

**Legislative Council
Panel on Development**

**Supplementary Paper on
Amendments to the Wong Nai Chung Outline Zoning Plan**

Purpose

This paper aims to provide information on the background, historical development and future work in respect of the Wong Nai Chung Outline Zoning Plan (OZP) in response to the request made by a member at the then Planning, Lands and Works Panel meeting on 26 June 2007.

Character of Wong Nai Chung Area

2. The Wong Nai Chung area is predominantly a residential area with developments encircling the valley floor of the Happy Valley and stepping up to the higher grounds of the valley. The Happy Valley Race Course and some sports and recreation clubs are found in the lower part of the area, while the upper part is a rather unique residential neighbourhood, consisting primarily of residential uses on the floor of the valley with low-rise residential developments on the higher grounds on the southern, western and eastern slopes. It is the intention to respect and preserve the well-established local character of the residential neighbourhood in the area in setting the development restrictions for the area.

Amendments to the Wong Nai Chung OZP

3. In 1989, development restrictions were incorporated in the OZP in respect of a number of residential areas to reflect the special characteristics of the respective neighbourhoods. Some of these areas are currently zoned “Residential (Group C)” with plot ratio, site coverage and building height restrictions in place. Recently, there has been strong development pressure on

some of the areas which are zoned “Residential (Group B)” (“R(B)”) without any development restrictions under the OZP. These areas fall within the Density Zone 2 area¹. In the absence of appropriate development restrictions, developments out of keeping with the adjacent residential neighbourhood in terms of built-form, scale and massing would appear. In the interest of maintaining the unique local character of the upper Happy Valley area, the Town Planning Board (the Board) has imposed plot ratio and/or building height restrictions for four “R(B)” areas at Ventris Road, Shan Kwong Road, Holly Road and Hawthorn Road. The details of the development restrictions and their justifications were explained during the Legislative Council Case Conference held on 11 April 2007 in respect of the amendments to the Wong Nai Chung OZP.

4. The amendments to the OZP to impose the development restrictions were made in accordance with the procedures under the Town Planning Ordinance (the Ordinance). The draft Wong Nai Chung OZP No. S/H7/12 incorporating the amendments to the four “R(B)” areas was exhibited for public inspection under section 5 of the Ordinance on 8 December 2006. Representations and comments submitted by the affected parties were heard by the Board on 15 June 2007, and an amendment to the OZP to partially meet some of the representations was also published on 31 August 2007. No further representation to the proposed amendment was received.

Future Work

5. Reviewing development restrictions on the OZP is an on-going exercise. The Planning Department is reviewing the appropriate development restrictions for the remaining areas, including areas zoned “Government, Institution or Community”, on the Wong Nai Chung OZP. Visual and air ventilation assessments are being conducted to examine the impact of the proposed development restrictions, having regard to private development rights of properties involved. A balanced approach would be adopted in devising appropriate development restrictions for the area. Upon completion of the review, the relevant amendments to the OZP will be submitted to the Board for consideration, and be published for public inspection in accordance with the Ordinance. After completion of the procedure to consider the representations

¹ The density zoning policy is set out in the Hong Kong Planning Standards and Guidelines (HKPSG). According to HKPSG, the permitted plot ratio for density zone 2 area is 5.

and comments by the Board, the OZP together with the representations and comments received will be submitted to the Chief Executive in Council for approval.

Planning Department
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