

**For discussion  
on 29 May 2007**

**LEGISLATIVE COUNCIL  
PANEL ON PLANNING, LANDS AND WORKS**

**Wan Chai Development Phase II Review**

**Purpose**

This paper reports on the progress of the Wan Chai Development Phase II (WDII) project and related developments.

**Background**

2. Following the High Court Judgment in April 2003 on the Judicial Review against the draft Wan Chai North Outline Zoning Plan (OZP) and the Court of Final Appeal (CFA) Judgment in January 2004 on harbour reclamation, we have to conduct a comprehensive review of the planning and engineering proposals of the Wan Chai North OZP which forms the major part of the WDII project area.

3. The key infrastructural development of the OZP is the Central-Wan Chai Bypass (CWB). The CWB is a strategic road network needed urgently to resolve the traffic congestion along the east-west Connaught Road Central/Harbour Road/Gloucester Road corridor of the northern shore of Hong Kong Island. All schemes for the CWB alignment will require reclamation to a differing extent. The Government has pledged that land formed incidental to the construction of the CWB will be put to public use. In conducting the planning and engineering review, we have invited and joined hands with the Harbour-front Enhancement Committee (HEC) in conducting the public engagement exercise. The objective of the exercise is to engage the community extensively and to solicit public views on the land use proposals covered by the OZP in particular the best alignment for the CWB which can meet the overriding public need test for reclamation.

4. Under HEC, the Sub-Committee on WDII (the Sub-Committee) was set up and launched in May 2004 the public engagement exercise "the Harbour-front Enhancement Review – Wan Chai" (HER) project. We briefed Panel Members on 23 May 2006 on the public vision of an enhanced

harbourfront which formed the basis for the preparation of the Concept Plan. On 28 November 2006, we reported to Members the public views received through the public engagement exercise including those of the four District Councils (DCs) of the Hong Kong Island and of the Town Planning Board (TPB) on the Concept Plan.

5. The Sub-committee of HEC held a town hall meeting on 16 December 2006 where responses to the public views on the Concept Plan were presented and discussed following which a report was compiled as per **Annex A**. With the endorsement of the Sub-Committee, this report was used as a basis to develop the Recommended Outline Development Plan (RODP)..

### **The Central-Wan Chai Bypass**

6. As we briefed Members at earlier meetings on the subject, having examined all feasible options for the development of the CWB and given the constraints imposed by the Mass Transit Railway Tsuen Wan Line tunnel, the need to provide slip roads at Wan Chai and the need to connect to the existing Island Eastern Corridor (IEC), there is no feasible “no reclamation” alignment for constructing the CWB. Tunnel Option Variation 1 (**Annex B**) was adopted. Under this Option, the minimum extent of reclamation required is 12.7 hectares with an additional water area of 0.4 hectares that will be affected by new flyover structures at the eastern end where the CWB joins the existing IEC. No permanent reclamation at the Causeway Bay Typhoon Shelter (CBTS) and the ex-public cargo working area (PCWA) would be required although temporary reclamation at these areas would be required for the construction of the CWB. The temporary reclamation materials would be removed and the seabed would be re-instated upon completion of works.

7. The previous WDII proposal and CRIII project included a Marine Basin to the west of the Hong Kong Convention and Exhibition Centre (HKCEC) and an openable causeway was proposed across the front of it. Although the causeway was proposed as a piled structure, it nevertheless affects that part of the Harbour over which it passes. To strictly comply with the Protection of the Harbour Ordinance (PHO), the openable causeway has been deleted from the current proposal. Consequently, the reclamation associated with the Marine Basin can be slightly reduced.

8. In accordance with the CFA judgment, there should be “cogent and convincing materials” (CCM) before the decision-maker to satisfy him that there is an overriding public need for reclamation so as to rebut the presumption against reclamation under the PHO. The CCM report is at **Annex C** for Members' reference. The CCM report presents the justifications to meet the

overriding public need test; explains the minimum extent of reclamation required; gives account on the process of identifying the alignment that would best serve to protect and preserve the Harbour; and details the engineering considerations involved.

### **The RODP and Amendments to OZPs**

9. The RODP setting out the detailed land use proposals as per **Annex D** was submitted to TPB on 3 April 2007 and TPB agreed that the RODP should serve as the basis for amending the relevant OZPs.

10. The project area of WDII falls within three OZPs, namely, the Wan Chai North OZP which covers the majority part of the WDII area; the North Point OZP which covers the eastern end where the CWB joins to the existing IEC; and the Central District (Extension) OZP which covers the area to the west of HKCEC.

11. The amendments to the Central District (Extension) OZP arising from the WDII Review relate mainly to the reduction in the extent of reclamation resulting from the deletion of the openable causeway and the consequential land use amendments. Amendment to the OZP would be undertaken upon the completion of the Urban Design Study for the New Central Harbourfront being undertaken by the Planning Department so that the outcome of the Study could be taken into consideration. The Study is scheduled for completion by end of 2007.

12. On 20 April 2007, TPB considered the draft revised Wan Chai North OZP and the proposed amendments to the North Point OZP prepared on the basis of the RODP, and agreed that they should be published for public views under the Town Planning Ordinance. The WDII related proposed amendments to these OZPs are at **Annex E**. The details are shown in the draft Wan Chai North OZP No. S/H25/1C (the draft revised Wan Chai North OZP), its Notes and Explanatory Statement (ES) at **Annex F** and in the draft North Point OZP No. S/H8/19D (the draft North Point OZP), its Notes and ES at **Annex G**. Separately, the concerned District Councils and various parties will also be consulted. The overall planning considerations are set out in paragraphs 13-14 below, followed by a description of major land use proposals in paragraphs 15 to 22 below.

### **Overall Planning Considerations**

13. The overall planning and design concept for land uses is to emphasize

the relation of the new waterfront with the Harbour, the cultural and historical context of the Wan Chai and Causeway Bay area, and the surrounding environment. Due regard has been given to the Vision and Goals for Victoria Harbour of TPB, the Harbour Planning Principles promulgated by HEC, and the Urban Design Guidelines promulgated in the Hong Kong Planning Standards and Guidelines as well as community aspirations. The overall objective is to create a vibrant, attractive and easily accessible waterfront for public enjoyment. Based on the Concept Plan, the new waterfront in the draft revised Wan Chai North OZP is defined in four Character Precincts namely, Arts and Culture, Water Park, Water Recreation and Heritage Precincts. The Leisure and Recreation Precinct is in the new waterfront at northwest of the draft North Point OZP. The details and specific harbour-front enhancement proposals will be examined in the detailed planning stage.

14. The building height strategy has been formulated to protect the integrity of the ridgeline, to maintain clear views towards the Harbour from the inland, and to respect the waterfront setting. In the Wan Chai North area, a stepped building height profile is adopted with heights ranging from 10 to 50 metres above Principle Datum (mPD) for new developments. The profile allows a gradation of building heights descending towards the waterfront. In the reclamation area in North Point, the new developments primarily comprise the low-rise CWB associated facilities and the building heights are restricted to 14 and 15 mPD.

## **Major Land Uses**

### Pedestrian Linkages

15. New pedestrian links are proposed to facilitate public access to the waterfront including three landscaped decks zoned “Other Specified Uses” (“OU”) annotated “Landscaped Elevated Deck” on the draft OZPs (near the public garden of Grand Hyatt Hotel, at the reprovisioned Public Transport Interchange and at the northern part of Victoria Park), two at grade crossings (at the junction of Fleming Road and the junction of Tonnochy Road with Hung Hing Road), a footbridge along Wan Shing Street, an at-grade pedestrian link along Watson Road to waterfront and an at-grade pedestrian link along Oil Street passing underneath the IEC to waterfront. Longer term further improvements to pedestrian linkages would be further considered.

### Harbourfront Enhancement

16. Pedestrian accessibility to the harbour-front will be enhanced with the waterfront promenade of about 4km long proposed along the new shoreline.

The proposed promenade will connect the planned waterfront promenade in Central to the Oil Street area of North Point.

