

TOWN PLANNING ORDINANCE (Chapter 131)
AND
INTERPRETATION AND GENERAL CLAUSES ORDINANCE (Chapter 1)

AMENDMENTS TO THE DRAFT KENNEDY TOWN AND MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/19

Notice is hereby given that, pursuant to the power under section 46 of the Interpretation and General Clauses Ordinance (Chapter 1), the Town Planning Board has substituted the notice under section 7(1) of the Town Planning Ordinance (Chapter 131) published on 26 February 2016 (publication of the notice in the *Gazette* was made under G.N. 1003) by the following notice:—

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE DRAFT KENNEDY TOWN AND MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/19

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 and Mount Davis Outline Zoning Plan No. S/H1/19.

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 and Mount Davis Outline Zoning Plan No. S/H1/20.

Pursuant to section 7(2) of the Ordinance, the draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/20 showing the amendments is exhibited for public inspection for a period of two months from 11 March 2016 to 11 May 2016 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 District Office, 11th 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 11 May 2016.

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. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample 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 and Mount Davis Outline Zoning Plan No. S/H1/20 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 processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) 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 AND 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.