

# **Task Force on Harbourfront Developments on Hong Kong Island**

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For discussion  
on 11 April 2011

TFHK/04/2011

## **Amendments to the Draft Kennedy Town and Mount Davis Outline Zoning Plan**

### **PURPOSE**

———— The purpose of this Paper is to invite Members' views on the amendments incorporated into the draft Kennedy Town and Mount Davis Outline Zoning Plan (OZP) No. S/H1/18 (**Annex I**).

### **AMENDMENTS TO THE OZP**

———— 2. The amendments proposed include imposition of building height (BH) restrictions on various development zones, rezoning of a number of sites to reflect the planning intention or existing developments, and designation of building gaps to facilitate air ventilation (**Annex II**).

#### **Stipulation of BH restrictions for the “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “Residential (Group C)” (“R(C)”), “Residential (Group E)” (“R(E)”), “Industrial” (“I”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones**

- 2.1 There are already BH restrictions for the “R(C)”, “R(C)1” and “G/IC(1)” zones in the previous version of the OZP. The current amendments focus on other development zones (**Item A**).
- 2.2 The main purpose of incorporating BH restrictions is to provide better planning control to meet public aspirations for better living environment and greater certainty and transparency in the statutory planning system. In formulating the BH restrictions, the Town Planning Board (TPB) has taken into account the stepped BH concept set out in the Urban Design Guidelines, the view to Victoria Harbour and ridgelines from local vantage points, existing BH profile, topography, local character, development/redevelopment potential, predominant land uses, air ventilation, compatibility with the surrounding areas, as well as the need to strike a balance between public interest and private development rights.

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- 2.3 In formulating the BH restrictions, the Area in the OZP is divided into seven sub-areas as set out below and shown on **Plan 1**. A major urban design principle adopted is to achieve a stepped height profile with lower developments on the waterfront and gradation of height to echo the natural topographical profile.

### Belcher Bay Cluster

- (a) The BH restriction for the western portion of the Western District Public Cargo Working Area (PCWA) is 2 storeys, which is in line with the eastern portion falling within the Sai Ying Pun and Sheung Wan OZP.

### Kennedy Town Residential Cluster

- (b) This cluster is mainly residential in nature and facing Belcher Bay. To maintain a generally low profile for waterfront developments and taking into account the topography, a stepped height profile with two height bands of 100mPD (about 94-96m) and 120mPD (about 83-116m) is adopted. These height bands are generally comparable to those in the Sai Ying Pun and Sheung Wan OZP to the immediate east of the Area. BH restrictions for the Belchers' and Hill View Garden at Hill Road are to generally reflect the existing BH.
- (c) While existing residential developments are generally allowed to be redeveloped to their existing BH, The Merton (up to 57 storeys or 176mPD) and Manhattan Heights (54 storeys or 171mPD), are considered incompatible with the waterfront setting. As such, BH restrictions of 120mPD and 100mPD are imposed respectively on these two sites, without affecting the maximum permissible development intensity, and redevelopment to the existing BH is not allowed. In this connection, the site covering Manhattan Heights is rezoned from "R(A)" to "R(A)4" (**Item L**).

### Foothill Residential Area

- (d) As a continuation of the stepped height profile, the BH restrictions in this sub-area increase gradually uphill. BH restrictions for the residential developments along Smithfield increase from 120mPD to 160mPD (about 80-115m). BH restrictions along Pokfield Road mainly

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reflect the existing BHs. The low-rise character of the developments in the “R(C)1” (Tai Pak Terrace/Ching Lin Terrace), “G/IC” and “O” zones along the major air path from Pok Fu Lam Road to Forbes Street is maintained.

### Pok Fu Lam Road West Cluster

- (e) This cluster is mainly occupied by “G/IC” and open spaces uses, as well as student hotels and staff quarters of the University of Hong Kong (HKU). The BH restrictions are to reflect the existing BH generally to provide visual and spatial relief to the densely built-up environment. A BH restriction of 8 storeys is imposed on the “G/IC” site to the east of Chiu Yuen Cemetery.