17. Land formed consequential to the construction of the CWB provides opportunity for providing waterfront open space. In the draft revised Wan Chai North OZP, the formed land to the east of the HKCEC would provide a waterfront open space of about 3 ha. In the draft North Point OZP, the reclaimed land and existing land in the area between Watson Road and Oil Street would provide a waterfront open space of about 3.3 ha, alleviating the shortfall of open space in North Point.

18. In addition to the waterfront promenade and the open space, land has been reserved in the new waterfront for waterfront related commercial, leisure and recreational uses. In the draft revised Wan Chai North OZP, the ex-PCWA is zoned “OU (Public Waterfront Promenade and Water Recreation Related Uses)” for the provision of public waterfront promenade and low-rise and low-density public water recreation related uses. A water sports centre and a harbour education centre are planned. Land to the east of the HKCEC is zoned “OU(Waterfront Related Commercial and Leisure Uses)” for the provision of low-rise and low-density waterfront related commercial developments and leisure uses to add variety and vibrancy to the waterfront.

#### Government, Institution and Community (GIC) Facilities

19. The reprovisioned GIC facilities are mainly within the Wan Chai North area. They include the following:

- (a) “In-situ” reprovisioning of Harbour Road Sports Centre (HRSC), Wan Chai Swimming Pool (WCSP) and the existing public transport interchange (PTI). The location of HRSC and WCSP will be swapped with that of the existing PTI to facilitate the construction of the Exhibition Station of North Hong Kong Island Line (NIL)/Sha Tin to Central Link (SCL) underneath. The site is zoned “Government, Institution or Community (1)” (“G/IC(1)”).
- (b) A site adjacent to the Atrium Link of the Hong Kong Convention and Exhibition Centre is earmarked for a coach park after they have dropped off tourists at the Golden Bauhinia Square. It is zoned “G/IC(4)”.
- (c) A site at Wan Shing Street for re-provisioning a salt water pumping station, longer term expansion of the Wan Chai East

Sewage Screening Plant (WCESSP) and coach parking until the site is needed for longer term expansion of the WCESSP. The site is zoned “G/IC(2)”.

- (d) A site at south-eastern corner of CBTS for reprovisioning the floating Tin Hau Temple. The site is zoned “G/IC(3)”. Should the temple be retained in the typhoon shelter, the site will be developed into public open space.

#### Associated Facilities, Roads, Road Re-alignment and Site Boundary Adjustment

20. The following major uses associated with the CWB are incorporated in the draft North Point OZP:

- (a) The eastern tunnel portal of the CWB with landscape planting above located in the vicinity of Watson Road and Oil Street is zoned “OU(Landscaped Deck Over Central – Wan Chai Bypass Tunnel Portal)”; the service road is shown as ‘Road’ and the site near the tunnel portal is zoned “OU(Amenity Area)”.
- (b) The administration building of the CWB located underneath the westbound lanes of the IEC is zoned “OU(Central – Wan Chai Bypass Administration Building)”.
- (c) The ventilation building of the CWB located north of Food and Environmental Hygiene Department’s Whitfield Depot (FEHD Depot) is zoned “OU(Central – Wan Chai Bypass Ventilation Building)”.

To address the local residents’ concern about the air quality and noise impacts of the exhaust vent, the exhaust vent has been separated from the ventilation building in the current design and located at the northern tip of the eastern breakwater of CBTS. It has been incorporated in the draft revised Wan Chai North OZP. We will adopt an appropriate design to reduce the noise impact of the ventilation building on the nearby residents. Taking account of local residents’ comments expressed at the briefings organized by the relevant departments on 14 and 15 April 2007, the arrangement for the ventilation building and exhaust vent will be further considered. A detailed study on the effect on the air quality and noise level will also be carried out to ensure compliance with the statutory standards of the Environmental Impact Assessment Ordinance.

- (d) Slip Road 8 and the associated re-alignment of Victoria Park Road and Tsing Fung Street are designated as ‘Road’. To avoid reclamation at the CBTS, a section of the Slip Road 8 has to run through the northern part of Victoria Park before it crosses Victoria Park Road below ground so that the level of the slip road could drop to below the seabed level of the CBTS at the edge of the CBTS for connecting to the CWB tunnel. The detailed design for the re-alignment of Victoria Park Road associated with Slip Road 8 is being improved to minimize the impacts on Victoria Park.
- (e) Two strips of land near Tsing Fung Street are zoned “Open Space” (“O”) to reflect the new boundary of Victoria Park as a result of the construction of Slip Road 8 and the associated road realignment.
- (f) The site boundary of the FEHD Depot is adjusted for constructing the realigned eastbound lanes of the IEC, the ventilation building of the CWB and the waterfront park.
- (g) The boundaries of the sites currently occupied by Sea View Estate and Harbour Heights and Manulife Tower are slightly adjusted as a result of the CWB project. To maintain a buffer from the traffic on the IEC, the northern part of the site as demarcated by the thin pecked line on the Plan is subject to a maximum height restriction of not exceeding the soffit level of the IEC. The height restriction is similar to the existing height restriction under the current OZP.

21. Appropriate restrictions on gross floor area (GFA) and/or building height have been incorporated in the zonings for the GIC facilities and the CWB associated facilities. In response to the request of TPB, appropriate mechanisms to strengthen the planning control on the design of the infrastructural facilities will be put in place.

#### Other Facilities

22. Land in Wan Chai North is reserved for the following proposed facilities:

- (a) A site north-east of the HKCEC is zoned “OU(Helipad)” for the provision of a helipad for the Government Flying Service to

provide emergency and other government flying services, replacing the current temporary helipad at the ex-PCWA. The helipad will allow shared use by the commercial operators of local domestic helicopter services but with priority given to Government operations at all times.

- (b) A site at the new waterfront of Wan Chai is zoned “OU(Pier)” for reprovisioning the existing Wan Chai East Ferry Pier.
- (c) Three sites near the reprovisioned PTI are zoned “OU(Railway Ventilation Building)” and “OU(Railway Station Facilities)” for the provision of the railway ventilation buildings and station facilities for NIL/SCL.

### **Way Forward**

23. The HEC Sub-committee on WDII Review is continuing its public engagement exercise and views collected will be submitted to TPB for consideration prior to finalising the amendments to the relevant OZPs. Gazetting of the draft OZPs under the Town Planning Ordinance is scheduled in July 2007. The proposed reclamation and all CWB-related road schemes are scheduled to be gazetted under the Foreshore and Sea-bed (Reclamations) Ordinance and the Roads (Works, Use and Compensation) Ordinance respectively in July 2007.

### **Annexes**

Annex A	Report of the Realization Stage of HER project
Annex B	Tunnel Option Variation 1
Annex C	CCM report
Annex D	RODP
Annex E	WDII Related Proposed Amendments to Relevant OZPs
Annex F	Draft Revised Wan Chai North OZP No. S/H25/1C, its Notes and ES
Annex G	Draft North Point OZP No. S/H8/19D, its Notes and ES

