

Task Force on Harbourfront Developments on Hong Kong Island

**Amendments to
Draft Kennedy Town & Mount Davis
Outline Zoning Plan**

11.4.2011



Planning
Department

Public Inspection

- **Draft Kennedy Town & Mount Davis OZP No. S/H1/18 exhibited for public inspection for 2 months at:**
 - **Secretariat of the TPB**
 - **Planning Enquiry Counters at North Point & Sha Tin Government Offices**
 - **Central and Western District Office**

Purposes

- Provide better planning control
- Meet public aspiration for better living environment
- Provide greater certainty and transparency in the statutory planning system

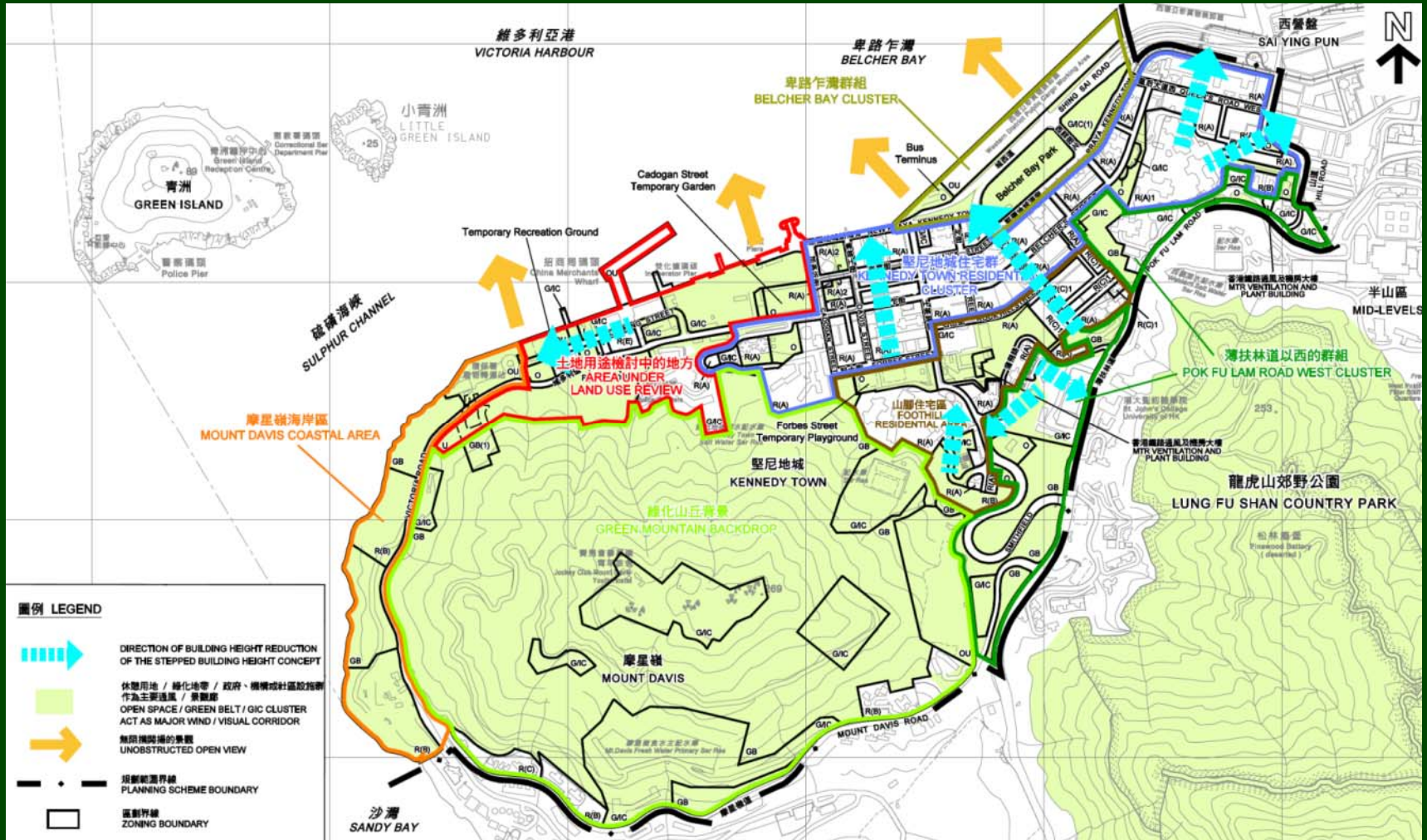


Urban Design Considerations in Formulating BH Restrictions

- **Stepped BH concept set out in the Urban Design Guidelines**
- **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**
- **Striking a balance between public interest and private development rights.**

