

**Proposed Amendments to the Notes of
The Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
in relation to Amendment Plan No. R/S/H10/22-A1**

The covering Notes and the Schedule of Uses of the Notes for “Other Specified Uses” annotated “Global Innovation Centre” are proposed to be amended to be read:

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.

- (9) *In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require planning permission from the Town Planning Board.*

- ~~(9)~~(10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- ~~(10)~~(11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Global Innovation Centre" Only

Eating Place Educational Institution Exhibition or Convention Hall Flat (staff quarters only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Office Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Research, Design and Development Centre Residential Institution Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Flat (not elsewhere specified) Hotel Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
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Planning Intention

This zone is intended primarily to provide land for the development of a Global Innovation Centre by the University of Hong Kong for deep technology research.

(Please see next page)

~~OTHER SPECIFIED USES (cont'd)~~

~~For "Global Innovation Centre" Only (cont'd)~~

Remarks

- ~~(1) — No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area), and a maximum building height of 158mPD, or the gross floor area and height of existing building, whichever is the greater.~~
- ~~(2) — In determining the relevant maximum gross floor areas for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- ~~(3) — Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~

(Please see next page)

**Proposed Amendments to the Explanatory Statement of
the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
in relation to Amendment Plan No. R/S/H10/22-A1**

(This does not form part of the proposed amendments to
the draft Pok Fu Lam Outline Zoning Plan No. S/H10/22)

Paragraphs 7.8, 7.8.6 to 7.8.8 and 7.9 to 7.10 of the Explanatory Statement are proposed to be amended.

7. LAND USE ZONINGS

7.8 Other Specified Uses (“OU”): Total Area 39.3 **34.58** ha

~~7.8.6—On land designated as “OU” annotated “Global Innovation Centre”, it is intended primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. To cater for the need of the Global Innovation Centre which would be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU’s strengths to address some of the most pressing challenges in the world through scientific discoveries and technological development, it provides development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. Development within this zone is subject to a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area) and a maximum building height of 158mPD, or the gross floor area and height of the existing building, whichever is the greater.~~

~~7.8.7—The development of the Global Innovation Centre shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation. Communal open space of not less than 12,000m² accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views. Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development.~~

~~7.8.8—Traffic improvement measures are required for the proposed Global Innovation Centre to mitigate the associated traffic impact. The project~~

~~proponent is required to submit updated traffic impact assessment upon confirmation of the design parameters at the detailed design stage, and assessment of the construction traffic impact and traffic review before commissioning of project. Mitigation measures to address the traffic noise impact from Victoria Road and Pok Fu Lam Road, to cater for freshwater, flushing water demand, and sewer upgrading works for the proposed development will be required. The requirement for submission of traffic impact assessment, noise impact assessment, water supply impact assessment and sewerage impact assessment, and implementation of the mitigation measures identified therein will be suitably incorporated into the land document.~~

7.9 “Undetermined” (“U”): Total Area 4.72 ha

- 7.9.1** *To consolidate Hong Kong’s leading position in basic research, the 2021 Policy Address announced that the Government has accepted in principle the proposal from the University of Hong Kong (HKU) to reserve a site in Pok Fu Lam for HKU to construct facilities for deep technology research. Pursuance to this policy initiative, an area largely zoned “Green Belt” and “Residential (Group C)6” between Pok Fu Lam Road and Victoria Road was rezoned to “OU” annotated “Global Innovation Centre”, subject to a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area) and a maximum building height of 158mPD. The planning intention is primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. It would provide development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. The draft Pok Fu Lam OZP No. S/H10/22 incorporating the amendments was exhibited for public inspection under section 5 of the Ordinance on 22 March 2024.*
- 7.9.2** *Subsequently, in view of HKU’s decision to take some time to strategically amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders’ opinions as much as practicable, and to step up engagement with the community through various channels so as to improve the development proposal, the land has been rezoned from “OU” annotated “Global Innovation Centre” to “U”. The “U” zone is intended to allow HKU to review its original plan and adjust it in response to stakeholders’ views. The long-term use and development parameters of the site would be determined after HKU’s submission of a revised proposal, which would go through public consultation and the Government’s examination, and would be subject to another round of statutory town planning procedures for proposed amendments to the OZP. As the development parameters are subject to changes pending HKU’s review, an interim zoning*

arrangement as a stop-gap measure to allow flexibility to take on board the outcome of the review is necessary.

7.910 Green Belt (“GB”): Total Area 117.43 ha

- 7.910.1** The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 7.910.2** This zoning comprises about 28% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is normally not permitted unless otherwise approved by the Board based on very strong planning grounds.
- 7.910.3** Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

7.1011 Country Park (“CP”): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.