

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE DRAFT KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN NO. S/H1/20

Pursuant to section 7(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has made amendments to the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20.

The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/21.

Pursuant to section 7(2) of the Ordinance, the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/21 showing the amendments is exhibited for public inspection for a period of two months from 30 April 2021 to 30 June 2021 during normal office hours at the following locations –

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 30 June 2021.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:–

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/21 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/20
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matter Shown on the Plan

- Item A – Revision of the building height restriction for the “Residential (Group A)” (“R(A)”) zone at the junction of Pokfield Road and Smithfield from 120mPD to 130mPD.
- Item B – Revision of the building height restriction for the “R(A)” zone of Academic Terrace at 101 Pok Fu Lam Road from 140mPD to 160mPD.
- Item C – Revision of the building height restriction for the “Residential (Group B)” (“R(B)”) zone of Hillview Garden at 72 Hill Road from 60mPD to 120mPD.
- Item D – Revision of the building height restriction for the “R(B)” zone of The University of Hong Kong Pokfield Road Residences at 13, 15, 17, 19 and 21 Pokfield Road from 120mPD to 150mPD.
- Item E – Rezoning of the sites at 2 and 6-10 Mount Davis Road from “Residential (Group C)2” (“R(C)2”) to “R(B)1” and stipulation of building height restriction of 160mPD.
- Item F1 – Revision of the building height restriction for the area concerned from 29mPD to 120mPD for the “R(A)” zone at the western boundary of Smithfield Terrace at 71-77 Smithfield.
- Item F2 – Revision of the building height restriction for the area concerned from 60mPD to 140mPD for the “R(A)” zone at the western boundary of Smithfield Garden at 50 Smithfield.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(C)” zone to delete the “R(C)2” sub-zone.
- (b) Revision to the Remarks of the Notes for “R(A)” zone to reflect the revision of building height restriction of 60mPD and 29mPD for the sites at 50 and 71-77 Smithfield respectively.
- (c) Deletion of ‘Market’ from Column 2 use in the Notes for the “R(B)”, “Residential (Group E)” and “Other Specified Uses” annotated “Commercial, Leisure and Tourism Related Uses” zones.

- (d) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use in the Notes for the "R(A)" and "Government, Institution or Community" zones.

Town Planning Board

30 April 2021