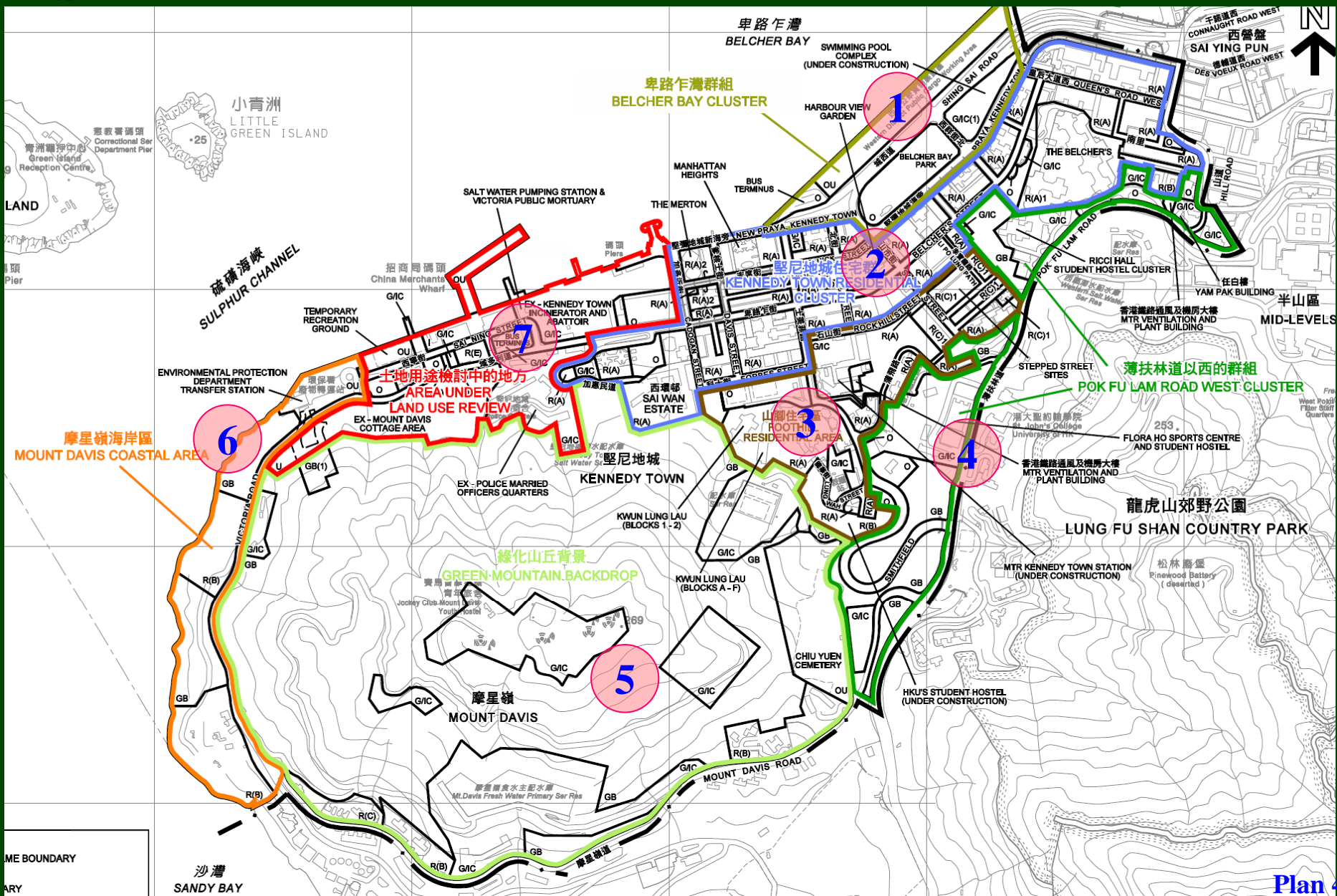
Urban Design Concept

- **Adopt stepped BH concept**
- **Preserve the view to the Area and Victoria Harbour**
- **Compatible with surrounding developments**
- **Preserve existing green/view corridor & major air path**

