

Draft Kennedy Town & Mount Davis Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Kennedy Town and Mount Davis area," a spokesman for the Town Planning Board said today (April 1).

The planning scheme area, covering about 172 hectares, is situated at the north-western corner of Hong Kong Island. The Belcher Bay and Sulphur Channel constitute the natural boundaries in the north and west, Hill Road and Pok Fu Lam Road delineate the eastern boundary, while Mount Davis Road forms its southern limit.

The approved OZP has incorporated amendments shown on the draft Kennedy Town & Mount Davis OZPs No. S/H1/17 to S/H1/21, which mainly involved (i) deletion of obsolete alignment of Route 7 and the previously proposed MTR West Island Line alignment and station, and rezoning a site at Forbes Street to "Open Space" and "Green Belt"; (ii) imposition of building height restrictions for various development zones, designation of building gaps and building setback requirements at some sites; (iii) revision to the Notes for the "Industrial" zone to increase the flexibility for changes of uses in wholesale conversion of existing industrial buildings; (iv) rezoning of various sites to reflect the existing and planned developments and to take into account the findings of the Land Use Review on the Western Part of Kennedy Town; and (v) taking forward the court's rulings on two judicial review cases to review the development restrictions including building height and building gaps, taking into account of the implications of various building and design guidelines, permissible development intensity and land use, air ventilation and urban design aspects for lands designated "Residential (Group A)" (and its subzones), "Residential (Group B)", "Residential (Group B)1", "Residential (Group E)" and "Other Specific Uses" annotated "Commercial, Leisure and Tourism Related Uses" zone.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning circumstances, where appropriate.

The approved Kennedy Town & Mount Davis OZP No. S/H1/22 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) Planning Enquiry Counters, (iii) the Hong Kong District Planning Office and (iv) the Central and Western District Office.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Town Planning Board's website

(www.info.gov.hk/tpb).