可獲批給許可的用途或發展)時，必須同時遵守一切其他有關的法例、政府土地契約條款的規定，以及任何其他適用的政府規定。
- (3)
  - (a) 任何土地或建築物的現有用途，即使不符合圖則的規定，也無須更正，直至用途有實質改變或建築物進行重建為止。
  - (b) 任何用途的實質改變，或任何其他發展(就現有用途而對有關土地或建築物的發展作出輕微改動及／或修改是經常准許的，不在此限)或重建，則必須是圖則所經常准許的；或是如果必須先取得城市規劃委員會的許可，則須符合城市規劃委員會所批給許可的內容。
  - (c) 就上文(a)分段而言，「任何土地或建築物的現有用途」包括—
    - (i) 首份涵蓋有關土地或建築物的法定圖則(下稱「首份圖則」)的公告在憲報刊登之前，
      - 已經存在的用途，而該項用途由展開以來一直持續進行；或
      - 根據《建築物條例》獲得批准的用途；以及
    - (ii) 在首份圖則公布之後，
      - 首份圖則或其後公布的任何一份圖則所准許的用途，而該項用途在有關圖則有效期內展開，而且自展開以來一直持續進行；或

- 根據《建築物條例》獲得批准的用途，並且在根據《建築物條例》獲得批准之時，是當時有效的圖則所准許的用途。
- (4) 除城市規劃委員會另有訂明外，凡圖則經常准許或依據城市規劃委員會所批給許可而已經展開或實質改變用途，或已經進行發展或重建，則城市規劃委員會就該地點所批給的一切與用途或實質改變用途或發展或重建有關的許可，即告失效。
- (5) 進行詳細規劃時，路口、道路和鐵路／電車路軌的路線，以及各個地帶的界線，可能需要略為調整。
- (6) 任何土地或建築物的臨時用途(預料為期不超過五年)，只要符合一切其他有關的法例、政府土地契約條款的規定，以及任何其他政府規定，便屬經常准許的用途，無須符合有關地帶指定的用途或這份《註釋》的規定。預料為期超過五年的臨時用途，則必須符合有關地帶指定的用途或這份《註釋》的規定。
- (7) 以下是圖則涵蓋範圍內的土地上經常准許的用途或發展，但在個別地帶「註釋」第二欄所載的用途或發展則除外：
- (a) 植物苗圃、美化種植、休憩用地、避雨處、小食亭、道路、巴士／電車／公共小型巴士車站或路旁停車處、單車徑、地下鐵路車站入口、地下鐵路地下結構、的士站、大溝渠、公用事業設施管道、電線杆、電燈柱、電話亭、電訊無線電發射站、自動櫃員機和神龕的提供、保養或修葺工程；
  - (b) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、與海事有關的設施、水務工程(配水庫工程除外)及其他公共工程；以及
  - (c) 水道和墳墓的保養或修葺工程。
- (8) 圖上顯示為「道路」的地方，除上文第(7)段所載的用途或發展及下列用途或發展外，所有其他用途或發展必須向城市規劃委員會申請許可：
- 路旁車位、鐵路路軌和電車路軌。
- (9) 在「未決定用途」地帶內，除上文第(7)段所載的用途或發展外，所有其他用途或發展必須向城市規劃委員會申請許可。
- (10) 除非另有訂明，准許的用途和發展在同一地帶內的所有附帶建築、工程和其他作業，以及所有直接有關並附屬於准許用途和發展的用途，均是經常准許的，無須另行申請規劃許可。

- (11) 在這份《註釋》內，「現有建築物」指一間實際存在，並符合任何有關法例、有關政府土地契約條款及任何其他政府規定(如適用者)的建築物(包括構築物)。

港島規劃區第1區

堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13

土地用途表

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綜合發展區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
	救護站
	商營浴室／按摩院
	食肆
	教育機構
	展覽或會議廳
	分層樓宇
	政府垃圾收集站
	政府用途(未另有列明者)
	醫院
	酒店
	屋宇
	資訊科技及電訊業
	機構用途(未另有列明者)
	圖書館
	街市
	地下鐵路通風塔及／或高出路面的其他 構築物(入口除外)
	場外投注站
	辦公室
	加油站
	碼頭
	娛樂場所
	康體文娛場所
	私人會所
	政府診所
	公廁設施
	公共車輛總站或車站
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	可再用物料回收中心
	宗教機構
	住宿機構
	研究所、設計及發展中心
	學校
	商店及服務行業
	社會福利設施
	訓練中心
	私人發展計劃的公用設施裝置

(請看下頁)

綜合發展區(續)

規劃意向

此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作住宅及／或商業用途，並提供休憩用地和其他配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

備註

- (1) 依據《城市規劃條例》第 4A(2)條，如申請在指定為「綜合發展區」或「綜合發展區(1)」的土地範圍內進行發展，申請人必須擬備一份總綱發展藍圖，並將之呈交城市規劃委員會核准，除非城市規劃委員會另有明文規定，指明無此需要。該總綱發展藍圖必須包括以下資料：
- (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
  - (ii) 各種用途擬佔的總地盤面積和總樓面面積、建築物單位總數及單位面積(如適用)；
  - (iii) 區內擬提供的政府、機構或社區設施、康樂設施、公共交通及停車設施，以及休憩用地的詳情和範圍；
  - (iv) 區內擬建的任何道路的路線、闊度和水平度；
  - (v) 區內的美化環境建議和城市設計建議；
  - (vi) 詳細的發展進度表；
  - (vii) 一份環境評估報告，說明擬議發展計劃在施工期間及竣工後可能遇到或造成的環境問題，並須建議紓緩這些問題的措施；
  - (viii) 一份排水和排污影響評估報告，說明擬議發展計劃可能造成的排水和排污問題，並須建議紓緩這些問題的措施；
  - (ix) 一份交通影響評估報告，說明擬議發展計劃可能造成的交通問題，並須建議紓緩這些問題的措施；以及
  - (x) 城市規劃委員會要求的其他資料。

(請看下頁)

綜合發展區(續)

備註(續)

- (2) 總綱發展藍圖須附有一份說明書，詳細說明有關發展計劃，當中須提供一些資料如土地批租期、有關的批地條件、該塊土地現時的狀況、相對於附近地區而言，該塊土地的特色、布局設計原則、主要發展規範、計劃人口，以及政府、機構或社區設施、康樂設施和休憩用地的類別。
- (3) 在指定為「綜合發展區(1)」的土地範圍內，任何新發展計劃或重建計劃均須提供一塊面積不小於 2 000 平方米的公眾休憩用地、一間設有不少於 150 個牀位的安老院及為數不少於 150 個單位的長者住屋。
- (4) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮更改上文第(3)段所述的規定。

住宅(甲類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站 分層樓宇 政府用途(未另有列明者) 屋宇 圖書館 街市 康體文娛場所 政府診所 公共車輛總站或車站(露天總站或車站除外) 住宿機構 學校(只限設於特別設計的獨立校舍內) 社會福利設施 私人發展計劃的公用設施裝置	商營浴室／按摩院 食肆 教育機構 展覽或會議廳 政府垃圾收集站 醫院 酒店 機構用途(未另有列明者) 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 辦公室 加油站 娛樂場所 私人會所 公廁設施 公共車輛總站或車站(未另有列明者) 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 學校(未另有列明者) 商店及服務行業 訓練中心

除以上所列，在(a)建築物的最低三層，包括地庫；或(b)現有建築物特別設計的非住宅部分，而兩者均不包括全層或主要為停車位、上落客貨車位及／或機房的樓層，經常准許的用途亦包括：

- 食肆
- 教育機構
- 機構用途(未另有列明者)
- 場外投注站
- 辦公室
- 娛樂場所
- 私人會所
- 公廁設施
- 可再用物料回收中心
- 學校
- 商店及服務行業
- 訓練中心