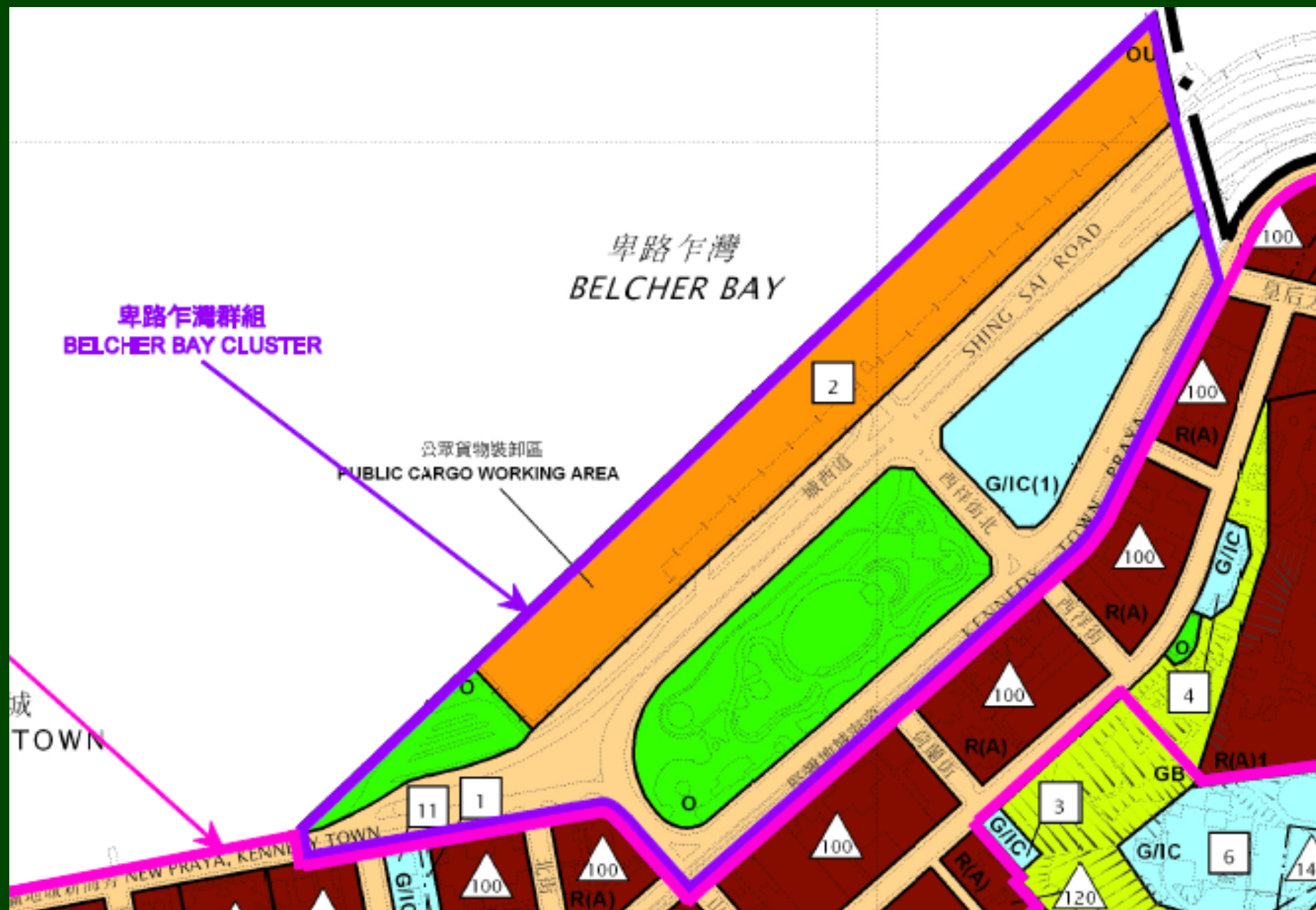


Profile of the Area

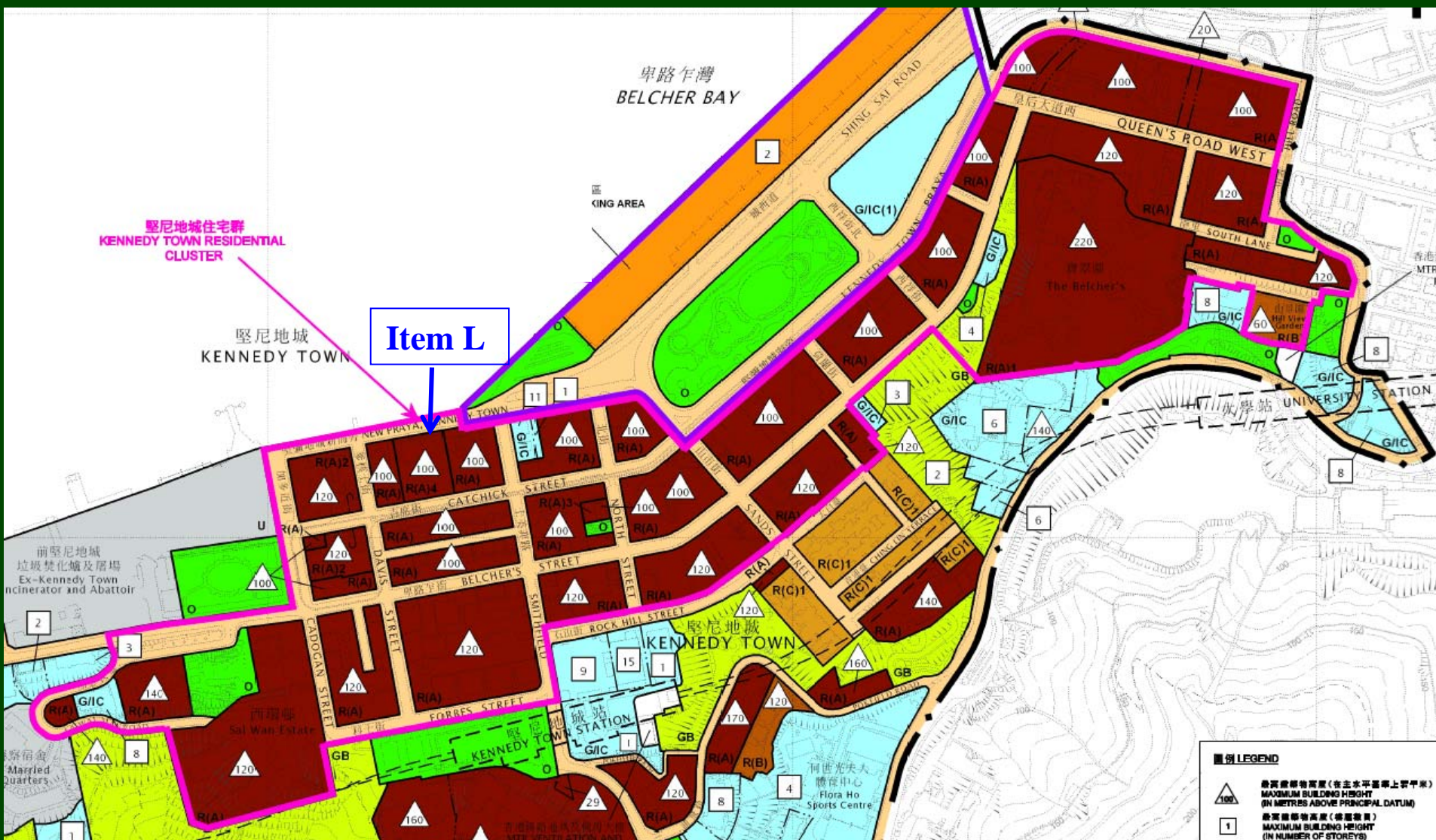
7 Sub-areas



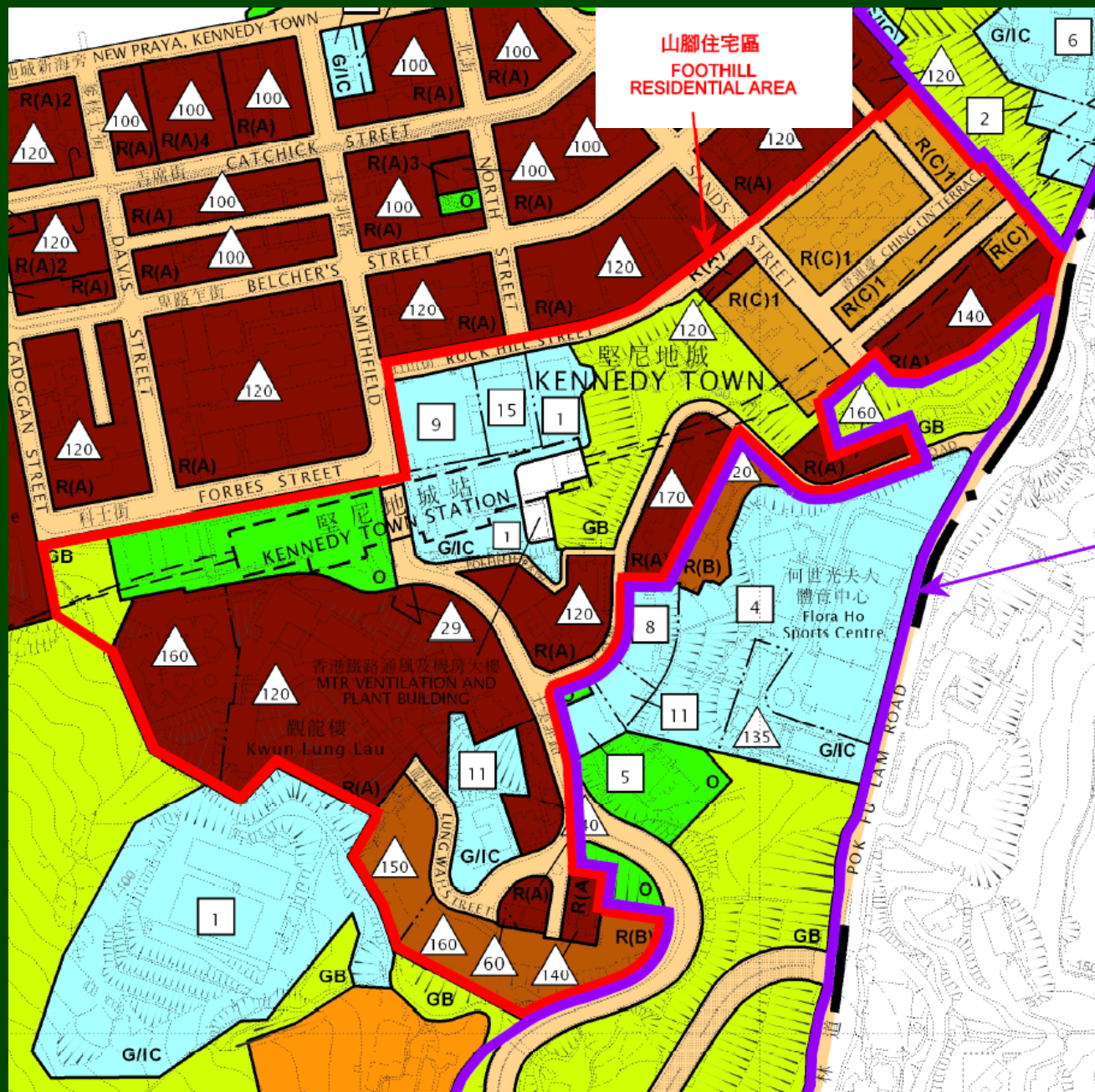
1. Belcher Bay Cluster