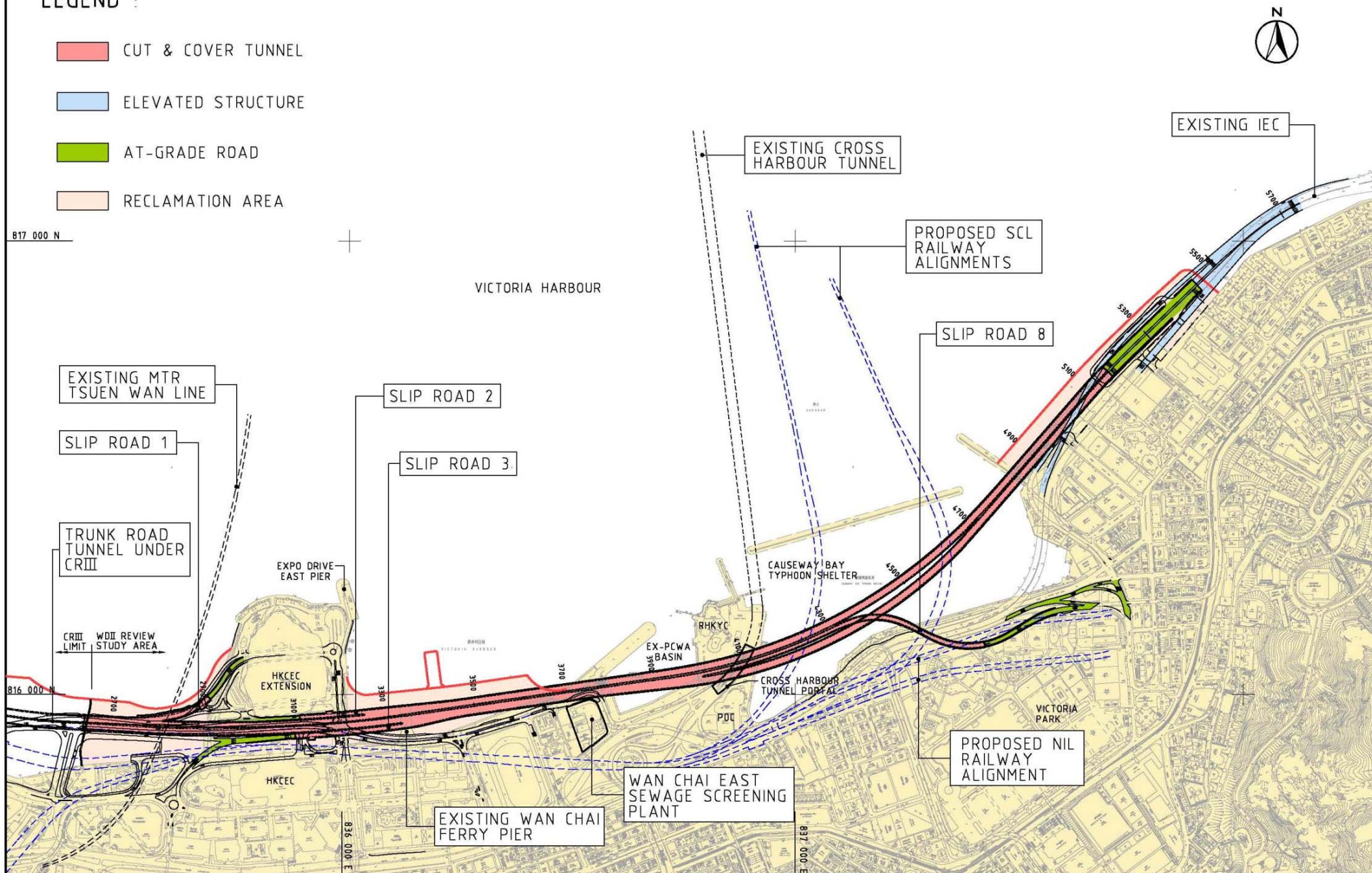


**Housing, Planning and Lands Bureau  
Environment, Transport and Works Bureau  
Civil Engineering and Development Department  
Planning Department  
Highways Department  
Transport Department**

**May 2007**

# LEGEND :

- CUT & COVER TUNNEL
- ELEVATED STRUCTURE
- AT-GRADE ROAD
- RECLAMATION AREA









圖例  
NOTATION

ZONES

GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
COMMERCIAL	C
COMMERCIAL / RESIDENTIAL	CR
COMMUNICATIONS	
RAILWAY AND STATION (UNDERGROUND)	
MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	
RAILWAY RESERVE	

地帶	
政府、機構或社區	
休憩用地	
其他指定用途	
商業	
商業 / 住宅	
交通	
鐵路車站 (地下)	
主要道路及路口	
高架道路	
鐵路專用範圍	

維多利亞港  
VICTORIA HARBOUR

灣仔北分區計劃大綱圖的擬議修訂  
DRAFT REVISED WAN CHAI NORTH  
OUTLINE ZONING PLAN

北角分區計劃大綱圖的擬議修訂  
PROPOSED AMENDMENTS TO  
NORTH POINT OUTLINE ZONING PLAN

與灣仔發展計劃第二期有關的分區計劃大綱圖的擬議修訂

WDII RELATED PROPOSED AMENDMENTS TO RELEVANT OUTLINE ZONING PLANS

規 劃 署  
PLANNING DEPARTMENT



M/SD/07/49d

附件 Annex  
E

0 100 200 400 600 Meters



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
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
RAILWAY RESERVE		鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

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

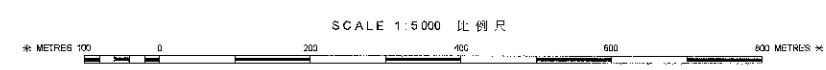
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	3.23	5.84	商業
GOVERNMENT, INSTITUTION OR COMMUNITY	10.80	19.71	政府、機構或社區
OPEN SPACE	8.92	16.13	休憩用地
OTHER SPECIFIED USES	15.47	27.97	其他指定用途
MAJOR ROAD ETC.	16.78	30.35	主要道路等
TOTAL PLANNING SCHEME AREA	55.21	100.00	規劃範圍總面積

草圖編號 S/H 25/1 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H25/1

AMENDMENT ITEM A REDUCTION OF THE DEVELOPMENT AREA FROM 79.54 HECTARES TO 55.37 HECTARES		修訂項目 A 項 發展區範圍由 79.54 公頃減至 55.37 公頃
AMENDMENT ITEM B REVISION OF THE LAND USE ZONINGS AND LAYOUT FOR THE ENTIRE PLANNING SCHEME AREA		修訂項目 B 項 修訂整個規劃區的土地用途地帶和佈局設計

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的灣仔北 (港島規劃區第 25 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 25 - WAN CHAINORTH - OUTLINE ZONING PLAN



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/H25/1C

**Wan Chai Development Phase II Review**  
**Draft Wan Chai North Outline Zoning Plan No. S/H25/1C**

**HONG KONG PLANNING AREA NO.25**

**DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**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, railway station entrance, 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; and
  - (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.
- (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) 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) 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.



**HONG KONG PLANNING AREA NO.25**

**DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C**

**Schedule of Uses**

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Petrol Filling Station
Exhibition or Convention Hall	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centres and regional or district commercial/shopping centres. These areas are usually major employment nodes.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Exhibition or Convention Hall
Field Study/Education/Visitor Centre	Helicopter Landing Pad
Government Refuse Collection Point	Helicopter Fuelling Station
Government Use (not elsewhere specified)	Hotel
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Petrol Filling Station
Pier	Place of Entertainment
Place of Recreation, Sports or Culture	Private Club
Public Clinic	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services
Recyclable Collection Centre	Utility Installation for Private Project (not elsewhere specified)
Religious Institution	
Research, Design and Development Centre	
School	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project (Underground Pumphouse only)	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height specified below or the height of the existing building (including structure(s)), whichever is the greater:

Sub-area	Restriction
G/IC(1)	A maximum building height of 50 metres above Principal Datum
G/IC(2)	A maximum building height of 20 metres above Principal Datum
G/IC(3)	A maximum building height of 15 metres above Principal Datum
G/IC(4)	A maximum building height of 10 metres above Principal Datum

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Utility Installation (Underground Pumphouse only) Sitting Out Area Utility Installation for Private Project (Underground Pumphouse only) Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Market (flea market only)  Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Religious Institution Shop and Services Tent Camping Ground Utility Installation for Private Project (not elsewhere specified)

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

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 "Exhibition Centre" Only

Eating Place	Educational Institution
Exhibition or Convention Hall	Government Use
Place of Entertainment	School (other than in free-standing purpose designed school building)
Place of Recreation, Sports or Culture	
Private Club	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for the provision of exhibition and convention facilities.

For "Exhibition Centre with Commercial Development" Only

Eating Place	Educational Institution
Exhibition or Convention Hall	Government Use
Flat	School (other than in free-standing purpose- designed school building)
Hotel	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Shop and Services	
Social Welfare Facility	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for the provision of exhibition and convention facilities and commercial and business uses.