(請看下頁)

住宅(甲類)(續)

規劃意向

此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。

備註

- (1) 在指定為「住宅(甲類)1」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大住用總樓面面積超過 227 273 平方米，及最大非住用(商業)總樓面面積超過 20 000 平方米。此外，不少於 1 650 平方米的總樓面面積須用作提供政府、機構或社區設施。此支區內須提供不少於 3 518 平方米的公眾休憩用地。
- (2) 為施行上文第(1)段而計算有關最大總樓面面積時，任何純粹建造為或擬用作停車位、上落客貨車位、機房、管理員辦事處和管理員宿舍，或設置供住用建築物或建築物的住用部分的全部擁有人或佔用人使用的康樂設施的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施，可免計算在內。
- (3) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮減少上文第(1)段所述用作提供政府、機構或社區設施的整體總樓面面積。

住宅(乙類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
分層樓宇 政府用途(只限報案中心、郵局) 屋宇 圖書館 住宿機構 學校(只限設於特別設計的獨立校舍內) 私人發展計劃的公用設施裝置	救護站 食肆 教育機構 政府垃圾收集站 政府用途(未另有列明者) 醫院 酒店 機構用途(未另有列明者) 街市 地下鐵路通風塔及／或高出路面的 其他構築物(入口除外) 場外投注站 辦公室 加油站 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可再用物料回收中心 宗教機構 學校(未另有列明者) 商店及服務行業 社會福利設施 訓練中心

規劃意向

此地帶的規劃意向，主要是作中等密度的住宅發展；服務鄰近住宅區的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

住宅(丙類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
分層樓宇 政府用途(只限報案中心、郵局) 屋宇 私人發展計劃的公用設施裝置	救護站 食肆 教育機構 政府垃圾收集站 政府用途(未另有列明者) 醫院 酒店 機構用途(未另有列明者) 圖書館 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 加油站 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可再用物料回收中心 宗教機構 住宿機構 學校 商店及服務行業 社會福利設施 訓練中心

規劃意向

此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務鄰近住宅區的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

(請看下頁)

住宅(丙類)(續)

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度、最高地積比率和最大上蓋面積超過下列規限：

最高建築物高度為兩層停車場及一層平台上加 10 層，或現有建築物的高度，兩者中以數目較大者為準；以及

最高地積比率為 1.2 倍，或現有建築物的地積比率，兩者中以數目較大者為準；以及

最大上蓋面積為 20%，或現有建築物的上蓋面積，兩者中以數目較大者為準。

- (2) 為施行上文第(1)段而計算有關最高地積比率和最大上蓋面積時，任何純粹建造為或擬用作停車位、上落客貨車位、機房、管理員辦事處和管理員宿舍，或設置供住用建築物或建築物的住用部分的全部擁有人或佔用人使用的康樂設施的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施，可免計算在內。

- (3) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的建築物高度、地積比率和上蓋面積限制。

住宅(丙類)1

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
分層樓宇 政府用途(只限報案中心、郵局) 屋宇 私人發展計劃的公用設施裝置	政府用途(未另有列明者) 地下鐵路通風塔及／或高出路面的 其他構築物(入口除外) 公用事業設施裝置 宗教機構 住宿機構 學校

規劃意向

由於此地帶沒有供上落客貨和滅火之用的直達車輛通道，因此只限作低層、中等密度的住宅發展。

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過5倍和最高建築物高度超過12層，或超過現有建築物的地積比率和高度，兩者中以數目較大者為準。
- (2) 為施行上文第(1)段而計算有關最高地積比率時，任何純粹建造為或擬用作停車位、上落客貨車位、機房、管理員辦事處和管理員宿舍，或設置供住用建築物或建築物的住用部分的全部擁有人或佔用人使用的康樂設施的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施，可免計算在內。
- (3) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的地積比率和建築物高度限制。

住宅(戊類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
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附表 I：適用於露天發展或適用於工業樓宇或工業-辦公室樓宇<sup>②</sup>以外的建築物

救護站	商營浴室／按摩院
政府用途(未另有列明者)	食肆
公共車輛總站或車站(露天總站或車站除外)	教育機構
私人發展計劃的公用設施裝置	展覽或會議廳
	分層樓宇
	政府垃圾收集站
	醫院
	酒店
	屋宇
	機構用途(未另有列明者)
	圖書館
	地下鐵路通風塔及／或高出路面的其他構築物(入口除外)
	街市
	辦公室
	加油站
	娛樂場所
	康體文娛場所
	私人會所
	政府診所
	公廁設施
	公共車輛總站或車站(未另有列明者)
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	宗教機構
	住宿機構
	學校
	商店及服務行業
	社會福利設施
	訓練中心

(請看下頁)

住宅(戊類)(續)

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除以上所列，在(a)建築物的最低三層，包括地庫；或(b)現有建築物特別設計的非住宅部分，而兩者均不包括全層或主要為停車位、上落客貨車位及／或機房的樓層，經常准許的用途亦包括：

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食肆  
教育機構  
機構用途(未另有列明者)  
圖書館  
場外投注站  
辦公室  
娛樂場所  
康體文娛場所  
私人會所  
政府診所  
公廁設施  
可再用物料回收中心  
學校  
商店及服務行業  
社會福利設施  
訓練中心

(請看下頁)

住宅(戊類)(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
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附表 II：適用於現有的工業樓宇或工業-辦公室樓宇<sup>②</sup>

救護站	貨物裝卸及貨運設施
巴士廠	教育機構(只限設於地面一層)
食肆(只限食堂)	工業用途(未另有列明者)
政府垃圾收集站	地下鐵路通風塔及/或高出路面的其他
政府用途(未另有列明者)	構築物(入口除外)
資訊科技及電訊業	場外投注站
非污染工業用途(不包括涉及使用/ 貯存危險品 <sup>△</sup> 的工業經營)	辦公室(未另有列明者)
辦公室(只限影音錄製室、設計及媒體 製作、與工業用途有關的辦公室)	加油站
公廁設施	娛樂場所(只限設於地面一層)
公共車輛總站或車站	康體文娛場所
公用事業設施裝置	私人會所
公眾停車場(貨櫃車除外)	宗教機構(只限設於地面一層)
雷達、電訊微波轉發站、電視及/或 廣播電台發射塔裝置	商店及服務行業(未另有列明者)
可再用物料回收中心	(只限設於地面一層，以及設於任何 一層的附屬陳列室#)
研究所、設計及發展中心	訓練中心
商店及服務行業(只限設於地面一層的 汽車陳列室，以及服務行業)	汽車修理工場
私人發展計劃的公用設施裝置	批發行業
貨倉(危險品倉庫除外)	

(請看下頁)

住宅(戊類)(續)

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分，經常准許的用途亦包括：

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則只要先向城市規劃委員會申請，便可能在有附帶條件或無附帶條件下獲准在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分進行下列用途：

食肆  
教育機構  
展覽或會議廳  
機構用途(未另有列明者)  
圖書館  
場外投注站  
辦公室  
娛樂場所  
康體文娛場所  
私人會所  
政府診所  
宗教機構  
學校(幼稚園除外)  
商店及服務行業  
訓練中心

社會福利設施(涉及住宿照顧者除外)

- @ 工業樓宇或工業-辦公室樓宇指經建築事務監督批准興建或計劃作為工業或工業-辦公室用途的建築物。
- △ 危險品指根據《危險品條例》(第 295 章)界定為危險的物品。使用或貯存這些物品，必須取得牌照。
- # 須申請規劃許可的附屬陳列室指其面積佔一間工業公司在同一處所或建築物的總實用樓面面積 20% 以上的陳列室用途。