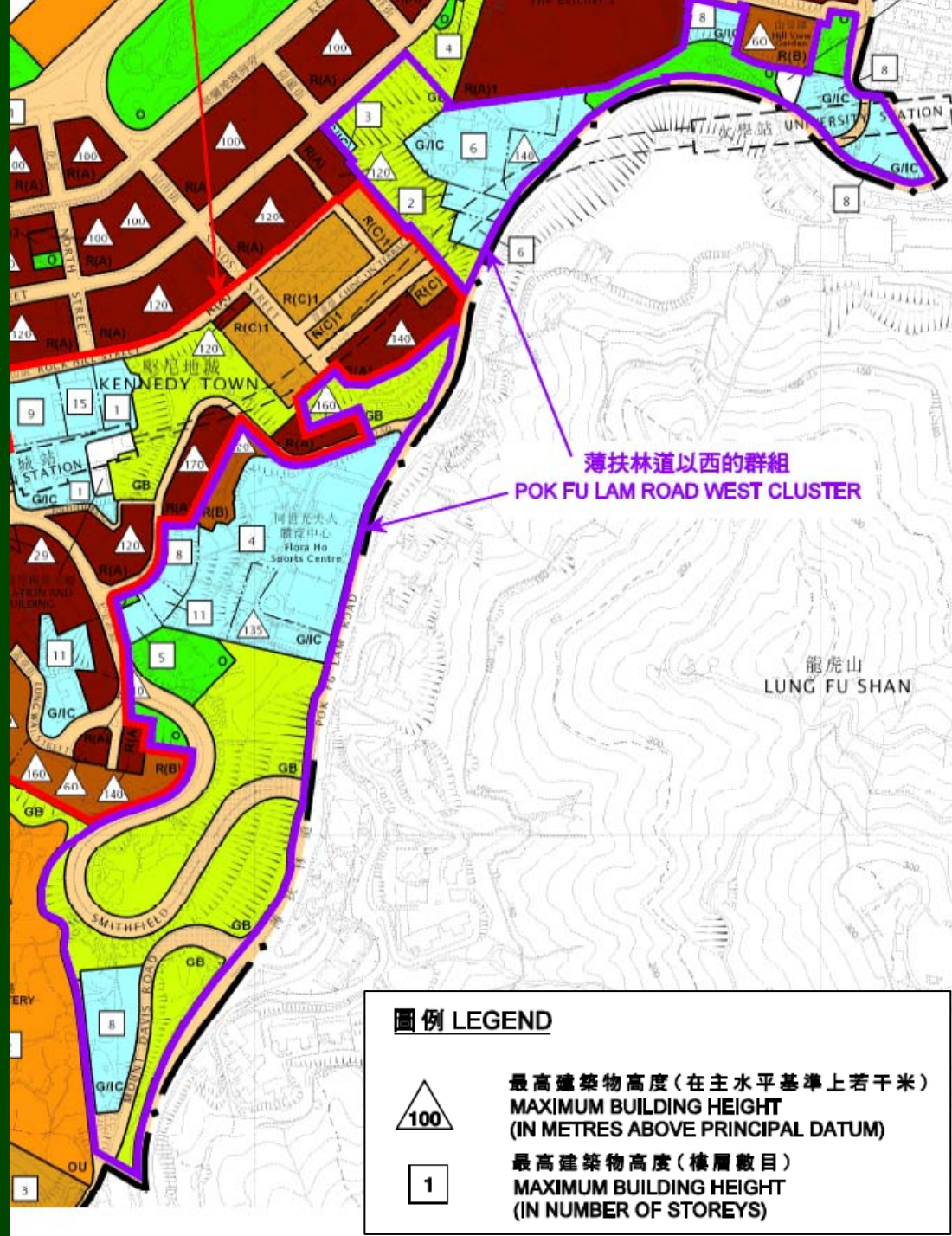
2. Kennedy Town Residential Cluster



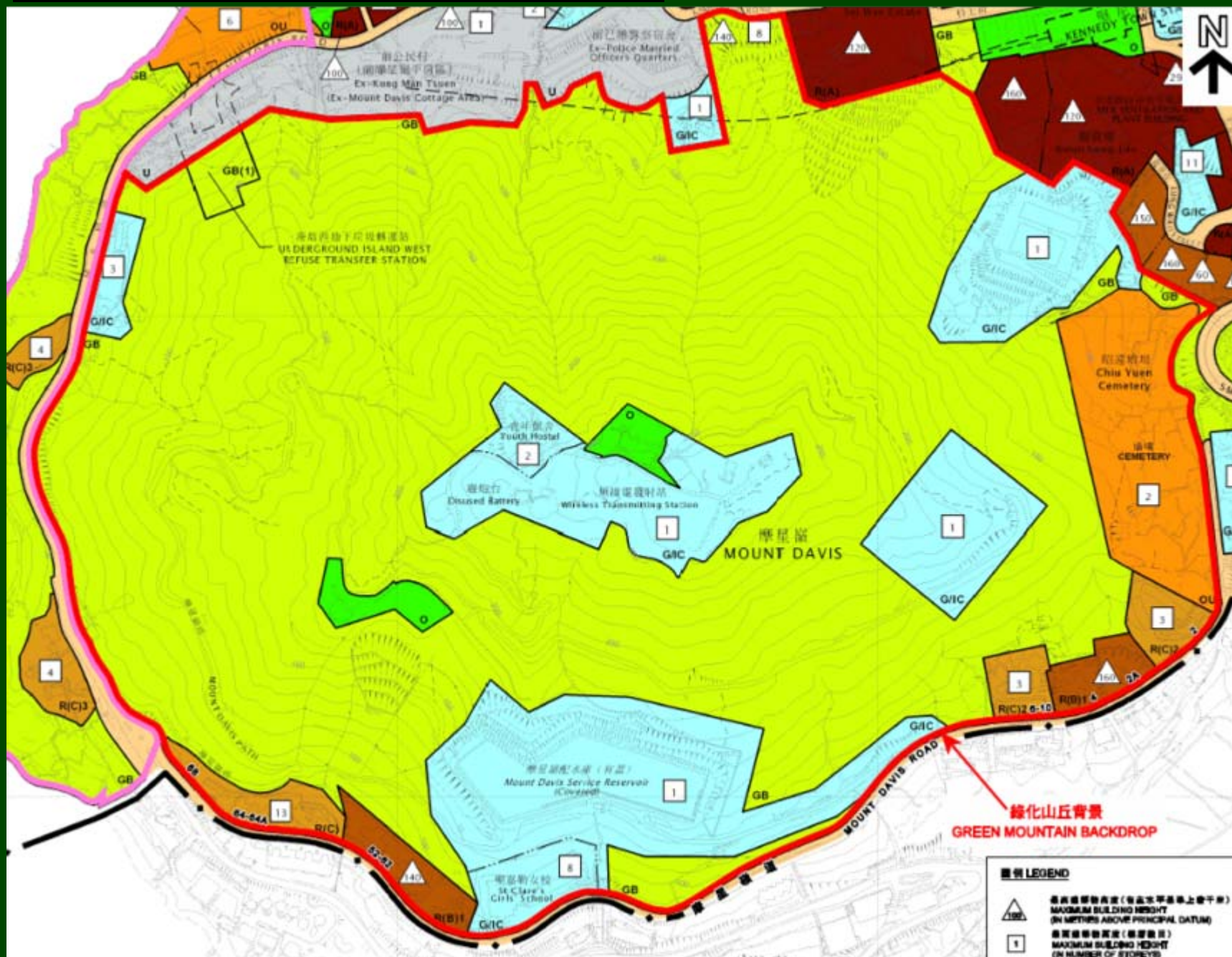
3. Foothill Residential Area



4. Pok Fu Lam Road West Cluster



5. Green Mountain Backdrop