### Green Mountain Backdrop

- (f) This sub-area mainly falls within “Landscape Protection Area”, and partly falls within “Development Area of High Landscape Value” designated under the Metroplan Landscape Strategy. In view of the high landscape value and the predominately low-rise neighbourhood on both sides of Mount Davis Road, the existing BH profile is maintained. Amendments in this sub-area include rezoning three sites from “R(B)” to “R(B)1” and subject to a maximum plot ratio (PR) of 3 and maximum BHs of 160mPD (about 55m for 2A and 4 Mount Davis Road) and 140mPD (about 64m for 52-62 Mount Davis Road) (**Items B4 and B5**); rezoning 2 and 6-10 Mount Davis Road from “R(B)” to “R(C)2” subject to a maximum PR of 0.75, maximum site coverage of 25% and maximum BH of 3 storeys (**Items B2 and B3**); and amending the BH restriction of the “R(C)” zone covering 64-64A and 68 Mount Davis Road from 10 storeys over 1 level of podium and 2 levels of car park to 13 storeys (**Item B1**).

### Mount Davis Coastal Area

- (g) This sub-area is mainly covered by vegetated slopes facing the western gateway to Victoria Harbour. In order to preserve the natural coastline and the landscape value of the area, the formed portions of the two residential sites (previously zoned “R(B)”) are rezoned to “R(C)3” subject to a maximum PR of 0.75, maximum site coverage of 25% and maximum BH of 4 storeys (**Items C1 and D1**). The

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remaining portions covered by vegetated slopes are rezoned to “Green Belt” (“GB”) (**Items C2 and D2**).

### Area under Ongoing Land Use Review

- (h) The ex-Kennedy Town Incinerator and Abattoir site, the ex-Mount Davis Cottage Area, the ex-Police Married Officers Quarters and the adjacent areas are under a separate ongoing land use review. BH restrictions are imposed on the existing private developments and “G/IC” uses to be retained in this sub-area to ensure adequate planning control. The BH restriction for the residential developments at Sai Ning Street is 100mPD, while the BH restrictions for China Merchant Godown are 60mPD (about 55m) and 80mPD (about 75m) to generally reflect the existing BH. As their future land uses are under review, the few sites on Government land are proposed to be rezoned to “Undetermined” (“U”) and the BH restrictions will be incorporated upon completion of the land use review. These sites include the temporary recreation ground, Government department’s temporary works area, bus terminus and sitting-out area at Sai Ning Street (**Items H1 to H3**), the ex-Kennedy Town Incinerator and Abattoir site (**Item H4**), the ex-Police Married Officers Quarters and the temporary school of Hong Kong Academy (**Item H5**). The “U” zoning, under which any development requires planning permission from the TPB, will ensure that any interim development will not pre-empt the recommendations of the land use review.

### Designation of Building Gaps

- 2.4 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. According to the recommendations of the Air Ventilation Assessment undertaken, four building gaps above podium level should be designated to facilitate air ventilation. These include two building gaps of 10m wide above 20mPD (about 15m above ground level) to link up Des Voeux Road West and Queen’s Road West and to generally align with Woo Hop Street and Belcher’s Street to facilitate north-east air movements to the inland area (**Items G1 and G2**) (**Plan 2**). Two other building gaps of 12m wide at podium levels (about 29mPD or 15m above ground level) on the western boundary of Smithfield Terrace (**Item G3**) and (about 60mPD or 15m above ground level) on the western

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boundary of Smithfield Garden (**Item G4**) are designated to facilitate a continuous major air path of southerly wind penetrating into the Area (**Plan 3**).