(Please see next page)

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
<u>For "Public Waterfront Promenade and Water Recreation Related Uses" only</u>	
Field Study/Education/Visitor Centre Government Use Park and Garden Picnic Area Pier Place of Recreation, Sports or Culture Playground/Playing Field Promenade Public Convenience Public Utility Installation (Underground Pumphouse only) Sitting Out Area Utility Installation for Private Project (Underground Pumphouse only) Water Recreation Centre	Eating Place Place of Entertainment Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Shop and Services Utility Installation for Private Project (not elsewhere specified)

Planning Intention

This zone is intended primarily for the provision of public waterfront promenade and low-rise and low-density public water recreation related uses serving the need of the general public.

Remarks

- (1) Any building development should be restricted to the landward portion of the zone as demarcated by the thin pecked line on the Plan; and no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) in the said landward portion shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 1,650m<sup>2</sup> and a maximum building height of 20 metres above Principal Datum.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Public Waterfront Promenade and Water Recreation Related Uses" only (Cont'd)

Remarks (Cont'd)

- (2) In determining the maximum gross floor area 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 and caretaker's office, 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 restrictions on the gross floor area and the building height 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)



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 "Waterfront Related Commercial and Leisure Uses" Only

Eating Place	Government Use (not elsewhere specified)
Education/Visitor Centre	Private Club
Place of Entertainment	Public Utility Installation
Place of Recreation, Sports or Culture	Utility Installation for Private Project
Public Convenience	
Shop and Services	

Planning Intention

This zone is intended primarily for low-rise and low-density waterfront related commercial developments and leisure uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height and a maximum gross floor area specified below:

Sub-area	Restriction
OU(1)	A maximum gross floor area of 1,800m <sup>2</sup> and a maximum building height of 15 metres above Principal Datum
OU(2)	A maximum gross floor area of 1,100m <sup>2</sup> and a maximum building height of 10 metres above Principal Datum
OU(3)	A maximum gross floor area of 1,000m <sup>2</sup> and a maximum building height of 10 metres above Principal Datum

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Waterfront Related Commercial and Leisure Uses" only (Cont'd)

Remarks (Cont'd)

- (2) In determining the maximum gross floor area 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 and caretaker's office, 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 restrictions on the gross floor area and the building height 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)

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 "Sports and Recreation Club" Only

Place of Recreation, Sports and Culture  
Private Club

Eating Place  
Government Use (not elsewhere specified)

Public Vehicle Park (excluding container vehicle)

Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances

Religious Institution

Shop and Services

Social Welfare Facility

Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of sports and recreation clubs.

Remarks

- (1) No new development or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height specified below or the height of the existing building (including structure(s)), whichever is the greater:

Sub-area	Restriction
OU(4)	A maximum building height of 20 metres above Principal Datum
OU(5)	A maximum building height of 25 metres above Principal Datum

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction 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)

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 "Amenity Area" Only

Amenity Area

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of roadside amenity areas and other landscape planting areas.

For "Cross Harbour Tunnel Vent Shaft" only

Cross Harbour Tunnel Vent Shaft

Government Use  
  
Public Utility Installation  
Railway Vent Shaft and/or Other Structure  
above Ground Level other than Entrances  
Utility Installation for Private Project

Planning Intention

This zone is intended for the provision of the Cross Harbour Tunnel vent shaft.

For "Landscaped Elevated Walkway" Only

Elevated Walkway  
Government Use

Public Utility Installation

Planning Intention

This zone is intended for the provision of landscaped elevated walkways.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Helipad" Only</u>	
Government Use	Public Utility Installation
Helicopter Fuelling Station	Utility Installation for Private Project
Helicopter Landing Pad	

Planning Intention

This zone is intended to designate land for the provision of a helipad.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 400m<sup>2</sup> and a maximum building height of 20 metres above Principle Datum.
- (2) In determining the maximum gross floor area 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 and caretaker's office, 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 restrictions on the building height and gross floor area 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)

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 "Petrol Filling Station " Only

Petrol Filling Station

Government Use  
Railway Vent Shaft and/or Other Structure above  
Ground Level other than Entrances  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended for the provision of petrol filling station.

For "Pier" Only

Government Use  
Pier  
Public Convenience

Eating Place  
Exhibition or Convention Hall  
Marine Fuelling Station  
Public Utility Installation  
Shop and Services  
Utility Installation for Private Project

Planning Intention

This zone is intended for the provision of pier.

Remarks

- (1) Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for use as eating place and/or shop and services are considered as ancillary to "Pier" use.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 20m above Principle Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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 "Railway Ventilation Building" Only

Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	Exhibition or Convention Hall Government Use Public Utility Installation
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Planning Intention

This zone is intended for the provision of railway ventilation buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 "Railway Station Facilities" Only

Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	Exhibition or Convention Hall Government Use Public Utility Installation
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Planning Intention

This zone is intended for the provision of railway station facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



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 "Central – Wan Chai Bypass Exhaust Vent" Only

Road Tunnel Exhaust Vent

Government Use  
Public Utility Installation

Planning Intention

This zone is intended for the provision of an exhaust vent for the Central – Wan Chai Bypass.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Wan Chai Development Phase II Review**  
**Draft Wan Chai North Outline Zoning Plan No. S/H25/1C**

**HONG KONG PLANNING AREA NO. 25**

**DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C**

**EXPLANATORY STATEMENT**

**HONG KONG PLANNING AREA NO. 25**

**DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C**

**EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 25**

### **DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

(Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the draft plan.)

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the draft Wan Chai North Outline Zoning Plan (OZP) No. S/H25/1C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 The need for reclamation in Central and Wan Chai was first identified in the "Study on Harbour Reclamations and Urban Growth" (SHRUG) (1983). In 1987, the 'Central and Wan Chai Reclamation Feasibility Study' (CWRFS) was commissioned to examine the planning, engineering and financial viability of the reclamation in Central and Wan Chai. The Recommended Outline Development Plan (RODP) prepared under the study was later developed into a more detailed development masterplan in a further consultancy study, entitled 'Central and Wan Chai Reclamation Development – Development of Urban Design Parameters Study' (DUDPS), which was completed in 1993.
- 2.2 The CWRFS proposed that the reclamation development was to be carried out in five phases. Central Reclamation Phases I and II (CRI and II) was completed in 1998 and 1997 respectively. Central Reclamation Phase III (CRIII) is in progress. For the reclamation in Wan Chai, Wan Chai Reclamation Phase I (WDI) for the extension to the Hong Kong Convention and Exhibition Centre (HKCEC) was completed in July 1997. The Wan Chai Development Phase II (WDII) (formerly known as Wan Chai Reclamation Phase II) is the last phase of the Central and Wan Chai Reclamation.
- 2.3 On 30 June 1997, the then Legislative Council enacted the Protection of the Harbour Ordinance. The ordinance was later amended by the Protection of the Harbour (Amendment) Ordinance enacted on 2 December 1999, which extended its scope to cover the whole Victoria Harbour. Under the Protection of the

Harbour Ordinance, the harbour is to be protected and preserved as a special public asset and a natural heritage of Hong Kong people.

- 2.4 In June 1999, the Government commissioned a Comprehensive Feasibility Study to further review the WDII project with the main objectives to provide land for key transport infrastructure, including the Central-Wan Chai Bypass (CWB), the North Hong Kong Island Line (NIL) and the proposed fourth rail harbour crossing, and for re-provisioning the affected waterfront facilities, as well as to develop an attractive waterfront for the enjoyment of the public. The RODP prepared under that study was adopted to prepare an OZP for the Wan Chai North area.
- 2.5 Under the power delegated by the then Governor which was deemed to have been made by the Chief Executive, the then Secretary for Planning, Environment and Lands, directed the Board on 11 July 2001, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Wan Chai North area which will be a new Planning Area No. 25. It includes new reclamation along the Wan Chai and Causeway Bay waterfront and existing areas to the north of Gloucester Road excised from the former draft Wan Chai OZP No. S/H5/20 and draft North Point OZP No. S/H8/16.
- 2.6 On 19 April 2002, the draft Wan Chai North OZP No. S/H25/1 (the original draft OZP), incorporating a proposed reclamation of about 26ha and the adjoining existing area to the north of Gloucester Road, was exhibited for public inspection under section 5 of the Ordinance. Upon expiry of the two-month exhibition period, 778 objections were received. 1 objection was withdrawn before preliminary consideration by the Town Planning Board (the Board) and 25 were subsequently identified not to be genuine as the concerned persons had confirmed that they had never lodged any objections to the original draft OZP. The Board gave preliminary consideration to the objections on 6 September 2002 and decided not to propose amendment to the draft OZP to meet/partially meet the objections. It gave further consideration to the objections on 29 November and 6 December 2002, and decided to propose amendments to meet 1 objection and to partially meet 10 objections. On 3 January 2003, the proposed amendments to meet/partially meet the objections were notified in the Gazette under section 6(7) of the Ordinance. Upon expiry of the notification period, two further objections were received. On 14 February 2003, the Board considered the further objections and decided to propose further amendment to partially meet one of the further objections. The Board also agreed that the proposed amendments under section 6(7) of the Ordinance and arising from the hearing of the further objections should form part of the original draft OZP under section 6(9) of the Ordinance.
- 2.7 On 27 February 2003, one of the objectors sought a judicial review of the decisions of the Board made on 6 December 2002 and 14 February 2003. The High Court handed down the judgment on 8 July 2003 whereby the decisions of