6. Mount Davis Coastal Area

摩星嶺海岸區
MOUNT DAVIS COASTAL AREA

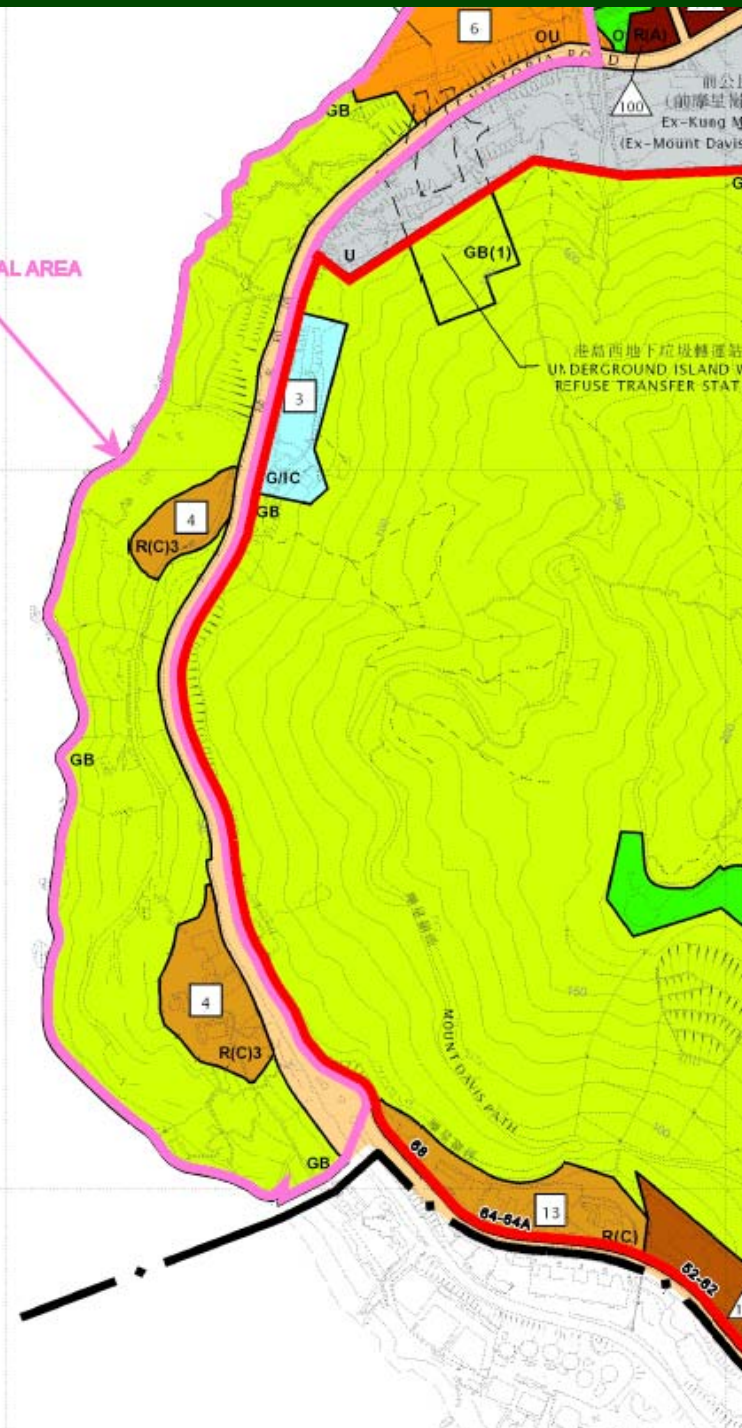
圖例 LEGEND



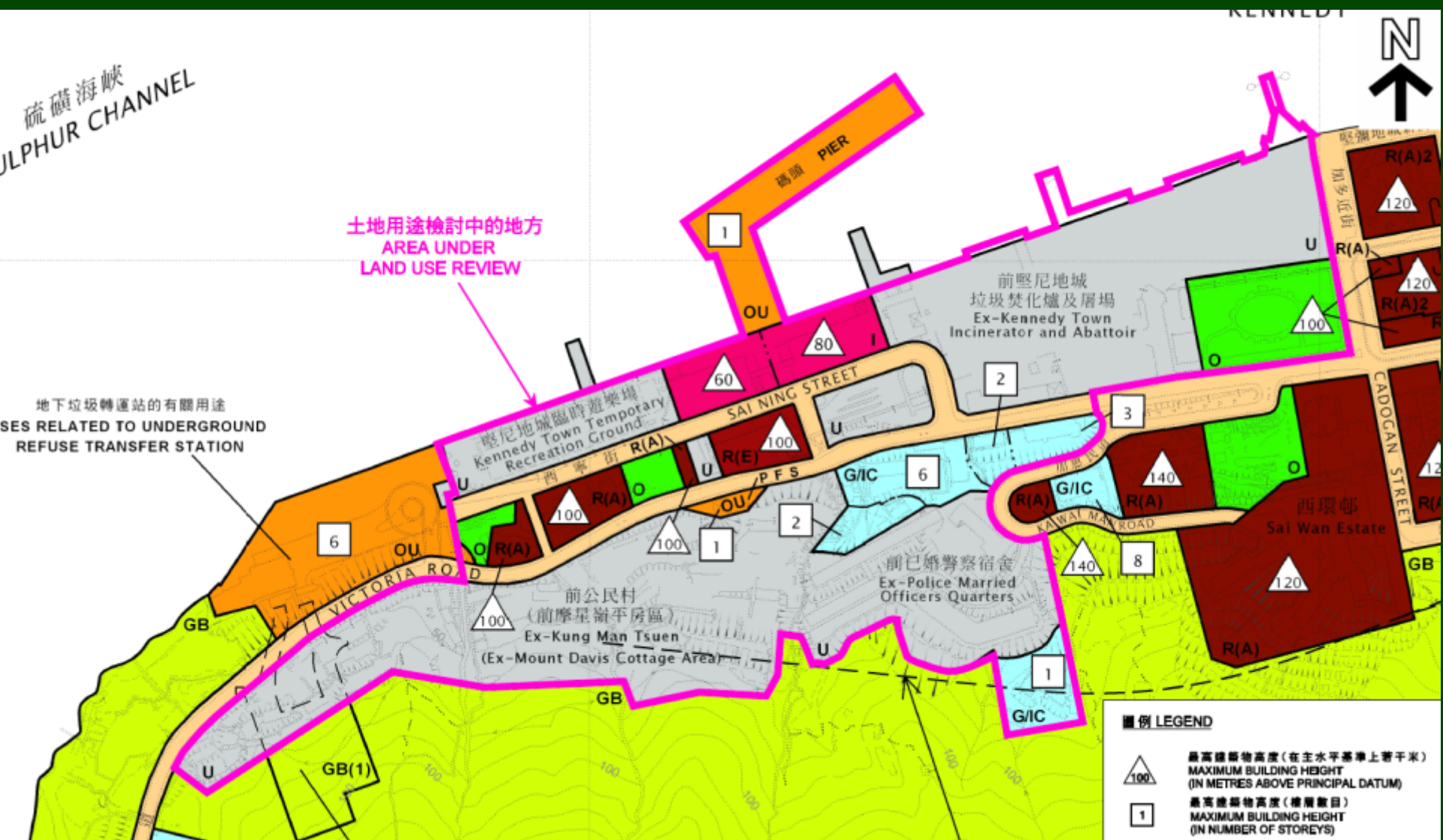
最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