### **Rezoning Amendments to Reflect Existing Developments**

2.5 A number of sites are rezoned to reflect existing developments. These include:

- (a) Rezoning of a site at 86 Victoria Road covering the The Sail at Victoria from “Open Space” (“O”) to “R(A)” and stipulating BH restriction of 100mPD (about 86m) (**Item E1**). A strip of land east of 86 Victoria Road is rezoned from “O” to an area shown as ‘Road’ to reflect the current use as a public staircase (**Item E2**);
- (b) Rezoning of Mount Davis Sitting-out Area at Mount Davis Path and area covered by vegetation, and Mount Davis Temporary Sitting-out Area at the top of Mount Davis from “G/IC” to “O” (**Items F1 and F2**);
- (c) Rezoning of the HKU Pokfield Road Residences at 13-21 Pokfield Road from “R(A)” and “G/IC” to “R(B)”, and stipulating BH restriction of 120mPD (about 55m) (**Item J**); and
- (d) Rezoning of a sloping area at Rock Hill Street from “G/IC” to “GB” (**Item K**).

### **PUBLIC INSPECTION**

3. The draft Kennedy Town & Mount Davis OZP No. S/H1/18 showing the amendments is exhibited for public inspection for a period of two months from 25 February 2011 to 26 April 2011. The OZP is available for inspection at the Secretariat of the TPB, the Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices and the Central and Western District Office. The OZP is also available at the Statutory Planning Portal (<http://www.ozp.tpb.gov.hk>). During the exhibition period, any person may make representation to the TPB in respect of any of the proposed amendments.

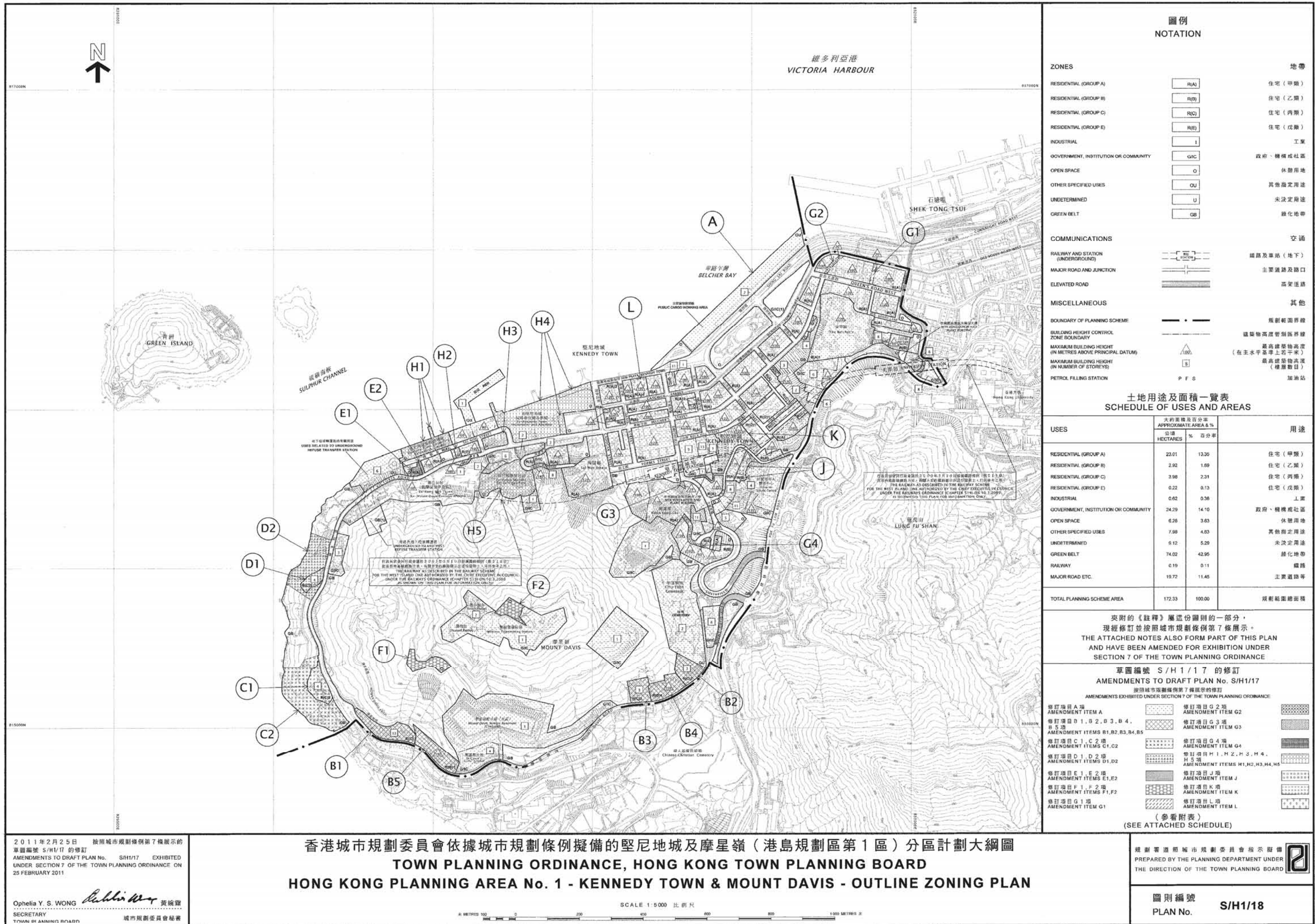
## **Task Force on Harbourfront Developments on Hong Kong Island**