規劃意向

此地帶的規劃意向，主要是透過進行重建或改建計劃而逐步淘汰現有的工業用途，使改作住宅用途。這類計劃須向城市規劃委員會提出申請。當局雖然會容忍現有工業用途的存在，但不會批准進行新的工業發展，以避免工業區與住宅區為鄰所產生的問題永遠無法解決。

工業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站 貨物裝卸及貨運設施(未另有列明者) 食肆(只限食堂、熟食中心) 政府垃圾收集站 政府用途(未另有列明者) 工業用途(未另有列明者) 資訊科技及電訊業 辦公室(只限影音錄製室、設計及媒體製作、與工業用途有關的辦公室) 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 可再用物料回收中心 研究所、設計及發展中心 商店及服務行業(只限設於地面一層的汽車陳列室，以及服務行業) 私人發展計劃的公用設施裝置 汽車修理工場 貨倉(危險品倉庫除外)	播音室、電視製作室及／或電影製作室 貨物裝卸及貨運設施(只限貨櫃裝卸站、特別設計的獨立物流中心) 混凝土配料廠 危險品倉庫 教育機構(只限設於經大規模改建的現有建築物或設於地面一層) 展覽或會議廳 工業用途(只限漂染廠、電鍍／印刷電路板製造廠、金屬鑄造及處理廠／工場) 船隻加油站 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 場外投注站 厭惡性行業 辦公室(未另有列明者) 加油站 碼頭 娛樂場所(只限設於經大規模改建的現有建築物或設於地面一層) 康體文娛場所 私人會所 宗教機構(只限設於經大規模改建的現有建築物或設於地面一層) 造船、拆船及修船廠 商店及服務行業(未另有列明者) (只限設於經大規模改建的現有建築物或設於地面一層，以及設於任何一層的附屬陳列室#) 訓練中心 批發行業

(請看下頁)

工業(續)

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分，經常准許的用途亦包括：

除以上所列，在現有建築物內，倘若設有一層或多層緩衝樓層，把有關用途與樓上的工業用途分開，同時沒有工業用途設在建築物的非工業部分內，則只要先向城市規劃委員會申請，便可能在有附帶條件或無附帶條件下獲准在建築物低層(地庫和全層或主要為停車位、上落客貨車位及／或機房的樓層除外)特別設計的非工業部分進行下列用途：

食肆  
教育機構  
展覽或會議廳  
機構用途(未另有列明者)  
場外投注站  
辦公室  
娛樂場所  
康體文娛場所  
私人會所  
政府診所  
宗教機構  
商店及服務行業  
訓練中心

社會福利設施(涉及住宿照顧者除外)

# 須申請規劃許可的附屬陳列室指其面積佔一間工業公司在同一處所或建築物的總實用樓面面積 20% 以上的陳列室用途。

規劃意向

此地帶的規劃意向，主要是作一般工業用途，以確保工業樓面空間的供應，足以應付生產工業的需求。在此地帶內，資訊科技及電訊業及與工業用途有關的辦公室，亦屬經常准許的用途。

政府、機構或社區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站 動物檢疫中心(只限設於政府建築物) 播音室、電視製作室及／或電影製作室 電纜車路線及終站大樓 食肆(只限食堂、熟食中心) 教育機構 展覽或會議廳 郊野學習／教育／遊客中心 政府垃圾收集站 政府用途(未另有列明者) 醫院 機構用途(未另有列明者) 圖書館 街市 碼頭 康體文娛場所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可再用物料回收中心 宗教機構 研究所、設計及發展中心 學校 配水庫 社會福利設施 訓練中心 批發行業	動物寄養所 動物檢疫中心(未另有列明者) 懲教機構 駕駛學校 食肆(未另有列明者) 分層樓宇 殯儀設施 度假營 酒店 屋宇 船隻加油站 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 場外投注站 辦公室 加油站 娛樂場所 私人會所 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 住宿機構 污水處理／隔篩廠 商店及服務行業 私人發展計劃的公用設施裝置 動物園

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

休憩用地

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
鳥舍 泳灘 郊野學習／教育／遊客中心 公園及花園 涼亭 行人專區 野餐地點 運動場 散步長廊／廣場 公廁設施 休憩處 動物園	燒烤地點 電纜車路線及終站大樓 食肆 政府垃圾收集站 政府用途(未另有列明者) 度假營 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 碼頭 娛樂場所 康體文娛場所 私人會所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 配水庫 商店及服務行業 帳幕營地 私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供戶外空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。

其他指定用途

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
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只適用於「墳場」

靈灰安置所 火葬場 殯儀設施 政府用途 墳墓 公廁設施	分層樓宇(只限員工宿舍) 康體文娛場所 公共車輛總站或車站 公用事業設施裝置 宗教機構 商店及服務行業(只限零售商店) 私人發展計劃的公用設施裝置
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規劃意向

此地帶主要是提供擬用作墳場及設置其附屬設施的土地。

只適用於「碼頭」

政府用途 碼頭	分層樓宇 酒店 加油站 公眾停車場(貨櫃車除外)
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規劃意向

此地帶主要是用作碼頭，為海港區提供海事服務。

(請看下頁)

其他指定用途(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
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只適用於「地下廢物轉運站的有關用途」

地下廢物轉運站	分層樓宇(只限員工宿舍) 政府用途 非附屬於指定用途的公用設施裝置
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規劃意向

此地帶主要是提供土地設置政府地下廢物轉運站及其地面附屬設施。

適用於所有其他地點(上文未有列明者)

圖上指定的用途	分層樓宇(只限員工宿舍) 政府用途 地下鐵路通風塔及／或高出路面的 其他構築物(入口除外) 非附屬於指定用途的公用設施裝置
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規劃意向

此地帶主要是提供／預留土地作圖上指定的用途。

綠化地帶

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 燒烤地點 政府用途(只限報案中心) 自然保護區 自然教育徑 農地住用構築物 野餐地點 公廁設施 帳幕營地 野生動物保護區	動物寄養所 播音室、電視製作室及／或電影製作室 電纜車路線及終站大樓 郊野學習／教育／遊客中心 分層樓宇 政府垃圾收集站 政府用途(未另有列明者) 度假營 屋宇 船隻加油站 地下鐵路通風塔及／或高出路面的其他構築物(入口除外) 加油站 碼頭 康體文娛場所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 宗教機構 住宿機構 學校 配水庫 社會福利設施 私人發展計劃的公用設施裝置 動物園

規劃意向

此地帶的規劃意向，主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及提供更多靜態康樂地點。根據一般推定，此地帶不宜進行發展。

備註

在「綠化地帶」內指定為支區 1 的土地範圍內，除上文第一欄所列經常准許的用途及第二欄所列須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途外，「地下廢物轉運站」也屬經常准許的用途。

港島規劃區第 1 區

堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13

說明書

## 港島規劃區第1區

堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13

### 說明書

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## 港島規劃區第 1 區

### 堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13

(這是為施行《城市規劃條例》的規定而擬備的草圖)

### 說明書

(注意：就《城市規劃條例》而言，不應視本《說明書》為圖則的一部分。)

#### 1. 引言

本《說明書》旨在闡述城市規劃委員會(下稱「城規會」)擬備《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13》時就各土地用途地帶所訂定的規劃意向和目的，以協助大眾了解該圖的內容。