the Board were quashed. The Board subsequently appealed to the Court of Final Appeal (CFA). On 9 January 2004, the CFA ruled that the presumption against reclamation in the Protection of the Harbour Ordinance can only be rebutted by establishing “an overriding public need” test and quashed the decisions of the Board. The original draft OZP and the previous objections to the draft OZP have to be re-considered.

- 2.8 In response to the request of the Board made in October 2003 in the light of the High Court ruling and because of the CFA ruling, the Government commissioned a Wan Chai Development Phase II Planning and Engineering Review (WDII Review). The WDII Review is to investigate the minimum practicable reclamation option for providing the essential transport infrastructure and reprovisioning the affected waterfront facilities that can meet the “overriding public need” test and to provide input for the Board to reconsider the draft OZP and the objections to it in accordance with the CFA judgment. Under the WDII Review, harbour-front enhancement proposals have also been formulated. Under the WDII Review, a RODP was produced in early 2007. On 3 April 2007, the Board agreed the RODP to serve as the basis for amending the original draft OZP.
- 2.9 On 20.4.2007, the Board agreed to adopt the draft revised Wan Chai North OZP No. S/H25/1C (the draft revised OZP) incorporating the proposed amendments as a basis for the re-consideration of the previous objections.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the road and railway alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area) is shown by a heavy broken line on the Plan. The Area covering about 55.31 ha is bounded by Hing Fat Street to the east, Victoria Park Road and Gloucester Road to the south, and Fenwick Pier Street to the west. It includes the existing Wan Chai area to the north of Gloucester Road and Island Eastern Corridor and the proposed reclamation area to the north of the existing seawall.
- 5.2 The Area covers about 5.7 ha of reclamation area, the extent of which has been determined by the minimum extent required for providing the essential transport infrastructure, namely the CWB and associated road connections, and for re-provisioning the affected facilities. Other than meeting infrastructure needs, harbour-front enhancement will be the main use on the land formed for the construction of the CWB.
- 5.3 The Area also covers the existing built-up area comprising commercial and office developments including the Hong Kong Convention and Exhibition Centre (HKCEC), art and cultural developments including the Hong Kong Academy for Performing Arts (HKAPA) and the Hong Kong Arts Centre (HKAC), government office buildings, and government, institution and community (GIC) facilities including Harbour Road Sports Centre (HRSC), Wan Chai Swimming Pool (WCSP) and Wan Chai Sports Ground (WCSG).
- 5.4 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

## **6. POPULATION**

The population of the Area in 2006 was about 1,900. No additional land has been designated for residential use under the Plan. The employment of the Area in 2006 is 44,000. The number of jobs to be generated by the planned developments would be approximately 530 and the total employment figure for the Area would be about 44,530.

## 7. PLANNING AND URBAN DESIGN FRAMEWORK

### 7.1 Overall Concept

7.1.1 The WDII offers an opportunity for harbour-front enhancement in the Wan Chai and Causeway Bay area and bringing the people to the Harbour and the Harbour to the people. A holistic approach has been adopted by integrating the provision of essential transport infrastructure with the planning and improvement of the harbour-front area.

7.1.2 Due regard has been given to the Vision and Goals for Victoria Harbour of the Board, the Harbour Planning Principles promulgated by the Harbour-front Enhancement Committee, and the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines as well as community aspirations. The overall planning and urban design objective is to create a waterfront with attraction and distinctive character for the enjoyment of the public, emphasizing its relation with the harbour, the cultural and historical context of the Wan Chai and Causeway Bay hinterland, and the surrounding environment. The specific objectives are:

- to create a vibrant and attractive harbour-front with different character precincts and a diversity of uses for public enjoyment;
- to provide a green and unifying edge to the harbour in the form of a continuous waterfront promenade extending from Wan Chai to North Point;
- to create a harmonious visual and physical relationship between the new developments and the Harbour, the dynamic skyline of the business districts along the north shore, and the mountain backdrop of Hong Kong Island;
- to rationalise the existing land use patterns and phase out incompatible uses from the harbour-front;
- to enhance the visual and physical access to the harbour-front and the functional relationship and connectivity with the hinterland; and
- to achieve a sustainable development that meets the needs of the public, is commensurate with the traffic, environmental and infrastructural capacity of the area, and preserves the cultural heritage of the Harbour.



## 7.2 Character Precincts

7.2.1 Along the new waterfront, four Character Precincts are defined to reflect different planning emphasis and identities that would be adopted to provide a vibrant and attractive waterfront (Figure 1). Each precinct has been largely defined by the prevailing character and setting of the adjoining hinterland. The details and specific harbour-front enhancement proposals will be examined in the detailed planning stage:

- **Arts and Culture Precinct:** This precinct covers the HKCEC and the area to its west. The intention is to reinforce existing arts, cultural and convention related uses including HKAPA, HKAC and HKCEC extending arts and cultural uses to the new waterfront and to improve the waterfront open space in the precinct including the Golden Bauhinia Square. A landscaped deck is proposed to link with the hinterland.
- **Water Park Precinct:** This precinct covers the new waterfront between the HKCEC and the ex-Public Cargo Working Area (ex-PCWA). The intention is to create a themed waterfront open space appropriate for the waterfront setting. Being in close proximity to the station of the proposed SCL/NIL, the public transport interchange (PTI) and the reprovisioned Wan Chai Ferry Pier, the precinct will become a leisure and recreation node with waterfront promenade, outdoor performance areas and complementary waterfront food and beverage facilities. A landscaped deck is proposed to provide easy access from the hinterland.
- **Water Recreation Precinct:** This precinct covers the ex-PCWA site. The planning intention is to harness the potential of the water basin of the ex-PCWA for water sports and recreation, creating a water activity node for the public. Possible uses may include a water sports centre and a harbour education centre. Landing steps and floating pontoons will provide access to vessels. The proposed uses would be compatible with the adjacent Royal Hong Kong Yacht Club (RHKYC).
- **Heritage Precinct:** This precinct covers the Causeway Bay Typhoon Shelter (CBTS). The intention is to preserve and enhance the historical elements of the CBTS and to improve access from Victoria Park via a landscaped deck. The existing moorings within the typhoon shelter and Noonday Gun would be retained. The existing breakwater will be upgraded to facilitate public enjoyment of the harbour view. Complementary facilities and activities such as sampan tour could be provided within the typhoon shelter to

promote the local heritage. A site at the southeastern corner of the CBTS has been reserved for relocating the floating Tin Hau Temple if required. If the temple retains in the typhoon shelter, the site would be developed into an open space for public enjoyment. Boardwalk may be provided around the typhoon shelter to emphasise the marine theme.

