

**SCHEDULE OF AMENDMENTS TO  
THE DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/19  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A1 – Rezoning of a piece of land along the waterfront to the west of Cadogan Street from “Undetermined” (“U”) to “Open Space (1)” (“O(1)”), and incorporation of four piers into the planning scheme area and zoning them to “O(1)”.
- Item A2 – Rezoning of an area between Sai Ning Street and Victoria Road from “U” and an area shown as ‘Road’ to “O”.
- Item A3 – Rezoning of an area along the waterfront to the north of Sai Ning Street from “U” to “O”.
- Item A4 – Rezoning of an area within the existing public open space adjoining The Sail at Victoria from “Other Specified Uses” annotated “Uses Related to Underground Refuse Transfer Station” (“OU(Uses Related to Underground Refuse Transfer Station)”) to “O”.
- Item B – Rezoning of an area currently occupied by godown and wharf facilities to the north of Sai Ning Street from “Industrial” (“I”) and “OU” annotated “Pier” (“OU(Pier)”) to “OU” annotated “Commercial, Leisure and Tourism Related Uses” (“OU(Commercial, Leisure and Tourism Related Uses)”) with stipulation of building height restrictions.
- Item C1 – Rezoning of an area to the south of Victoria Road and to the west of Ka Wai Man Road from “U”, “OU” annotated “Petrol Filling Station” (“OU(PFS)”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) to “Residential (Group A) 5” (“R(A)5”) with stipulation of building height restrictions.
- Item C2 – Rezoning of an area at the junction of Victoria Road and Cadogan Street from “U” and “O” to “R(A)6” with stipulation of building height restrictions.
- Item C3 – Rezoning of an area at the junction of Sai Ning Street and Victoria Road from “U” to “R(A)” with stipulation of building height restriction.
- Item C4 – Rezoning of an area between Sai Ning Street and Victoria Road to the west of a “Residential (Group E)” (“R(E)”) zone from “U” to “R(A)” with stipulation of building height restriction.
- Item D1 – Rezoning of an area to the east of Sai Ning Street from “U” to “G/IC” with stipulation of building height restriction.

- Item D2 – Rezoning of an area along the waterfront at the western end of Sai Ning Street from “U” and “OU(Uses Related to Underground Refuse Transfer Station)” to “G/IC” with stipulation of building height restriction.
- Item E – Rezoning of two areas at the western end of Victoria Road from “Residential (Group C)3” (“R(C)3”) to “OU” annotated “Public Mortuary” (“OU(Public Mortuary)”) with stipulation of building height restriction and from “GB” to “GB(2)” respectively.
- Item F – Rezoning of five strips of land along Cadogan Street, Victoria Road, Sai Ning Street and Ka Wai Man Road from “U”, “O”, “OU(PFS)” and “G/IC” to areas shown as ‘Road’.
- Item G – Excision of two sea areas at the waterfront to the further north of Sai Ning Street from the planning scheme area.
- Item H – Incorporation of an existing pier at New Praya, Kennedy Town into the planning scheme area, and zoning it to “OU(Pier)” with stipulation of building height restriction.
- Item J – Rezoning of four pieces of land between Victoria Road and the northern foothill of Mount Davis from “U” to “GB”.
- Item K – Rezoning of an existing MTR ventilation building to the further southwest of Ka Wai Man Road from “U” to “OU” annotated “MTR Ventilation Building” with stipulation of building height restriction.
- Item L – Rezoning of an area within the existing Underground Island West Refuse Transfer Station at the western end of Sai Ning Street from “U” to “OU(Uses Related to Underground Refuse Transfer Station)” with stipulation of building height restriction.
- Item M – Rezoning of an area to the south of Victoria Road for the existing Underground Island West Refuse Transfer Station from “U” to “GB(1)”.

## **II. Amendments to the Notes of the Plan**

- (a) Revision to the covering Notes to delete the provision for the “U” zone.
- (b) Revision to the Schedule of Uses to incorporate provisions related to the “R(A)5” and “R(A)6” sub-zones and stipulation of the gross floor area restriction and the requirements regarding the provision of facilities in the Remarks of the Notes for the “R(A)” zone.
- (c) Revision to the planning intention of the “R(C)1” zone.
- (d) Revisions to the development restrictions exemption clause to clarify the provision related to caretaker’s quarters in the Remarks of the Notes for the “R(A)”, “Residential (Group B)”, “R(C)” and “R(C)1” zones.

- (e) Revision to the Schedule II of Uses for the "R(E)" zone to incorporate 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use and to correspondingly replace 'Place of Recreation, Sports or Culture' under Column 2 by 'Place of Recreation, Sports or Culture (not elsewhere specified)'.
- (f) Deletion of the Notes for the "I" zone.
- (g) Revisions to the Schedule of Uses to incorporate 'Pier (on land designated "O(1)" only)' as a Column 1 use and to correspondingly replace 'Pier' under Column 2 by 'Pier (not elsewhere specified)' and the planning intention for the "O" zone.
- (h) Incorporation of a new set of Notes for the "OU(Commercial, Leisure and Tourism Related Uses)" zone.
- (i) Revisions to the Schedule of Uses and the Remarks of the Notes for the "OU(Pier)" zone.
- (j) Incorporation of a new set of Notes for the "OU(Public Mortuary)" zone.
- (k) Revisions to the Schedule of Uses to incorporate "Underground Public Mortuary (on land designated "GB(2)" only)" and "Underground Refuse Transfer Station (on land designated "GB(1)" only)" as Column 1 uses and to correspondingly delete the Remarks of the Notes for the "GB" zone.
- (l) Other minor textual amendments.

11 March 2016

Town Planning Board