#### 2. 擬備該圖的權力依據及程序

- 2.1 一九八六年十月三十一日，城規會根據《城市規劃條例》(下稱「條例」)，在憲報公布首份涵蓋堅尼地城及摩星嶺地區的法定圖則，即《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/1》。自此之後，每當有需要時，該分區計劃大綱圖即作出修訂，以配合環境的變遷。
- 2.2 二零零二年六月十一日，行政長官會同行政會議根據條例第 9(1)(a)條，核准堅尼地城及摩星嶺分區計劃大綱草圖，其後圖則重新編號為 S/H1/12。二零零二年六月二十一日，當局根據條例第 9(5)條，展示《堅尼地城及摩星嶺分區計劃大綱核准圖編號 S/H1/12》，以供公眾查閱。
- 2.3 二零零三年七月八日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把分區計劃大綱核准圖編號 S/H1/12 發還城規會以作修訂。二零零三年七月十八日，城規會根據條例第 12(2)條，在憲報公布分區計劃大綱圖發還修訂一事。
- 2.4 二零零三年十二月十九日，城規會根據條例第 5 條的規定，展示《堅尼地城及摩星嶺分區計劃大綱草圖編號 S/H1/13》(下稱「該圖」)，以供公眾查閱。該圖所收納的修訂，主要是刪除堅尼地城對開的可能未來填海區的顯示性界線；把域多利道一塊土地由「鄉村式發展」地帶改劃為「未決定用途」地帶；把薄扶林道一塊土地改劃為「住宅(甲類)1」地帶；以及根據《法定圖則註釋總表》修訂本對該圖的《註釋》作出相應的修訂。

3. 擬備該圖的目的

- 3.1 該圖目的在顯示規劃區內概括的土地用途地帶及主要的運輸網，以便把規劃區內的发展及重建計劃納入法定規劃管制之內。
- 3.2 該圖顯示規劃區內概括的发展原則。該圖是一小比例圖，所以在詳細規劃時，各運輸路線及各類土地用途地帶的界線，可能需要略為調整。
- 3.3 由於該圖所顯示的是土地的概括用途地帶，因此有些住宅地帶會涵蓋並非預算作建築發展用途和土地契約未賦予發展權的細小狹長土地，例如限為非建築用地或限於用作花園、斜坡維修及通道等用途的地方。按照一般原則，在計算地積比率時，這些地方不應計算在內。在住宅地帶內進行發展，應限制在已獲批發展權的建築地段內，以保存堅尼地城及摩星嶺地區的特色和景致及避免使當地道路網負荷過重。

4. 該圖的《註釋》

- 4.1 該圖附有一份《註釋》，分別說明該區及個別地帶內經常准許的各類用途或發展，以及須向城規會申請許可的各類用途或發展。城規會若批給許可，可能附加或不附加條件。條例第 16 條有關申請規劃許可的規定，使當局可較靈活地規劃土地用途及管制發展，以配合不斷轉變的社會需要。
- 4.2 為使公眾易於明白起見，規劃署專業事務部備有一份《釋義》，把《註釋》內部分詞彙的定義列出，以供公眾索閱。這份《釋義》亦可從城規會的網頁下載（網址為 <http://www.info.gov.hk/tpb>）。

5. 規劃區

規劃區(下稱「該區」)位於港島的西北端，佔地約 164 公頃，分別以卑路乍灣及硫磺海峽為其西北兩面的天然界線，東止山道及薄扶林道，南達摩星嶺道。該區的界線在圖上以粗虛線顯示。

6. 人口

根據二零零一年人口普查，當時該區的人口約有 70 800 人。該區的計劃人口估計約為 88 770 人。

## 7. 土地用途地帶

### 7.1 綜合發展區：總面積 1.12 公頃

7.1.1 此地帶的規劃意向，是把涵蓋範圍綜合發展／重建作住宅及／或商業用途，並提供休憩用地和其他配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

7.1.2 其中一塊「綜合發展區」用地涵蓋介乎加多近街、堅尼地城新海旁、爹核士街及吉席街之間的土地，由市區重建局(下稱「市建局」)用作進行商業／住宅用途的綜合重建計劃及提供一些政府、機構或社區設施和公眾休憩用地。

7.1.3 位於科士街的一塊土地已指定為「綜合發展區(1)」地帶，以配合一項綜合住宅發展計劃。該計劃的範圍涵蓋這塊土地，毗鄰劃為「住宅(甲類)」地帶的觀龍樓，以及劃為「住宅(乙類)」地帶的龍華街房屋用地。該計劃或可提供安置單位，以配合西區舊區重建。這項綜合發展計劃並會提供公眾休憩用地，社區設施及一條連接龍華街、觀龍樓及科士街的自動行人扶梯。這項計劃亦須提供一塊面積不小於 2 000 平方米的公眾休憩用地，一間設有不少於 150 個牀位的安老院，以及為數不少於 150 個單位的長者住屋。在科士街現有的護土石牆上，有一些極具美化市容價值的成長樹木，為該處帶來獨特的街道景觀。因此，未來的發展必須結合這些特色，以盡量保留護土牆及其上的樹木，而發展計劃亦必須得到城規會的許可。

7.1.4 依據條例第 4A(2)條，發展／重建這些用地，須以總綱發展藍圖形式提交城規會，並須提供《註釋》所規定的詳細資料。

### 7.2 住宅(甲類)：總面積 22.46 公頃

7.2.1 此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商店及服務行業、食肆等商業用途屬經常准許的用途。在最低三層以上任何一層進行商業用途，須先向城規會取得規劃許可。如向城規會申請發展辦公室及酒店，或會獲得批准。

- 7.2.2 劃入此地帶的土地主要位於海旁與山麓之間，包括現有的西環邨及觀龍樓等公共屋邨，另外也涵蓋該區已發展部分的東部。市建局正在加惠民道 33 號的土地上進行重建，以安置受市建局在港島進行的重建計劃影響的居民。
- 7.2.3 介乎卑路乍街、南里及薄扶林道之間的「住宅(甲類)1」用地涵蓋寶翠園。該用地的面積約為 3.01 公頃，共建有六幢住宅樓宇。此地帶內的發展的最大住用總樓面面積限為 227 273 平方米，最大非住用(商業)總樓面面積則限為 20 000 平方。該發展的平台層設有政府、機構或社區用途，包括一間日間托兒所、一個老人中心及一間幼稚園，以及一些商業用途。該用地內並提供約 3 518 平方米的公眾休憩用地，以及一條連接南里與薄扶林道的公眾行人通道。

7.3 住宅(乙類)：總面積 7.91 公頃

- 7.3.1 此地帶的規劃意向，主要是作中等密度的住宅發展；服務鄰近住宅區的商業用途，如向城市規劃委員會提出申請，或會獲得批准。
- 7.3.2 此地帶包括山景園和摩星嶺道沿路的住宅樓宇，以及域多利道靠海一面的土地。
- 7.3.3 政府現正研究一塊位於龍華街的土地的發展潛力。這塊土地或有可能提供重置單位以配合市區重建。

7.4 住宅(丙類)：總面積 0.70 公頃

- 7.4.1 此地帶只涵蓋包括鄰近摩星嶺道與域多利道交界處的一塊土地，主要作低層、低密度的住宅發展；服務鄰近住宅區的商業用途，如向城市規劃委員會提出申請，或會獲得批准。
- 7.4.2 為避免當地道路網負荷過重，以及為保存該區的重要景觀價值和特色，此地帶的發展在建築物高度、地積比率及上蓋面積方面均受到管制，詳情載列在此地帶「註釋」的「備註」一欄內。城規會如接獲根據條例第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬有關發展限制。

7.5 住宅(丙類)1：總面積 1.40 公頃

- 7.5.1 由於此地帶沒有供上落客貨和滅火之用的直達車輛通道，因此只限作低層、中等密度的住宅發展。
- 7.5.2 此地帶包括山市街、太白臺、李寶龍路、青蓮臺及桃李臺等多塊沒有直達車輛通道的土地。由於沒有直達車輛通道，該區的上落客貨活動只能在一段距離以外的地點進行，而貨物更須以人力搬運好一段距離。
- 7.5.3 由於缺乏供消防及服務車輛使用的通道，而交通及基礎設施亦有限，此地帶內的發展或重建計劃只限作住宅用途，最高地積比率為 5 倍及最高建築物高度為 12 層，或現有建築物的地積比率及高度，兩者中以數目較大者為準。
- 7.5.4 不過，此等限制不會妨礙在此地帶內進行的綜合發展或重建。城規會若收到有關合併多塊土地作綜合重建計劃的申請，可按個別計劃的情況從優考慮略為放寬有關限制。