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<u>Annex I</u>	Draft Kennedy Town and Mount Davis OZP No. S/H1/18
<u>Annex II</u>	Schedule of Amendments to the Draft Kennedy Town and Mount Davis OZP No. S/H1/17
<u>Plan 1</u>	Concept Plan for the Proposed Building Height Profile
<u>Plans 2 &amp; 3</u>	Demarcation of Building Gaps

**Planning Department  
April 2011**



圖例  
NOTATION

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

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP A)	23.01	13.35	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.92	1.69	住宅 (乙類)
RESIDENTIAL (GROUP C)	3.98	2.31	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.22	0.13	住宅 (戊類)
INDUSTRIAL	0.62	0.36	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	24.29	14.10	政府、機構或社區
OPEN SPACE	6.26	3.63	休憩用地
OTHER SPECIFIED USES	7.98	4.63	其他指定用途
UNDETERMINED	6.12	5.20	未決定用途
GREEN BELT	74.02	42.95	綠化地帶
RAILWAY	0.19	0.11	鐵路
MAJOR ROAD ETC.	19.72	11.45	主要道路等
TOTAL PLANNING SCHEME AREA	172.33	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第7條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H1/17 的修訂 AMENDMENTS TO DRAFT PLAN No. S/H1/17 按照城市規劃條例第7條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE		
修訂項目 A 項 AMENDMENT ITEM A	修訂項目 G2 項 AMENDMENT ITEM G2	
修訂項目 B1, B2, B3, B4, B5 項 AMENDMENT ITEMS B1, B2, B3, B4, B5	修訂項目 G3 項 AMENDMENT ITEM G3	
修訂項目 C1, C2 項 AMENDMENT ITEMS C1, C2	修訂項目 G4 項 AMENDMENT ITEM G4	
修訂項目 D1, D2 項 AMENDMENT ITEMS D1, D2	修訂項目 H1, H2, H3, H4, H5 項 AMENDMENT ITEMS H1, H2, H3, H4, H5	
修訂項目 E1, E2 項 AMENDMENT ITEMS E1, E2	修訂項目 J 項 AMENDMENT ITEM J	
修訂項目 F1, F2 項 AMENDMENT ITEMS F1, F2	修訂項目 K 項 AMENDMENT ITEM K	
修訂項目 G1 項 AMENDMENT ITEM G1	修訂項目 L 項 AMENDMENT ITEM L	
(參看附表) (SEE ATTACHED SCHEDULE)		

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

圖則編號  
PLAN No. S/H1/18

**TOWN PLANNING ORDINANCE (Chapter 131)**

**AMENDMENTS TO DRAFT KENNEDY TOWN & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/17**

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/H1/17.