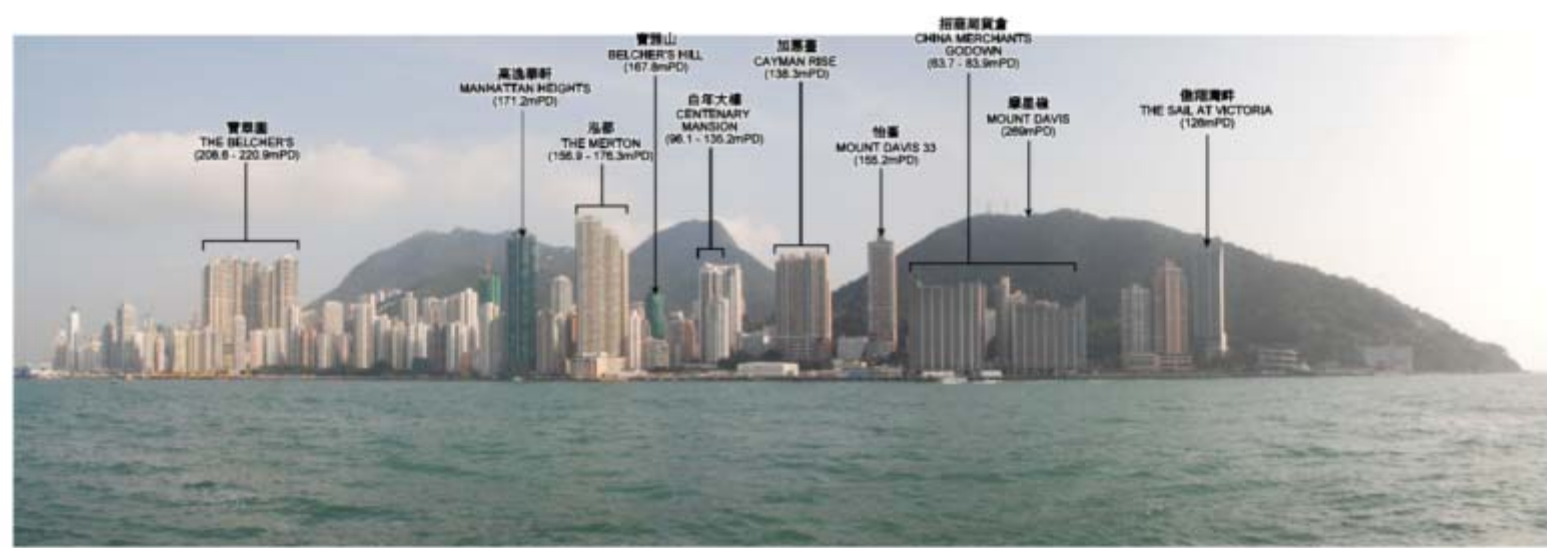
7. Area under Ongoing Land Use Review



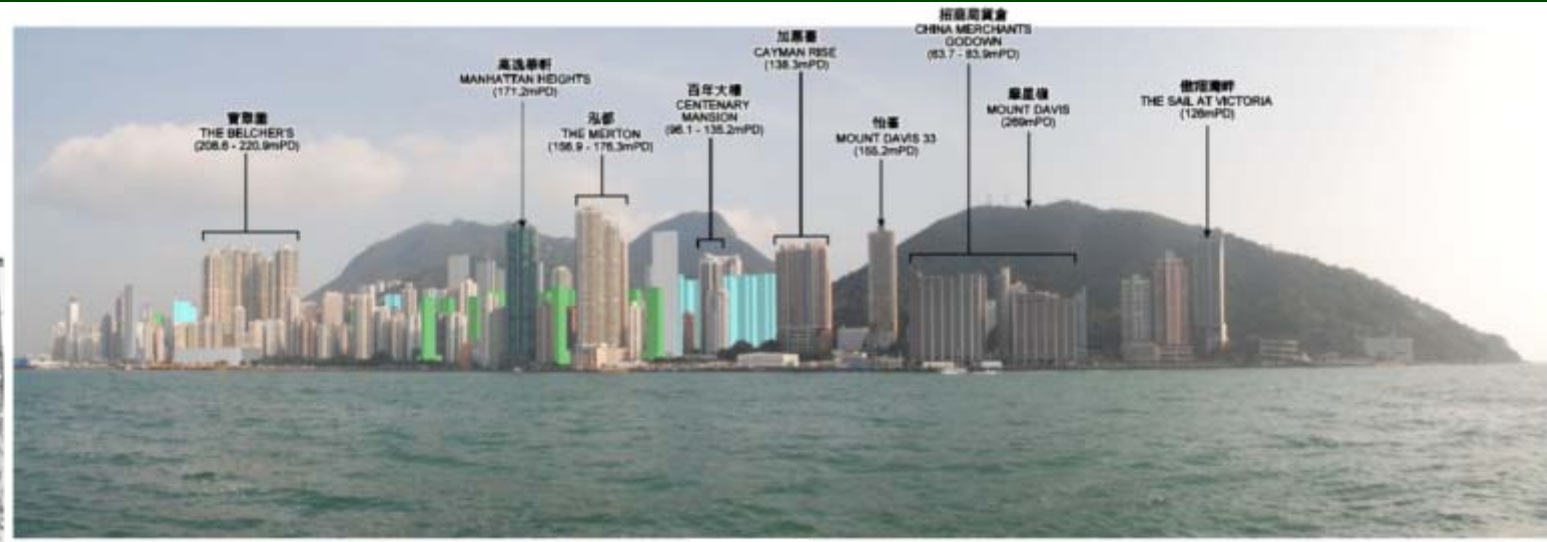
Photomontages

View from Major Ferry Route in the western gateway to Victoria Harbour

Existing View



Photomontage



100mPD

120mPD

已批准之發展
COMMITTED DEVELOPMENT

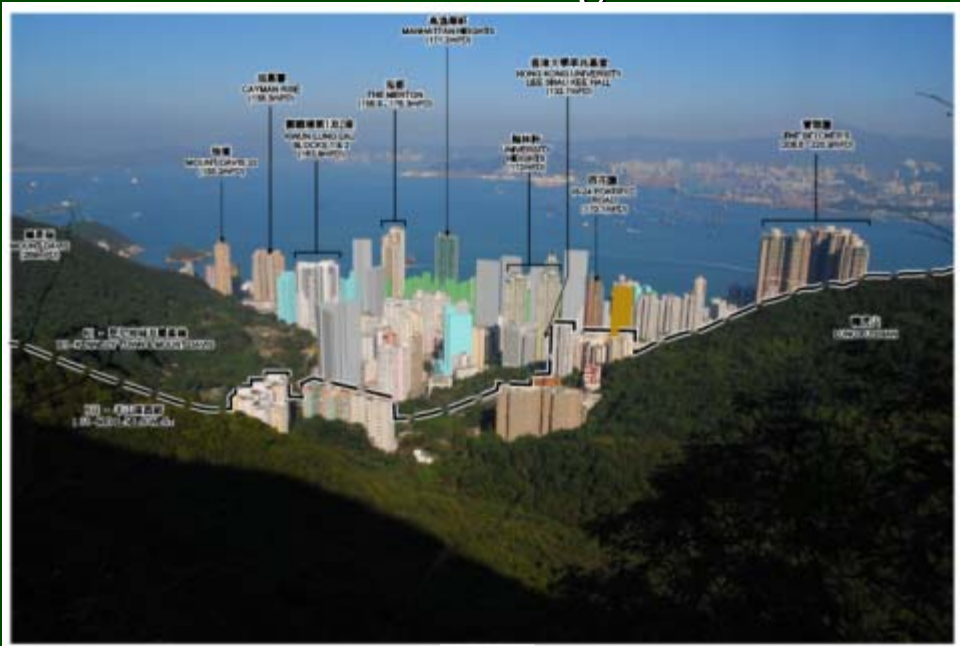
View from hiking trail of Harlech Road, Lung Fu Shan (龍虎山)