7.6 住宅(戊類)：總面積 0.22 公頃

- 7.6.1 此地帶涵蓋位於西寧街的兩幢工業樓宇及一塊空地。其規劃意向主要是透過進行重建而逐步淘汰現有的工業用途，使改作住宅用途。這類計劃須向城市規劃委員會提出申請。當局雖然會容忍現有工業用途的存在，但不會批准進行新的工業發展，以避免工業區與住宅區為鄰所產生的問題永遠無法解決。
- 7.6.2 在此地帶內進行住宅發展，必須先向城規會提出規劃申請，並可能在有附帶條件或無附帶條件下獲得批准。發展商必須提交足夠資料，證明其住宅發展計劃符合環境標準，並會在有需要時採取適當的紓緩措施，以解決因工業區與住宅區為鄰而可能產生的問題。
- 7.6.3 除工業樓宇或工業-辦公室樓宇外，此地帶內的現有建築物如向城規會申請用作住宅及商業用途，或獲得批准。在建築物的最低三層或現有建築物特別設計的非住宅部分，商店及服務行業、食肆等商業用途屬經常准許的用途。在最低三層以上任何一層進行商業用途，須先向城規會取得規劃許可。
- 7.6.4 在此地帶內的現有工業樓宇或工業-辦公室樓宇，非污染工業用途及與工業用途有關的辦公室屬經常准許的用途。

途。在現有建築物低層的特別設計非工業部分，商店及服務行業、食肆等商業用途屬經常准許的用途。

7.7 工業：總面積 0.76 公頃

7.7.1 「工業」地帶的規劃意向，主要是預留土地作一般工業用途，以確保工業樓面的供應，足以應付生產工業的需求。在「工業」地帶內，資訊科技及電訊業及與工業用途有關的辦公室，亦屬經常准許的用途。然而，一般商業及辦公室用途(獲准在現有建築物低層特別設計的非工業部分進行者除外)，必須先取得城規會的規劃許可。

7.7.2 一塊現正用作貨倉及碼頭的用地位於西北面岸邊的西寧街旁，以收現有海路運輸之便。這塊用地位於該區邊緣，與主要的住宅區相隔適當距離。

7.8 政府、機構或社區：總面積 30.10 公頃

7.8.1 此地帶的規劃意向是預留土地發展各式各樣的政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

7.8.2 此地帶涵蓋已於一九九三年年初關閉的堅尼地城垃圾焚化爐舊址，以及已遷往上水的堅尼地城屠場舊址。當局現正檢討這些土地的未來用途，但在現階段則仍把這些土地劃為「政府、機構或社區」地帶，以確保這些土地將來的用途與附近的現有發展互相配合。

7.8.3 其他主要服務該區及毗鄰地區的現有設施，計有西寧街的公眾殮房、堅尼地城新海旁的消防局、龍華街的救護站、士美非路的游泳池場館及士美非路市政大廈、域多利道的市區診療所、蒲飛路的社區中心及多所現有學校。

7.8.4 為增補上述現有設施，當局正在士美非路的士美非路市政大廈東面興建一座多種用途政府大樓，內設郵政局、社會福利設施及公眾停車場。當局並在域多利道預留一塊土地興建一所小學。至於涵蓋前鐘聲慈善社學校及前新加坡國際學校的「政府、機構或社區」地帶，其未來用途尚須進一步研究。

7.8.5 已預留作學校用途的土地應足可應付該規劃區的需求。由於當局是以較大的區域作為評估中學設施供應量的分

區範圍，因此西營盤及半山西區的中學，應可補充堅尼地城中學設施的不足之處。

7.9 休憩用地：總面積 3.35 公頃

7.9.1 此地帶的規劃意向，主要是提供戶外空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。此地帶也可作為工業區與住宅區之間的环境緩衝區。

7.9.2 區內現有的休憩用地有限，位於科士街的遊樂場面積較大，其餘包括位於山道、卑路乍街、蒲飛路、加惠民道和加多近街的休憩花園和的休憩處。

7.10 其他指定用途：總面積 5.91 公頃

7.10.1 此地帶的規劃意向，主要是提供／預留土地作指定的用途。此地帶包括西寧街以北的公眾貨物裝卸區、域多利道的加油站、在公眾貨物裝卸區以東為一塊工業用地而興建的碼頭，以及位於薄扶林道及摩星嶺道交界處附近的昭遠墳場。

7.10.2 西寧街的港島西廢物轉運站的地面附屬設施劃為「其他指定用途」註明「地下廢物轉運站的有關用途」地帶，包括附屬停車場、辦公室、貯物室和工場、貨物裝卸設施及通風塔等。

7.11 未決定用途：總面積 3.62 公頃

7.11.1 此地帶的規劃意向，是把有需要進一步進行詳細規劃研究以鑑定其未來用途的土地劃入此地帶內。

7.11.2 此地帶涵蓋域多利道沿路已清拆的舊公民村(摩星嶺平房區)。把這些土地劃為「未決定用途」地帶，是為了管制發展。若七號幹線採用一條靠近陸地的路線，這些土地便會受影響，屆時須根據七號幹線的路線，進一步研究這些土地日後的用途。這地帶內有一個地下廢物轉運站。在「未決定用途」地帶內，進行所有擬議發展均須先取得城規會的規劃許可，這樣可確保任何中期發展都不會損害該土地的未來規劃和發展。

7.12 綠化地帶：總面積 69.34 公頃

7.12.1 此地帶的規劃意向，主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地

區，以及提供更多靜態康樂地點。根據一般推定，此地帶不宜進行發展。

- 7.12.2 此地帶面積佔整個規劃區 42.30%，範圍包括摩星嶺的斜坡。該處地勢崎嶇，山坡陡峭，不宜作密集市區發展或動態康樂用途。
- 7.12.3 這綠化地帶為該區建立一個環境優美宜人的背景，並可提供額外的非正式靜態康樂用地。當局將嚴格管制在此地帶內進行的市區形式發展，並會透過規劃許可審批制度按個別情況考慮每宗申請。
- 7.12.4 為落實《洞穴工程研究》和其後進行的港島西廢物轉運站計劃研究所載的建議，當局已在摩星嶺「綠化地帶」內的地底人工洞穴中設置港島西廢物轉運站。根據政府的廢物處理策略，當局在港島設置了兩座廢物轉運站，港島西廢物轉運站是其中之一；而另一座則是位於柴灣的港島東廢物轉運站，已於一九九二年啓用。這兩座轉運站將會把市區的固體廢物大批運往重點堆填區作最終處理。為配合這兩座轉運站的設置計劃，堅尼地城焚化爐亦已關閉。
- 7.12.5 港島西廢物轉運站洞穴所佔用「綠化地帶」的部分土地，已在該圖上劃為「綠化地帶」支區 1；在此支區內，地下廢物轉運站屬經常准許的用途。由於該轉運站會在地底深處蓋建，因此不會影響地面。

## 8. 交通

### 8.1 道路

- 8.1.1 該區建築物多建在沿岸的狹長填海區上，故主要的道路均集中在該處。由西面的域多利道開始，主要的道路均是東西走向，至於其他道路則大致上以方格形式分布。
- 8.1.2 現有連繫港島其他地區的道路計有：
  - (a) 該區東南邊緣的薄扶林道，是連接中區與香港仔的主要幹路。
  - (b) 位於卑路乍灣填海區的城西道，是連接西區海底隧道、士美非路及其延長段和薄扶林道的重要道路。