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/H1/18.

Pursuant to section 7(2) of the Ordinance, the draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/18 showing the amendments is exhibited for public inspection for a period of two months from 25 February 2011 to 26 April 2011 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, Unit 5, The Center, 99 Queen's 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 26 April 2011.

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 CE in C 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” 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 & Mount Davis Outline Zoning Plan No. S/H1/18 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 & MOUNT DAVIS  
OUTLINE ZONING PLAN NO. S/H1/17  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

- Item A – Stipulation of building height restrictions for the “Residential (Group A)” (“R(A)”), “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “Residential (Group B)” (“R(B)”), “R(B)1”, “Residential (Group E)” (“R(E)”), “Industrial” (“I”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones.
- Item B1 – Amendment to the building height restriction of the “Residential (Group C)” (“R(C)”) zone and showing the restriction on the Plan.
- Item B2 – Rezoning of a site at 2 Mount Davis Road from “R(B)” to “R(C)2”, and stipulating plot ratio, site coverage and building height restrictions for the zone.
- Item B3 – Rezoning of a site at 6-10 Mount Davis Road from “R(B)” to “R(C)2”, and stipulating plot ratio, site coverage, and building height restrictions for the zone.
- Item B4 – Rezoning of a site at 2A and 4 Mount Davis Road from “R(B)” to “R(B)1”, and stipulating plot ratio and building height restrictions for the zone.
- Item B5 – Rezoning of a site at 52-62 Mount Davis Road from “R(B)” to “R(B)1”, and stipulating plot ratio and building height restrictions for the zone.
- Item C1 – Rezoning of a landward portion of a residential site on Victoria Road to the west of the junction of Victoria Road and Mount Davis Path from “R(B)” to “R(C)3”, and stipulating plot ratio, site coverage, and building height restrictions for the zone.
- Item C2 – Rezoning of the remaining portion of the site mentioned under Item C1 from “R(B)” to “Green Belt” (“GB”).
- Item D1 – Rezoning of a landward portion of a residential site on Victoria Road to the southwest of Chee Sing Kok Social Centre of the Humanity Love from “R(B)” to “R(C)3”, and stipulating plot ratio, site coverage, and building height restrictions for the zone.
- Item D2 – Rezoning of the remaining portion of the site mentioned under Item D1 from “R(B)” to “GB”.