### 7.3 Urban Design and Landscape Framework (Figures 1 and 2)

- 7.3.1 In the new waterfront, the developments are low-rise and low-density to respect the waterfront setting. The design of the developments should complement the respective Character Precincts and relate well to the adjacent developments in the hinterland. The building mass should enhance visual permeability and avoid creating wall effect.
- 7.3.2 The building height strategy for the Area has been formulated with due regard to protect the integrity of the ridgeline, to maintain clear views towards the Harbour from inland, and to respect the waterfront setting. To promote diversity and avoid a monotonous building height profile, a stepped building height profile is adopted with heights ranging from 10 to 50 metres above Principle Datum (mPD) proposed for the new developments. The profile allows a gradation of building heights descending towards the waterfront. It also gives emphasis to the HKCEC Extension to maintain its prominence as a harbour landmark. Each development site in the new waterfront is subject to specified height control with due respect to the development scale and the building heights of the nearby existing developments.
- 7.3.3 A large and continuous public open space at the waterfront provides a green and unifying edge to the new waterfront. It is linked to the network of parks, gardens and amenity areas in the hinterland. The small-scale, low-rise and low-density developments in the new waterfront enhance visual permeability to and from the Harbour and hinterland. View corridors are mainly aligned along major north-south roads in Wan Chai, the pedestrian desire lines or at major open spaces. These corridors and pedestrian circulation routes are integrated with the open space network to enhance the legibility of the urban structure, visually connect the waterfront with the hinterland, and provide visual relief to the existing congested hinterland.

### 7.4 Pedestrian Links (Figure 3)

- 7.4.1 Pedestrian accessibility to the harbour-front will be enhanced with a continuous waterfront promenade along the new shoreline. This new promenade will connect the proposed waterfront promenade in Central

to the Oil Street area of North Point, forming a continuous green edge along the north shore of Hong Kong Island.

7.4.2 New pedestrian links are proposed to facilitate public access to the waterfront and to enhance the existing north-south circulation. They are in the form of at-grade crossings, footbridges, landscaped decks, or walkways integrating with the open space network or the podium deck/pedestrian facilities in the existing buildings. The new pedestrian links to the harbour-front include:

- a landscaped deck from the garden adjacent to Grand Hyatt Hotel, over Road P2 and the slip roads of CWB, to the waterfront promenade area serving the “Arts and Culture Precinct”;
- two pedestrian crossings and a landscaped deck across the re-aligned Hung Hing Road serving the “Water Park Precinct”;
- a footbridge along Wan Shing Street connecting to the “Water Recreation Precinct”; and
- a landscaped deck from the northern edge of the Victoria Park that will extend to the “Heritage Precinct”.

7.4.3 Further enhancements of pedestrian linkages along the waterfront and for north-south connections between the waterfront and hinterland would be considered for longer term improvements.

## 8. LAND USE ZONINGS

### 8.1 Commercial (“C”) - Total Area 3.23 hectares

This zone is intended primarily for existing commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). The existing commercial/office developments are concentrated around the Central Plaza and Sun Hung Kai Centre to the north of Gloucester Road. They are well connected to the HKCEC and the adjacent Government, Institution and Community (GIC) uses by integrated walkways to form one of the major commercial centres in the district.

### 8.2 Government, Institution or Community (“G/IC”) - Total Area 10.90 hectares

8.2.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or

the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Within the Area, there are a number of existing GIC buildings/uses such as the HKAPA, HKAC, Telecom House, Revenue Tower, Wanchai Tower, Immigration Tower, Kwong Wan and Tung Lo Wan Fire Stations, Society for Prevention of Cruelty to Animals Headquarters, WCSG, Wan Chai East Sewage Screening Plant (WCESSP) and electricity sub-stations.

- 8.2.2 Within the Area, the proposed GIC sites include a site near the Tung Lo Wan Fire Station for the possible re-provisioning of the floating Tin Hau Temple to be relocated from CBTS. Should the temple continue to remain in the typhoon shelter, the site would be developed into an open space for public enjoyment. A site is earmarked at Convention Avenue for a coach park close to the Golden Bauhinia Square. A site at Wan Shing Street is reserved for re-provisioning a salt water pumping station and for the future expansion of the WCESSP. The expansion site will be temporarily used for coach parking. To facilitate the construction of the Exhibition Station of NIL/SCL underneath, the location of the existing HRSC and WCSP will be swapped with that of the existing PTI. The PTI will be expanded to include the bus and taxi services currently provided at Expo Drive East.
- 8.2.3 To ensure the compatibility of these new GIC facilities with the waterfront setting and surrounding developments, they are subject to building height restrictions, namely, 50mPD for the re-provisioned HRSC, WCSP and PTI, 20mPD for the salt water pumping station and temporary coach park site at Wan Shing Street, 15mPD for the Tin Hau Temple reprovisioning site, and 10mPD for the proposed coach park at Convention Avenue.
- 8.2.4 To provide flexibility for innovative design, minor relaxation of the building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.3 Open Space ("O") - Total Area 8.92 hectares

- 8.3.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.3.2 Major existing open spaces in the Area include the garden west of the HKCEC, Harbour Road Garden and Promenade of the HKCEC.

- 8.3.3 Proposed open spaces including a new continuous waterfront promenade running along the existing promenade of the HKCEC, the proposed waterfront open space near the reprovisioned Wan Chai Ferry Pier, the ex-PCWA site and along the shore of the CBTS will be provided. This new promenade will link to the promenade in Central and extend to North Point.
- 8.3.4 The proposed promenade west of HKCEC will complement the Golden Bauhinia Square. Together with the proposed expansion of the Golden Bauhinia Square in the east, the attractiveness of this tourist area will be very much enhanced. The proposed waterfront open space near the reprovisioned Wan Chai Ferry Pier will be the major leisure and recreation venue for holding outdoor performances and activities. The new promenade is envisaged to become a new tourist attraction and an activity node for the locals.
- 8.3.5 The existing and proposed open spaces together form a coherent open space network. Integrated with the pedestrian links, they provide physical and visual access to the harbour-front. The open space network comprises the garden west of Grand Hyatt Hotel which will be linked to the waterfront open space through the landscaped deck; the open space and amenity areas along Expo Drive East; the Harbour Road Garden which will be linked to the waterfront open spaces through footbridges and a landscaped deck; and the waterside open space around the CBTS which will be connected to Victoria Park through a landscaped deck.
- 8.4 Other Specified Uses ("OU") - Total Area 15.47 hectares
- 8.4.1 This zoning covers land annotated for the following specific uses:
- Exhibition Centre
- 8.4.2 This zone is intended primarily for the provision of exhibition and convention facilities to meet the economic need of Hong Kong. The zone covers the HKCEC Extension and the Atrium Link Extension under construction. No office or hotel development is proposed within this zone.
- Exhibition Centre with Commercial Development
- 8.4.3 This zone is intended for the provision of exhibition and convention facilities and commercial and business uses to meet the economic need of Hong Kong. It covers the initial development of the HKCEC bounded by Harbour Road, Convention Avenue and Fleming Road.

Public Waterfront Promenade and Water Recreation Related Uses

- 8.4.4 This zone is intended primarily for the provision of public waterfront promenade and low-rise and low-density public water recreation related uses at the ex-PCWA site to serve the need of the general public. A water sports centre and a harbour education centre are also planned. Within the zone, a waterfront promenade should be provided. There is a need for proper planning control over the scale of development and building height, taking account of the waterfront setting and traffic, environmental, infrastructural and other constraints. To ensure compatibility with the waterfront setting and to preserve public views to and from the Harbour, any building development should be restricted to the landward portion of the site as delineated by a thin pecked line on the Plan, and development and redevelopment should not exceed a gross floor area (GFA) of 1,650m<sup>2</sup> and a maximum building height of 20mPD. Innovative design should be adopted to ensure visual permeability maintaining public views to and from the harbour, and the development should integrate with the waterfront promenade within the zone.
- 8.4.5 To provide flexibility for innovative design, minor relaxation of the GFA and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Sports and Recreation Club

- 8.4.6 This zone is intended primarily for the provision of sports and recreation clubs. It covers the existing RHKYC and the Police Officers' Club (POC). The development and redevelopment on these two sites should not exceed a maximum building height of 20mPD and 25mPD respectively. This height restriction is to ensure that they will be low-rise developments and compatible with the waterfront setting. It also seeks to promote a progressive gradation in heights from the waterfront to the existing urban hinterland.
- 8.4.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Waterfront Related Commercial and Leisure Uses

- 8.4.8 This zone is intended for the provision of low-rise and low-density

waterfront related commercial developments and leisure uses. These developments will form an integral part of the waterfront open space near the reprovioned Wan Chai Ferry Pier adding variety and vibrancy to the waterfront. In view of the prominent waterfront location and to promote visual interest, these commercial developments should be small scale and the development intensity is limited to a maximum GFA of 1,800m<sup>2</sup>, 1,100m<sup>2</sup> and 1,000m<sup>2</sup> and a maximum building height of 15mPD, 10mPD and 10mPD for the sub-areas (1), (2) and (3) respectively as specified in the Notes of the Plan.