- (c) 德輔道西及皇后大道西是該區東部兩條地區幹路，把該區的所有東行交通滙引往中區。
- (d) 域多利道是一條地區幹路，其路線與海岸線平行，把堅尼地城與薄扶林沿岸地區連接起來。
- (e) 摩星嶺道把薄扶林道與域多利道聯貫，供摩星嶺南面斜坡的低密度住宅區使用。

8.1.3 七號幹線是一條策略性通道，把海底隧道、西區海底隧道及中西區與港島西南面的發展區連接起來。海底隧道至堅尼地城的七號幹線路段現已建成。該圖所顯示的堅尼地城與香港仔之間路段的路線，僅供參考。政府現正研究採用一條靠近陸地的七號幹線路線的可能性，以保存摩星嶺西岸的現有天然海岸線，以及配合西區不會進行填海的情況。七號幹線的規劃會繼續作出檢討。該圖或須在適當時候進一步修訂，以納入最可取的七號幹線靠近陸地路線。

## 8.2 公共交通

該區有多種公共交通工具行走，例如巴士、電車、專線小巴、公共小型巴士及的士等，接載居民來往區內各處及前往港島其他地區。

## 8.3 水上交通

位於堅尼地城海旁的多個碼頭，提供起卸貨物設施，間或有政府船隻從離島載送傷病患者往瑪麗醫院時，也會使用這些碼頭。

## 8.4 鐵路發展

該圖已預留土地，以配合可能發展的地鐵港島線西延線。該延線是《鐵路發展策略 2000》的港島線延線的修訂鐵路預留工作圖所顯示的延線。地鐵有限公司正進行一項有關鐵路發展計劃的研究，以發展服務西區和南區的鐵路，並研究於港島北面提供接駁現有鐵路網的交滙點，以紓緩中央商貿區的交通擠塞。一些合併西港島線與南港島線的路線方案現已擬定。該圖或須在適當時候作進一步修訂，以納入最可取的鐵路路線。

## 9. 公用設施

9.1 該區的水、電及煤氣供應充足，電話服務亦足夠。預料應付未來該區對這些方面的需要，應無困難。

- 9.2 該區現時並無污水處理設施，堅尼地城的污水現由中環的污水隔篩廠處理。至於該區南部的污水，將有賴沙灣的污水隔篩廠處理。

## 10. 文化遺產

- 10.1 青蓮臺的魯班廟和卑路乍街的前西區消防局是具歷史價值的經評定等級建築物，有一些歷史軍事用地亦位於該區，包括域多利道的租庇利砲台、摩星嶺徑的摩星嶺砲台，以及卑路乍街的前卑路乍砲台防空隧道。
- 10.2 此外，前東華痘局的拱門及奠基石亦具有很高的歷史價值。這些建於1910年的構築物，已由前東華痘局原址移至西寧街。
- 10.3 任何可能影響這些古蹟／構築物的發展計劃或改劃用途地帶建議，應事先諮詢康樂及文化事務署轄下的古物古蹟辦事處。

## 11. 規劃的實施

- 11.1 雖然當局目前仍會容忍不符合有關地帶的法定規定的現有用途，但任何用途的實質改變及任何其他發展／重建都必須是該圖所經常准許的；或是如果必須先取得城規會的許可，則須符合城規會所批給許可的內容。城規會已就市區和新市鎮地區內的現有用途的釋義制定了一套指引。任何人士如欲要求享有「現有用途權利」，應參閱這份指引，並且必須提供足夠的證據，以證明確有資格享有這項權利。至於執行各個地帶規定的工作，主要由屋宇署、地政總署和其他簽發牌照的部門負責。
- 11.2 該圖提供一個概括的土地用途大綱。規劃署根據這個大綱為該區擬備更詳細的非法定圖則。政府部門在規劃公共工程及預留土地時，都以這些詳細圖則作為依據。地政總署負責批地事宜，拓展署聯同當事部門以及工務部門如土木工程署、路政署及建築署負責統籌各類公共工程項目。在實施圖則的過程中，當局亦會在適當時候徵詢中西區區議會的意見。
- 11.3 城規會將會按個別情況審批每宗規劃申請。一般來說，城規會在考慮規劃申請時，會顧及所有有關的規劃因素，其中可能包括政府內部發展大綱圖、發展藍圖及城規會所頒布的指引。發展大綱圖存放在規劃署，供公眾查閱，而城規會所頒布的指引，則可於城規會的網頁瀏覽，或向城規會秘書處及規劃署專業事務部索閱。至於規劃許可的申請表格及《申請須知》，可從城規會的網頁下載，亦可向城規會秘書處，以及規劃署專業事務部及有關的地區規劃處索取。申請書須夾附有關資料，供城規會考慮。

SCHEDULE OF AMENDMENTS TO  
THE APPROVED KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/12  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

Amendments Pursuant to Section 12(1)(b)(ii)

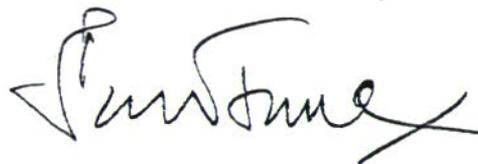
I. Amendments to Matters Shown on the Plan

- Item A – Deletion of the indicative limit and annotation of the possible future reclamation off Kennedy Town.
- Item B – Rezoning of a site at Victoria Road occupied by the former Kung Man Tsuen (Mount Davis Cottage Area) from “Village Type Development” and “Village Type Development (1)” to “Undetermined”.
- Item C – Rezoning of a site occupied by The Belcher’s at 89 Pok Fu Lam Road from “Residential (Group B)” and “Green Belt” to “Residential (Group A)1” together with minor boundary adjustment.
- Item D – Rezoning of three pieces of land at the eastern boundary of The Belcher’s from “Residential (Group B)” to “Residential (Group A)”, “Government, Institution or Community” and ‘Road’.

II. Amendments to the Notes of the Plan

- (a) General revision to the covering Notes and to expand the scope of uses or developments that are always permitted.
- (b) Revision to the user schedules of individual zones in accordance with the respective planning intentions and to subsume uses of similar nature or planning implications under the corresponding board use terms.
- (c) Addition of statements of planning intention to the Notes for individual zones.
- (d) General revision to the Remarks of the Notes for individual zones to clearly set out the development restrictions.
- (e) Incorporation of a set of Remarks to the Notes for the “Residential (Group A)” zone to stipulate the domestic and non-domestic gross floor area restrictions and the requirements to provide Government, Institution or Community facilities and public open space on land designated “Residential (Group A)1” and to make provision for reduction of the gross floor area for the Government, Institution or Community facilities on application under section 16 of the Town Planning Ordinance.

- (f) Deletion of the Notes for the "Village Type Development" zone.



(B. C. K. FUNG)  
Chairman  
Metro Planning Committee  
of the Town Planning Board

19 December 2003

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS**  
**OUTLINE ZONING PLAN NO. S/H1/13**

(Being a draft 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" includes -
    - (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 approved under the Buildings Ordinance; 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 approved under the Buildings Ordinance and permitted under a plan prevailing at the time when the use was approved under the Buildings Ordinance.