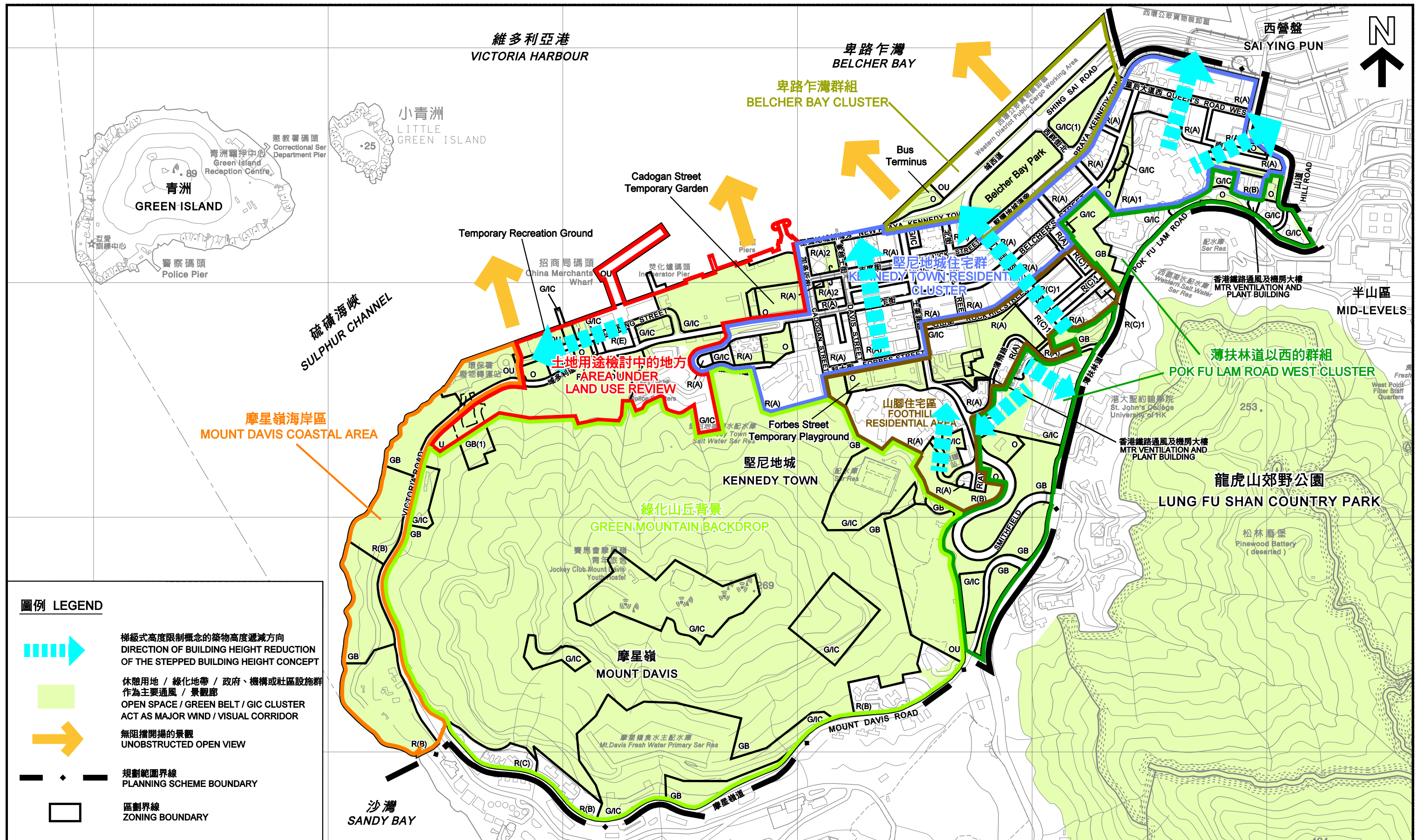
- Item E1 – Rezoning of a site at 86 Victoria Road covering the The Sail at Victoria from “Open Space” (“O”) to “R(A)”, and stipulating building height restriction for the zone.
- Item E2 – Rezoning of a strip of land east of 86 Victoria Road from “O” to an area shown as ‘Road’.
- Item F1 – Rezoning of Mount Davis Sitting-out Area at Mount Davis Path and area covered by vegetation from “G/IC” to “O”.
- Item F2 – Rezoning of Mount Davis Temporary Sitting-out Area at the top of Mount Davis from “G/IC” to “O”.
- Item G1 – Designation of a 10m wide building gap above 20mPD within “R(A)” zone covering 430-440A Des Voeux Road West and 455-485 Queen’s Road West.
- Item G2 – Designation of a 10m wide building gap above 20mPD within “R(A)” zone between 444-462A Des Voeux Road West, 521-543 Queen’s Road West and 1-3 Cheung Kan Lane.
- Item G3 – Designation of a 12m wide building gap above 29mPD at part of 71-77 Smithfield.
- Item G4 – Designation of a 12m wide building gap above 60mPD at part of 50 Smithfield.
- Item H1 – Rezoning of Kennedy Town Temporary Recreation Ground at Sai Ning Street from “OU” annotated “Cargo Handling Area”, “G/IC” and “T” to “Undetermined” (“U”).
- Item H2 – Rezoning of a “G/IC” site at Sai Ning Street from “G/IC” to “U”.
- Item H3 – Rezoning of the bus terminus and sitting-out areas at Sai Ning Street from “G/IC” to “U”.
- Item H4 – Rezoning of the ex-Kennedy Town Incinerator and Abattoir site from “G/IC” and areas shown as ‘Road’ to “U”.
- Item H5 – Rezoning of the ex-Police Married Officers Quarters and the temporary school of Hong Kong Academy at 14 and 12 Ka Wai Man Road respectively from “G/IC” to “U”.
- Item J – Rezoning of the University of Hong Kong Pokfield Road Residences at 13-21 Pokfield Road from “R(A)” and “G/IC” to “R(B)”, and stipulating building height restriction for the zone.
- Item K – Rezoning of a sloping area at Rock Hill Street from “G/IC” to “GB”.