- 8.4.9 To provide flexibility for innovative design, minor relaxation of the GFA and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Amenity Area

- 8.4.10 This zone is intended for the provision of roadside amenity areas and other landscape planting areas. The amenity areas complement the public open space to enhance the greenery of the Area.

Cross Harbour Tunnel Vent Shaft

- 8.4.11 This zone is intended for the provision of the Cross Harbour Tunnel vent shaft at Kellett Island.

Landscaped Elevated Walkway

- 8.4.12 This zone is intended for the provision of landscaped elevated walkways to provide a safe, convenient and pleasant setting for pedestrians. They will form part of the comprehensive pedestrian network providing connection between individual developments as well as connection between the existing urban hinterland to the harbour-front. Each should be specially designed and landscaped to suit their individual site contexts.

Helipad

- 8.4.13 This zone is intended to designate land for the provision of a helipad for the Government Flying Service to provide emergency and other government flying services, replacing the temporary one at the ex-PCWA. The helipad will allow shared use by the commercial operators of local domestic helicopter services but with priority given to Government operations at all times. As the site is located at a prominent waterfront location and an important visual corridor to the

Harbour, developments within the zone are subject to a maximum building height of 20mPD and a maximum GFA of 400m<sup>2</sup>. The helipad should be designed to minimise the impact on the nearby developments including the Golden Bauhinia Square.

- 8.4.14 To provide flexibility to cater for operational need, minor relaxation of the GFA and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Petrol Filling Station

- 8.4.15 This zone is intended for the provision of petrol filling station to the east of Wan Chai Sports Ground.

Pier

- 8.4.16 This zone is intended for the provision of ferry pier to facilitate marine access to Wan Chai North. The pier development on the site is for re-provisioning the existing Wan Chai East Ferry Pier. To ensure compatibility with the waterfront setting while allowing flexibility in the design such as providing a feature roof and observation deck, the site is subject to a maximum building height of 20mPD.
- 8.4.17 To provide flexibility for innovative design, minor relaxation of building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Railway Ventilation Building

- 8.4.18 This zone is intended for the provision of the railway ventilation buildings for SCL/NIL. They will be located adjacent to the re-provisioned PTI and the HKCEC. To minimise the visual impact of the building structures, they are subject to a maximum building height of 25mPD.
- 8.4.19 To provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.



Railway Station Facilities

- 8.4.20 This zone is intended for the provision of the railway station facilities including electrical and mechanical installations for SCL/NIL. It will be located adjacent to the re-provisioned PTI. To minimise the visual impacts of the building structures, they are subject to a maximum building height of 25mPD.
- 8.4.21 To provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Central-Wan Chai Bypass Exhaust Vent

- 8.4.22 This zone is intended for the provision of the road tunnel exhaust vent of the CWB. It will be located at the eastern breakwater of the CBTS and will be subject to detailed design at the detailed planning stage. To minimise the visual impact of the building structures, they are subject to a maximum building height of 25mPD.
- 8.4.23 To provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

**9. ENVIRONMENT**

- 9.1 Environmental Impact Assessment (EIA) studies for the WDII and CWB are being carried out to confirm the environmental acceptability under the EIA Ordinance.

**10. COMMUNICATIONS**

**10.1 Road**

- 10.1.1 Gloucester Road is the existing principal east-west route through the Area. It provides connections to the Cross-Harbour Tunnel, the Island Eastern Corridor to the east, and Harcourt Road and Connaught Road Central to the west. It also provides access to Happy Valley and Aberdeen Tunnel via the Canal Road Flyover. Other key east-west roads include Convention Avenue, Harbour Road and Hung Hing Road.

- 10.1.2 The CWB in dual 3-lane will provide relief to the traffic of these existing east-west links, particularly the overloaded Gloucester Road. Without the new Trunk Road, the existing east-west links would not be able to accommodate the traffic demand. The CWB will comprise a trunk road tunnel running from the Central Interchange through CRIII and the Wan Chai North area and would connect with the existing Island Eastern Corridor in North Point. Slip roads of the CWB will be provided near HKCEC and Victoria Park.
- 10.1.3 There is also a ground level road network to complement the CWB. A primary distributor Road P2 in dual 2-lane serves both local east-west traffic drawing local traffic away from Gloucester Road and as an alternative route for distributing the north-south traffic. To better utilise land resources, Road P2 will be built above the CWB tunnel. The existing Hung Hing Road to the east of Expo Drive East will be realigned slightly to match with Road P2 and the existing road network will also be modified.
- 10.1.4 The area shown as “Road” includes substantial area reserved for roadside planting and footpaths. Provision of street tree planting, amenity planting strips and street furnitures is encouraged to improve the streetscape quality and pedestrian environment.

10.2 Road Transport

A relatively large number of franchised bus routes are serving the Area, including those connecting to many areas on the Hong Kong Island and those providing cross harbour services. Bus services are mainly contributed in the Gloucester Road corridor.

10.3 Public Transport Interchange

A PTI will be provided on the existing site of HRSC and WCSP to replace the existing bus terminus to the immediate west and the terminal facilities to be relocated from ExPo Drive East.

10.4 Railway

The Wan Chai District adjoining the Area is currently served by the existing MTR Island Line. The future NIL and SCL will provide further direct rail access to the Area from other parts of Hong Kong Island and Kowloon. The building structures of the re-provisioned HRSC, WCSP and PTI will be integrated with the proposed Exhibition Station.

10.5 Ferry Services and Other Waterborne Transport

The Wan Chai East Ferry Pier currently provides ferry services between Wan Chai and Tsim Sha Tsui and between Wan Chai and Hung Hom and harbour tour service. These services will be re-provisioned in the new ferry pier. A number of public landing steps will be re-provisioned along the new waterfront.

10.6 Pedestrian Connection

The proposed waterfront promenade provides a continuous linkage along the waterfront. The proposed pedestrian links together with existing walkway systems within buildings provide safe and convenient pedestrian linkages between individual developments as well as connections of the hinterland to the new waterfront.

**11. UTILITY SERVICES**

11.1 A number of major drainage reserves dissect the Area. They are required for extensions of the existing drainage systems within the existing Wan Chai area.

11.2 New sewerage systems have been designed for the WDII development, which will feed into the trunk sewer system. Assessments indicate that the additional flows will not have any adverse impact to the trunk sewer system. Sewage will be discharged through the Wan Chai East Sewage Screening Plant and the Wan Chai East sewage outfall. A new sewage outfall will be constructed under the WDII project to replace the existing Wan Chai East sewage outfall to cater for the longer term demand.

**12. CULTURAL HERITAGE**

The Kellett Island Archaeological Site is located within the Area and the Noon-Day Gun and the floating Tin Hau Temple are of special historical interest. Prior consultation with the Antiquities and Monuments Office should be made if any development or rezoning proposals may affect these sites. For the Tin Hau Temple, it could be relocated to a land based site at the southeastern corner of CBTS.

**13. IMPLEMENTATION OF RECLAMATION**

13.1 The proposed reclamation for the CWB and the related works are anticipated to commence in late 2008 and be completed in phases. Temporary reclamation is required at the CBTS and ex-PCWA basin, and they will be reinstated after completion of the CWB. A temporary typhoon shelter will be provided north of the existing breakwater. The CWB is scheduled for completion by 2015/2016.