- (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) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/13**

**Schedule of Uses**

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**COMPREHENSIVE DEVELOPMENT AREA**

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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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Ambulance Depot  
Commercial Bathhouse/Massage Establishment  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Flat  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Hospital  
Hotel  
House  
Information Technology and  
Telecommunication Industries  
Institutional Use (not elsewhere specified)  
Library  
Market  
Mass Transit Railway Vent Shaft and/or Other  
Structure above Ground Level other than  
Entrances  
Off-course Betting Centre  
Office  
Petrol Filling Station  
Pier  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
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  
Research, Design and Development Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre  
Utility Installation for Private Project

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" or "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the areas of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewage impact assessment report to examine any possible drainage and sewage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

Remarks (cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area (1)", a public open space of not less than 2,000m<sup>2</sup>, a residential care home for the elderly of not less than 150 beds and flats for the elderly of not less than 150 units shall be provided in any new development/redevelopment.
- (4) Deviation from the stated requirements in paragraph (3) above, based on the individual merits of a development or redevelopment proposal, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

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Column 1 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) 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 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) Religious Institution School (not elsewhere specified) Shops and Services Training Centre

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(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  
Shops 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) 1", no new development, or addition, alternation 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> and a maximum non-domestic (commercial) GFA of 20,000m<sup>2</sup>. In addition, a GFA of not less than 1,650 m<sup>2</sup> shall be provided for Government, institution or community facilities. Public open space of not less than 3,518m<sup>2</sup> shall be provided within this sub-area.
- (2) In determining the relevant maximum GFA 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, any reduction in the total GFA provided for Government, institution or community facilities as 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 B)**

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) Market 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

**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.

**RESIDENTIAL (GROUP C)**

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

**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) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, plot ratio and site coverage specified below:
  - maximum building height of 10 storeys over 1 level of podium and 2 levels of car park or the height of the existing building, whichever is the greater; and
  - maximum plot ratio of 1.2 or that of the existing building, whichever is the greater; and
  - maximum site coverage of 20% or that of the existing building, whichever is the greater.
- (2) In determining the relevant maximum plot ratio and maximum site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) 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 paragraph (1) 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-rise, medium-density residential developments due to the lack of direct vehicular access for loading/unloading activities and fire fighting.

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 relevant 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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)**

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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 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 Market 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 Shops 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:

---

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	Cargo Handling and Forwarding Facility
Bus Depot	Educational Institution (ground floor only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other
Government Use (not elsewhere specified)	Structure above Ground Level other than
Information Technology and	Entrances
Telecommunications Industries	Off-course Betting Centre
Non-polluting Industrial Use (excluding	Office (not elsewhere specified)
industrial undertakings involving the	Petrol Filling Station
use/storage of Dangerous Goods <sup>^</sup> )	Place of Entertainment (ground floor only)
Office (Audio-visual Recording Studio, Design	Place of Recreation, Sports or Culture
and Media Production, Office Related to	Private Club
Industrial Use only)	Religious Institution (ground floor only)
Public Convenience	Shop and Services (not elsewhere specified)
Public Transport Terminus or Station	(ground floor, any floor for Ancillary
Public Utility Installation	Showroom* only)
Public Vehicle Park (excluding container	Training Centre
vehicle)	Vehicle Repair Workshop
Radar, Telecommunications Electronic	Wholesale Trade
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)	

(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:

In addition, the following uses 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 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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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.

**INDUSTRIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot                      Cargo Handling and Forwarding Facility (not elsewhere specified)                      Eating Place (Canteen, Cooked Food Centre only)                      Government Refuse Collection Point                      Government Use (not elsewhere specified)                      Industrial Use (not elsewhere specified)                      Information Technology and Telecommunications Industries                      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, Services Trades only)                      Utility Installation for Private Project                      Vehicle Repair Workshop                      Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio                      Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)                      Concrete Batching Plant                      Dangerous Goods Godown                      Educational Institution (wholesale conversion of an existing building or ground floor only)                      Exhibition or Convention Hall                      Industrial use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)                      Marine Fuelling Station                      Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances                      Off-course Betting Centre                      Offensive Trades                      Office (not elsewhere specified)                      Petrol Filling Station                      Pier                      Place of Entertainment (wholesale conversion of an existing building or ground floor only)                      Place of Recreation, Sports or Culture                      Private Club                      Religious Institution (wholesale conversion of an existing building or ground floor only)                      Ship-building, Ship-breaking and Ship-repairing Yard                      Shop and Services (not elsewhere specified) (wholesale conversion of an existing building or ground floor, any floor for Ancillary Showroom* only)                      Training Centre                      Wholesale Trade</p>

(Please see next page)

**INDUSTRIAL** (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:

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

Social Welfare Facility (excluding those involving residential care)

# 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 general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

**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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station 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 Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shops and Services Utility Installation for Private Project Zoo

**Planning Intention**

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

**OPEN SPACE**

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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
Aviary Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area 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 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

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**Planning Intention**

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

**OTHER SPECIFIED USES**

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Column 1 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

Planning Intention

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

(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 "Pier" Only

Government Use  
Pier

Flat  
Hotel  
Petrol Filling Station  
Public Vehicle Park (excluding container  
vehicle)

Planning Intention

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

(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 "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

Planning Intention

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

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  
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.

**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 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.

(Please see next page)

**GREEN BELT** (cont'd)

Remarks

On land designated Sub-area 1 within the "Green Belt" zone ("GB(1)"), in addition to the above uses always permitted under Column 1 and uses that may be permitted with or without conditions on application to Town Planning Board under Column 2, 'Underground Refuse Transfer Station' is also a use always permitted.

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/13**

**EXPLANATORY STATEMENT**

**HONG KONG PLANNING AREA NO. 1**

**DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/13**

**EXPLANATORY STATEMENT**

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

### **DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/13**

(Being a draft 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 draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/13. 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). Since then, amendments were made whenever necessary in order to reflect the changing circumstances.
- 2.2 On 11 June 2002, 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 S/H1/12. On 21 June 2002, the approved Kennedy Town & Mount Davis OZP No. S/H1/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 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 reference back of the OZP was notified in the Gazette on 18 July 2003 under section 12(2) of the Ordinance.
- 2.4 On 19 December 2003, the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/13 (the Plan) incorporating amendments mainly to delete the indicative limit of the possible future reclamation off Kennedy Town, to rezone a site at Victoria Road from "Village Type Development" to "Undetermined" and a site at Pok Fu Lam Road to "Residential (Group A) 1", and to amend the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans, was exhibited for public inspection under section 5 of the Ordinance.

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme 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 cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio 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 <http://www.info.gov.hk/tpb>.

### 5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area), about 164 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.

### 6. POPULATION

According to the 2001 Population Census, the population of the Area was about 70,800. It is estimated that the planned population of the Area would be about 88,770.

## 7. LAND USE ZONINGS

### 7.1 Comprehensive Development Area ("CDA") : Total Area 1.12 hectares

- 7.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 7.1.2 One of the "CDA" zone covers the area bounded by Cadogan Street, Kennedy Town New Praya, Davis Street and Catchick Street. It is under comprehensive redevelopment by the Urban Renewal Authority (URA) for commercial/residential use with some Government, institution or community facilities and public open space.
- 7.1.3 A site at Forbes Street is designated "CDA(1)" to form part of a comprehensive residential development comprising this site, the adjacent Kwun Lung Lau (zoned "R(A)") and the Lung Wah Street housing site (zoned "R(B)"). This site would have the potential of providing rehousing units to facilitate urban renewal process in the Western District. The comprehensive development would provide public open space, community facilities and a pedestrian escalator link connecting Lung Wah Street with Forbes Street through Kwun Lung Lau. The development will be required to provide a public open space of not less than 2,000m<sup>2</sup>, residential care home for the elderly of not less than 150 beds and flats for the elderly of not less than 150 units. A number of mature trees of high amenity value are grown on the existing stone retaining wall along Forbes Street. In order to preserve, as far as practicable, this retaining wall and its wall trees which contribute to the unique streetscape of the area, future development will be required to integrate these features into the development scheme and subject to the approval of the Board.
- 7.1.4 Pursuant to section 4A(2) of the Ordinance, development/redevelopment of these sites requires submission of planning application to the Board in the form of a Master Layout Plan containing detailed information in the Notes.