Existing View



Photomontage



100mPD

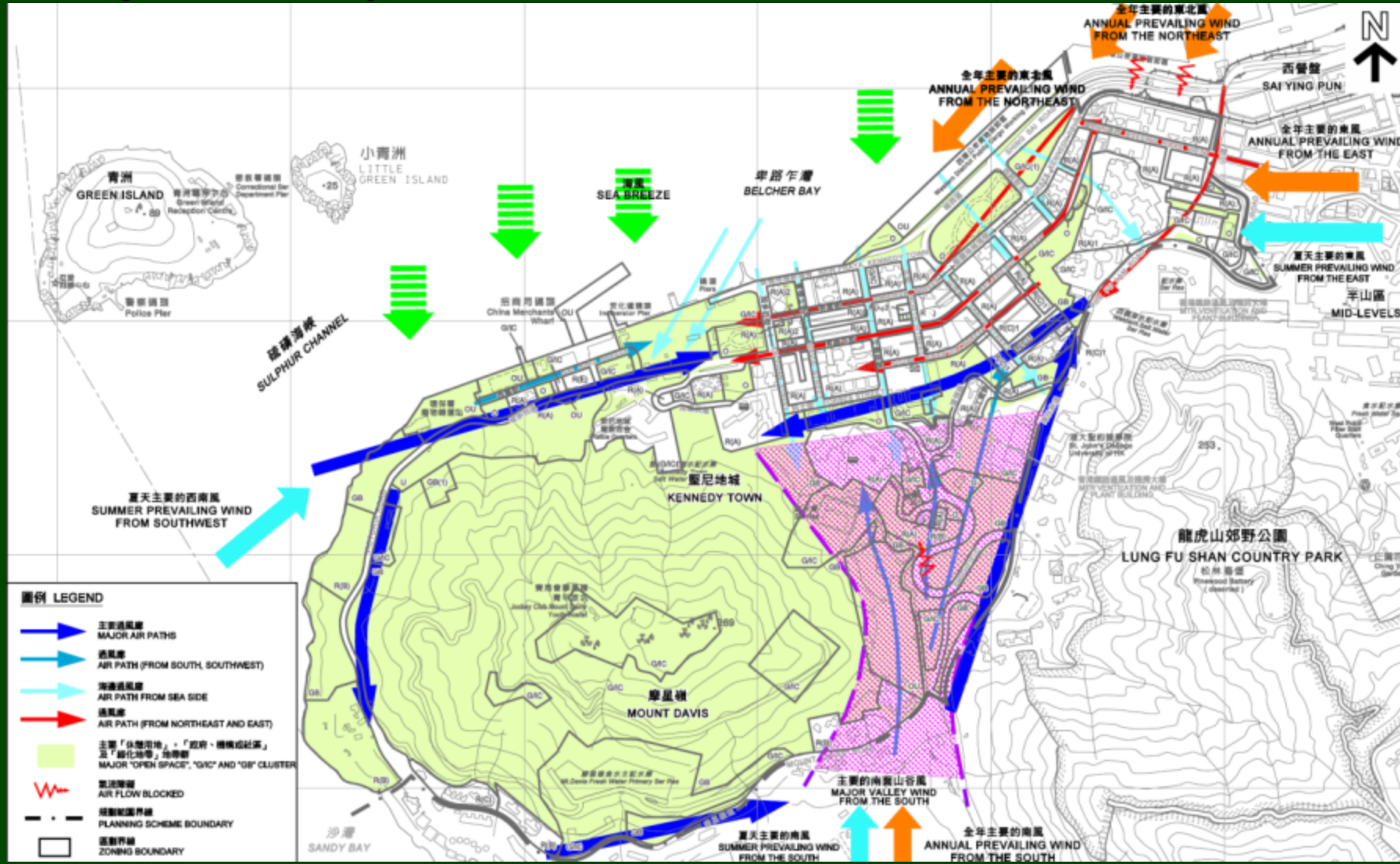
120mPD

160mPD

已批准之發展
COMMITTED DEVELOPMENT

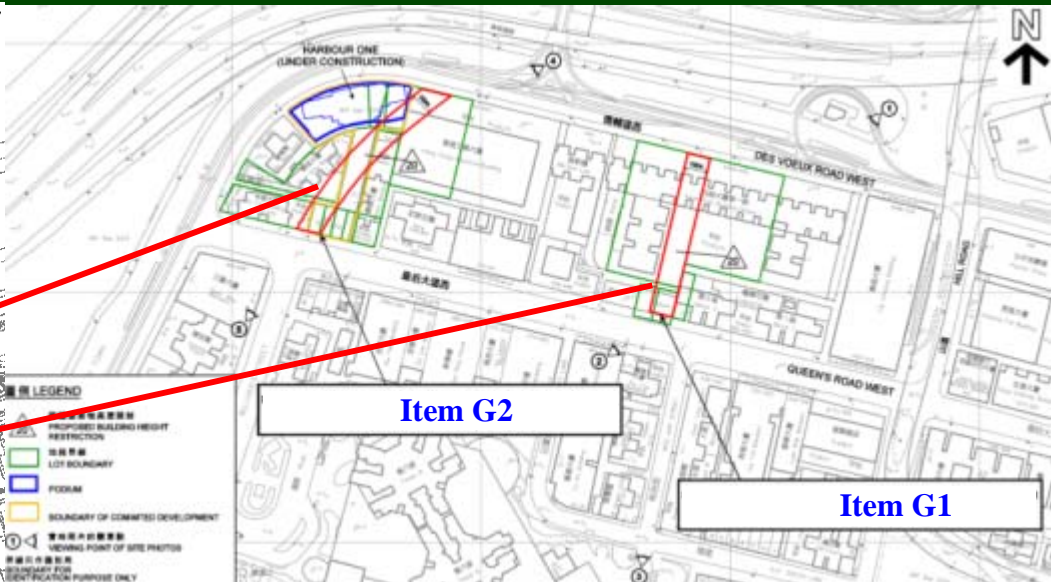
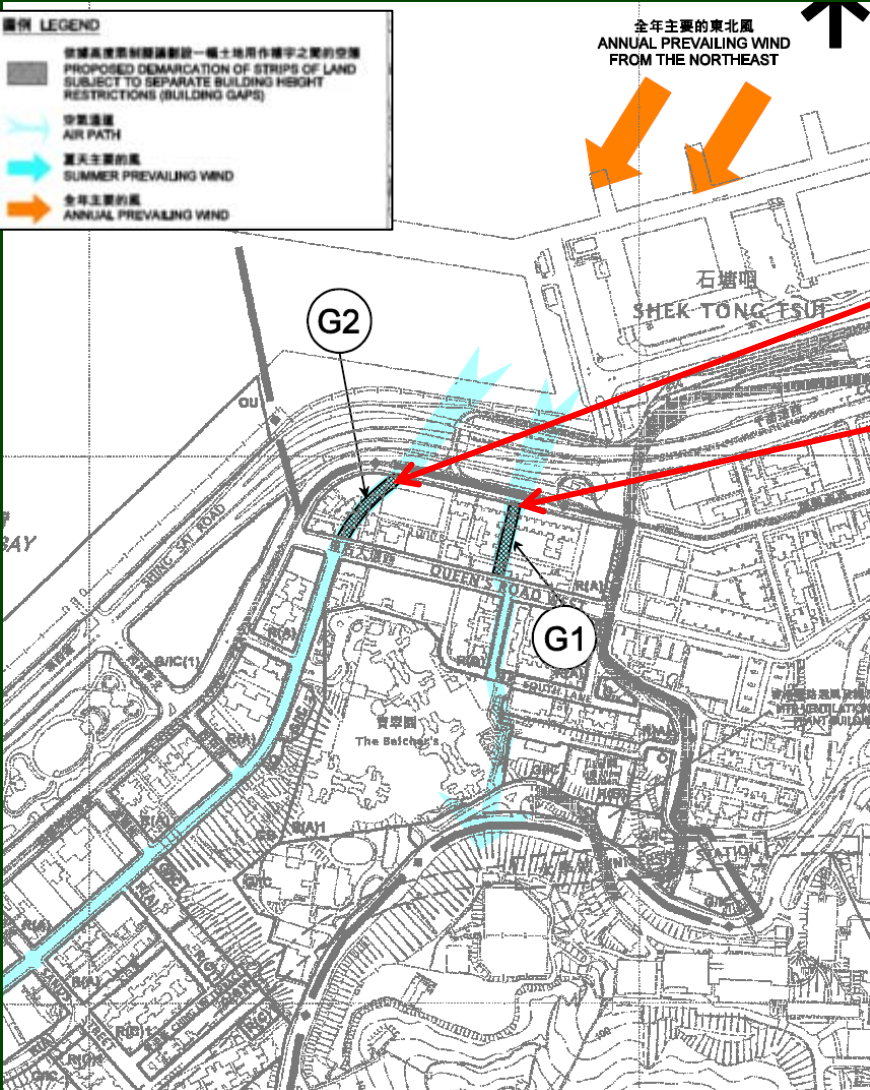
Air Ventilation Assessment (AVA)