- Item L – Rezoning of a residential site at 28 New Praya, Kennedy Town from “R(A)” to “R(A)4”, and stipulating building height restriction for the zone.

**II. Amendment to the Notes of the Plan**

- (a) Incorporation of building height restrictions and a minor relaxation clause for such restrictions in the Remarks of the Notes for the “R(A)”, “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(B)”, “R(B)1”, “R(C)2”, “R(C)3” “R(E)”, “T”, “G/IC” and “OU” zones.
- (b) Amendment in the Remarks of the Notes for the “R(C)” zone to delete the reference to the building height restriction for the zone, which is now shown on the Plan.
- (c) Incorporation of plot ratio restriction for the “R(B)1”, and a minor relaxation clause for such restriction in the Remarks of the Notes for the zone.
- (d) Incorporation of plot ratio and site coverage restrictions for the “R(C)2” and “R(C)3” zones, and a minor relaxation clause for such restriction in the Remarks of the Notes for the zones.
- (e) Incorporation of a clause to disregard basement floors in determining number of storeys in the Remarks of the Notes of the “G/IC” and “OU” zones.

Town Planning Board  
25 February 2011



本摘要圖於2011年4月6日擬備，  
所根據的資料為測量編號HM10C  
及為於2010年3月26日  
展示的分區計劃大綱圖編號S/H1/17  
EXTRACT PLAN PREPARED ON 6.4.2011  
BASED ON SURVEY SHEET No. HM10C  
AND S/H1/17 EXHIBITED ON 26.3.2010

擬議建築物高度概況構思圖  
CONCEPT PLAN FOR THE PROPOSED BUILDING HEIGHT PROFILE

SCALE 1 : 7 500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/111

圖 PLAN  
1





維壹  
(興建中)  
HARBOUR ONE  
(UNDER CONSTRUCTION)

WIP Oct 2010

G2

G1

### 圖例 LEGEND



最高建築物高度限制  
MAXIMUM BUILDING HEIGHT  
RESTRICTION



平台  
PODIUM



已承諾發展界線  
BOUNDARY OF COMMITTED DEVELOPMENT



AIR PATH  
空氣通道

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

項目G1及G2 - 依據在主水平基準上最高20米劃設一幅10米闊的土地用作樓宇之間的空隙  
ITEM G1 & G2 - DEMARCATION OF A 10m WIDE STRIP OF LAND  
SUBJECT TO MAXIMUM 20mPD (BUILDING GAP)

### 平面圖 SITE PLAN

劃設樓宇之間的空隙  
DEMARCATION OF BUILDING GAPS

米 METRES 30 0 30 60 METRES  
SCALE 1 : 1 500 比例尺

本摘要圖於2011年4月6日擬備，  
所根據的資料為測量圖編號11-SW-7A  
及為於2010年3月26日  
展示的分區計劃大綱圖編號S/H1/17  
EXTRACT PLAN PREPARED ON 6.4.2011  
BASED ON SURVEY SHEETS No. 11-SW-7A  
AND S/H1/17 EXHIBITED ON 26.3.2010

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H1/11/112

圖 PLAN  
2