### 7.2 Residential (Group A) ("R(A)") : Total Area 22.46 hectares

- 7.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any floor above the lowest three floors will require planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board.
- 7.2.2 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. The remaining areas cover the east of the developed part of the Area. The site at 33 Ka Wai Man Road is under redevelopment by URA for rehousing of residents affected by URA redevelopment schemes on Hong Kong Island.

- 7.2.3 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 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.
- 7.3 Residential (Group B) ("R(B)") : Total Area 7.91 hectares
- 7.3.1 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.
- 7.3.2 This zone includes Hill View Gardens and residential developments along Mount Davis Road as well as the sites on the seaward side of Victoria Road.
- 7.3.3 The development potential of a site at Lung Wah Street is being investigated by the Government. This site would have the potential of providing rehousing units to facilitate the urban renewal process.
- 7.4 Residential (Group C) ("R(C)") : Total Area 0.70 hectare
- 7.4.1 This zone, which only includes the site near the junction of Mount Davis Road and Victoria Road, 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.
- 7.4.2 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. Minor relaxation of these development restrictions, based on the merits of individual development/redevelopment proposals, may be considered by the Board on application under section 16 of the Ordinance.

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

- 7.5.1 This zone is restricted to low-rise, medium-density residential developments due to the lack of direct vehicular access for loading/unloading activities and fire fighting.
- 7.5.2 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.
- 7.5.3 Due to inadequate access for fire-fighting and servicing and the traffic and infrastructural constraints, 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.
- 7.5.4 However, such restrictions 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 own merits.

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

- 7.6.1 This zone, which covers two industrial buildings and a piece of vacant land at Sai Ning Street, is intended primarily for phasing out of existing industrial uses through redevelopment 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 problems.
- 7.6.2 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 problems.
- 7.6.3 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.
- 7.6.4 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.

7.7 Industrial ("I") : Total Area 0.76 hectare

7.7.1 The planning intention of the "I" zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in the "I" zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.

7.7.2 An industrial site currently occupied by existing godowns and wharf facilities is located along Sai Ning Street on the north-western coast to take advantage of the marine access. It is located at the fringe of the Area with a reasonable distance away from the major residential area.

7.8 Government, Institution or Community ("G/IC"): Total Area 30.10 hectares

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

7.8.2 This zone covers the former Kennedy Town Incinerator which was closed down in early 1993, and the former Kennedy Town Abattoir which has been relocated to Sheung Shui. The future use of these sites is under review, and for the time being, the "G/IC" zoning of these sites is retained in order to ensure that their future use will be compatible with the existing developments in the vicinity.

7.8.3 Other existing facilities serving primarily the Area and its adjoining districts include the public mortuary at Sai Ning Street, the fire station at Kennedy Town New Praya, the Ambulance Depot at Lung Wah Street, the swimming pool complex and Smithfield Complex at Smithfield, the urban clinic at Victoria Road, the community centre at Pokfield Road and a number of existing schools.

7.8.4 To supplement these existing facilities, at the eastern side of the Smithfield Complex at Smithfield, a multi-purpose Government Complex including post office, social welfare facilities and public car park is under development. A site has also been reserved for a primary school at Victoria Road. The future use of the "G/IC" zone covering the former Chung Sing Benevolent Society School and the former Singapore International School is subject to further study.

7.8.5 The reserved school sites should be adequate to meet the needs of the planning area. The provision of secondary school is assessed on a wider district basis. The secondary schools in Sai Ying Pun and Mid-Levels West area should be able to make good the deficit in Kennedy Town.

7.9 Open Space ("O"): Total Area: 3.35 hectares

7.9.1 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. It also acts as an environmental buffer between industrial and residential zones.

7.9.2 Existing open spaces are rather limited. The major one is a playground located at Forbes Street. The others include rest gardens/sitting-out areas at Hill Road, Belcher Street, Pokfield Road, Ka Wai Man Road and Cadogan Street.

7.10 Other Specified Uses ("OU"): Total Area 5.91 hectares

7.10.1 This zone is intended primarily to provide/reserve land for specific purposes and uses. It includes a public cargo handling area north of Sai Ning Street, a petrol filling station at Victoria Road, a pier constructed in connection with an industrial site to the east of the public cargo handling area and the Chiu Yuen Cemetery located near the junction of Pok Fu Lam Road and Mount Davis Road.

7.10.2 The above-ground ancillary facilities of the Island West Refuse Transfer Station (IWRTS) 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.

7.11 Undetermined ("U"): Total Area 3.62 hectares

7.11.1 This zoning is intended to denote areas where further detailed planning study is required to identify the future uses of the land.

7.11.2 This covers the ex-Kung Man Tsuen (Mount Davis Cottage Area) located along Victoria Road, which has been cleared. It is zoned "Undetermined" for development control purpose. The site will be affected by Route 7 if a landward alignment is adopted and its after-use will be further studied taking account of the alignment of Route 7. Within the area, there is an underground refuse transfer station. The "U" zoning, under which all proposed development would require planning permission from the Board, will ensure that any interim development will not jeopardise the future planning and development of the site.

7.12 Green Belt ("GB"): Total Area 69.34 hectares

- 7.12.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 7.12.2 This zone accounts for 42.30% 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.
- 7.12.3 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.
- 7.12.4 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.
- 7.12.5 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. COMMUNICATIONS

8.1 Roads

- 8.1.1 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.
- 8.1.2 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 an important road linkage 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 distributor runs parallel to the coastline linking up Kennedy Town and the coastal area of Pok Fu Lam.
- (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.

8.1.3 Route 7 is a strategic link linking the Cross Harbour Tunnel, Western Harbour Crossing and the Central & Western District with the development areas in the south-west of Hong Kong Island. Its sections from Cross Harbour Tunnel to Kennedy Town were completed. The possible alignment for the sections between Kennedy Town and Aberdeen shown on the Plan is only for indicative purpose. The Government is looking into the possibility to adopt a landward alignment of Route 7 to preserve the existing natural coastline along the western shore of Mount Davis and also to take into account there is no reclamation in Western District. The planning of Route 7 would be kept under review. The Plan may require further amendment in due course to incorporate the preferred landward alignment of Route 7.

## 8.2 Public Transport

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

## 8.3 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.

## 8.4 Railway Development

Land reservation has been made on the Plan for the possible westward extension of the Mass Transit Railway Island Line as per the revised Administrative Route Protection Plan of the Island Line Extensions under the Railway Development Strategy 2000. MTR Corporation Limited (MTRCL) has commissioned a study to develop an optimum railway scheme to serve the western and southern districts, interchange with the existing railway network on the northern side of Hong Kong Island and help relieve traffic congestion within the central business areas. A

number of alignment options have been developed of integrating West Hong Kong Island Line and the South Hong Kong Island Line. The Plan may require further amendment in due course to incorporate the preferred railway alignment.

## 9. UTILITY SERVICES

- 9.1 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.
- 9.2 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.

## 10. CULTURAL HERITAGE

- 10.1 The Lo Pan Temple at Ching Lin Terrace and the Ex-Western Fire Station at Belcher Street are graded for their historical value. A number of historic military sites are also located within the Area which include the Jubilee Battery at Victoria Road, the Mount Davis Forts at Mount Davis Path and the Air Raid Tunnels at former Belcher Battery at Belcher Street.
- 10.2 In addition, an arch and foundation stone of the Tung Wah Smallpox Hospital are considered having high historic value. These structures, built in 1910, were relocated to Sai Ning Street from its former hospital site at Ka Wai Man Road.
- 10.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals may affect these monuments/structures.

## 11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by 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 Territory

Development Department in conjunction with the client departments and the works departments, such as the Civil Engineering Department, 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.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at 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.

**TOWN PLANNING BOARD  
DECEMBER 2003**