- Annual prevailing wind: NE, E & S
- Summer prevailing wind: E, S & SW
- Major open space and low-rise GIC & OU cluster maintained
- Major breezeways maintained

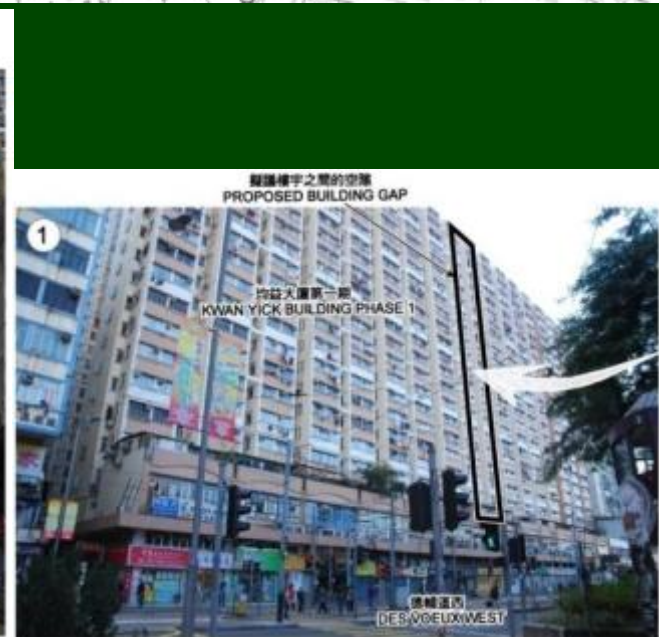
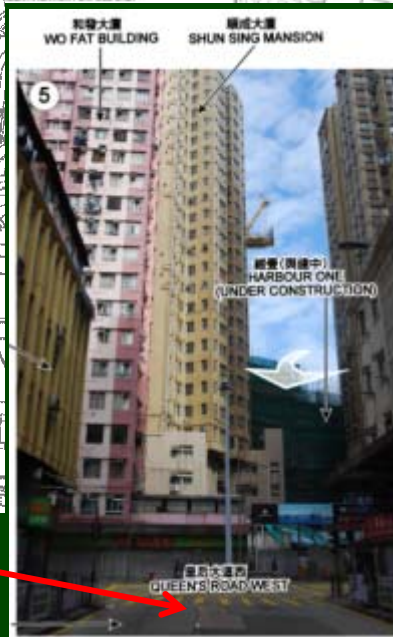


Building Gaps

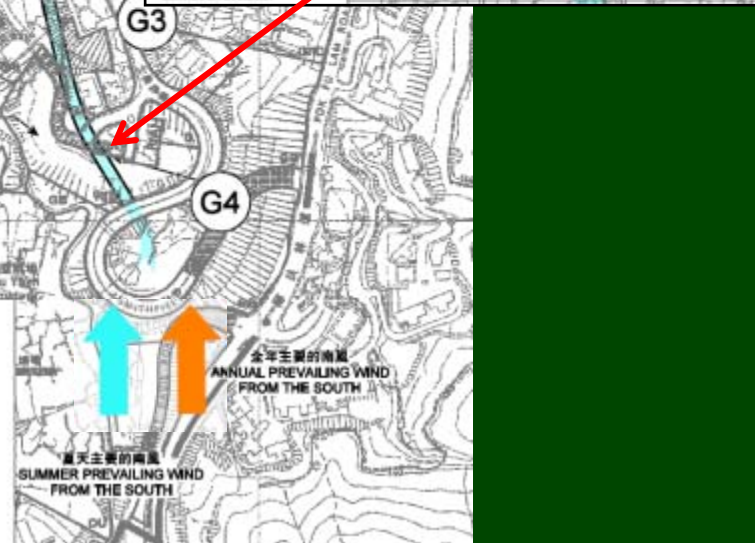
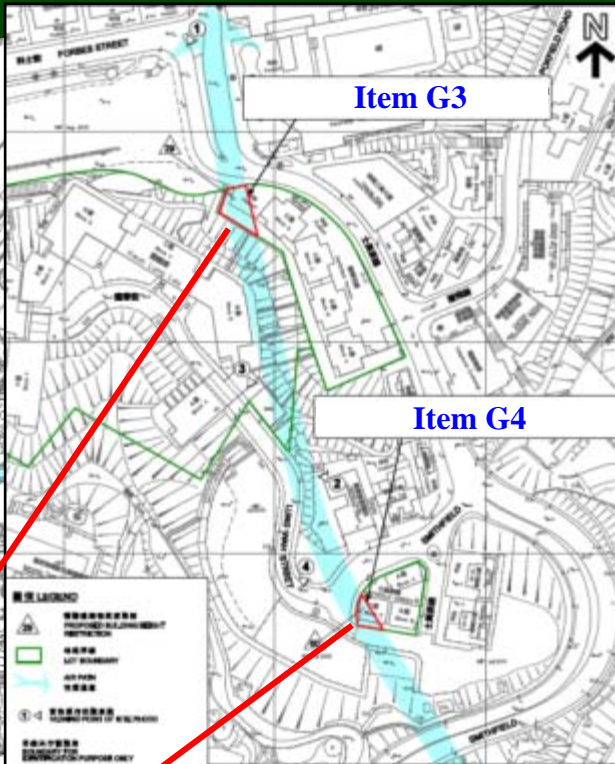
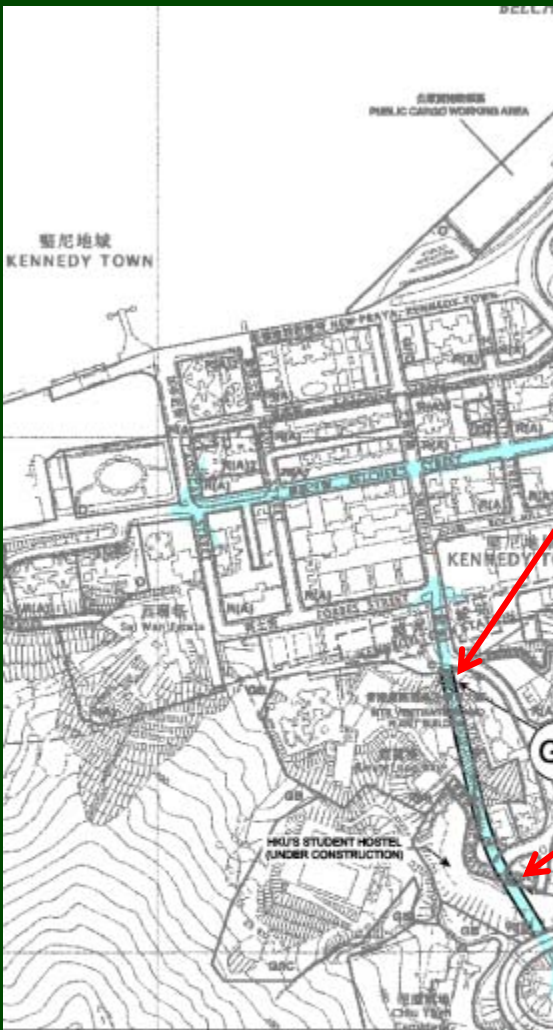
• G1& G2



卑路乍街
Belcher's Street



• G3 & G4



Thank You