**14. IMPLEMENTATION OF THE PLAN**

- 14.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 14.2 This Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used by the Government as the basis for public works planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and other works department, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Wan Chai District Council and the Eastern District Council would also be consulted as appropriate.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the outline development plan and the Guidelines published by the Board. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Figures (All figures are for indicative purpose only)

Figure 1 - Character Precincts and Urban Design Plan

Figure 2 - Building Height Profile

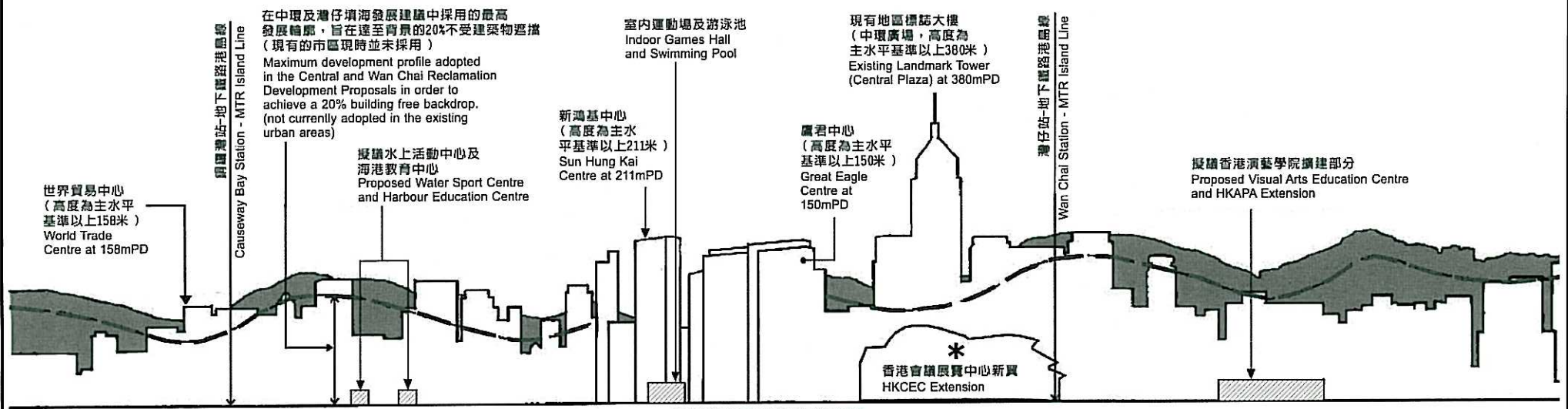
Figure 3 - Key Pedestrian Linkages





**TOWN PLANNING BOARD  
APRIL 2007**









-  擬議20%不受建築物遮擋地區  
Proposed 20% Building Free Zone
-  現有不受建築物遮擋地區  
Existing Building Free Zone
-  山脊線附近的發展管制，鼓勵現有地盤進行低矮建築物的發展／重建發展，避免新地盤增加及新發展佔據現有在山脊線和半山區之間的景觀保護區及郊野公園地區  
Control of development in the vicinity of the Ridgelines, promoting low-rise development / redevelopment of existing sites, discouraging the creation of new additional sites and discouraging the encroachment of new development on the existing landscape protection and country park areas between the ridgelines and mid-levels.
-  主要景觀／發展地點  
Key Visual / Development Nodes

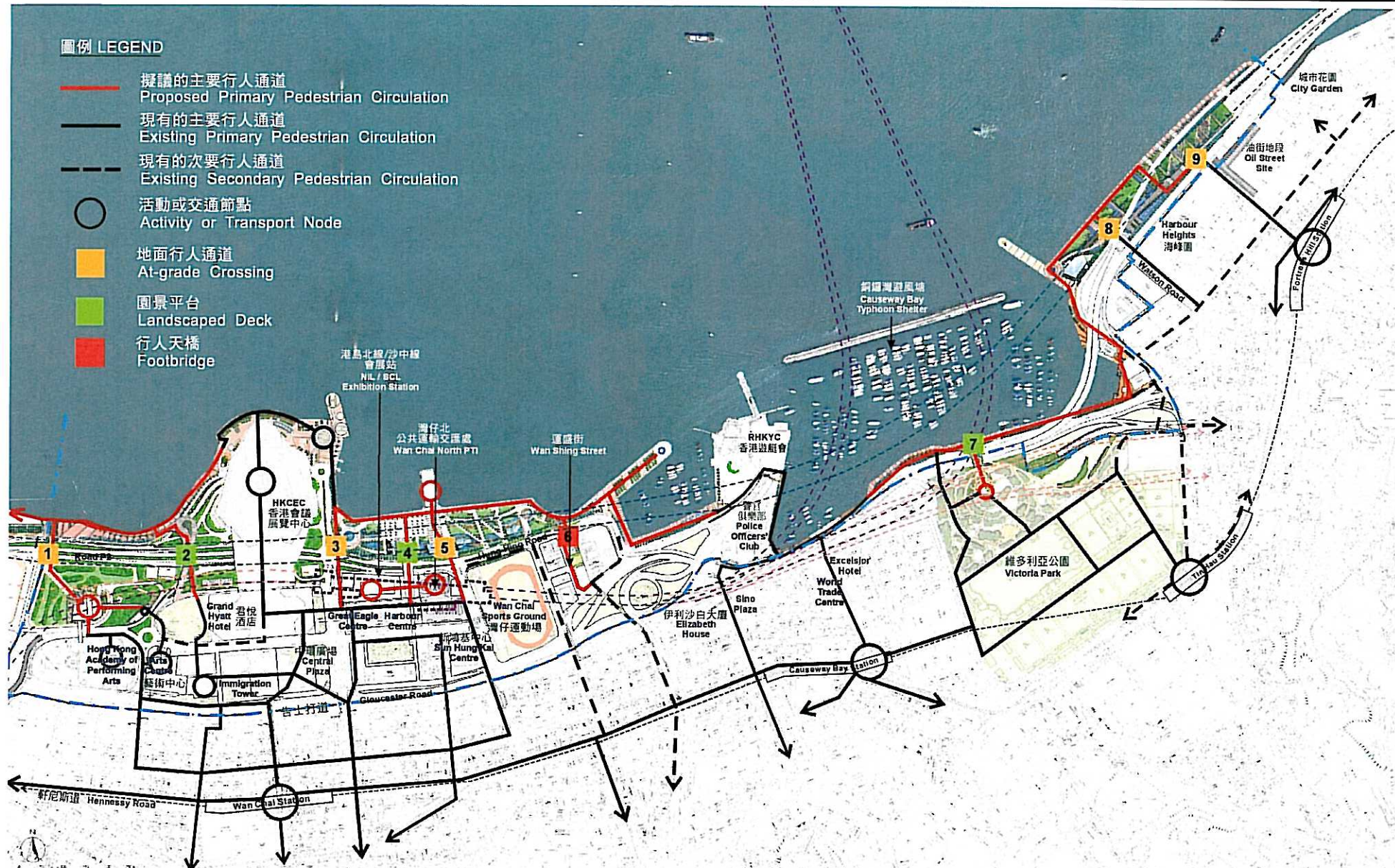
建築物高度外觀  
BUILDING HEIGHT PROFILE  
(圖片顯示初步構思，只供參考)  
(FOR INDICATIVE PURPOSE ONLY)

圖二  
FIGURE 2



圖例 LEGEND

- 擬議的主要行人通道  
Proposed Primary Pedestrian Circulation
- 現有的主要行人通道  
Existing Primary Pedestrian Circulation
- - - 現有的次要行人通道  
Existing Secondary Pedestrian Circulation
- 活動或交通節點  
Activity or Transport Node
- 地面行人通道  
At-grade Crossing
- 園景平台  
Landscaped Deck
- 行人天橋  
Footbridge



主要行人通道  
KEY PEDESTRIAN LINKAGES  
( 圖片顯示初步構思，只供參考 )  
( FOR INDICATIVE PURPOSE ONLY )

圖三  
FIGURE 3



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	RA	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC	住宅 (丙類)
RESIDENTIAL (GROUP E)	RE	住宅 (戊類)
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
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
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
RAILWAY RESERVE		鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線

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

USES	土地用途及面積一覽表 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	4.92	1.67	商業
COMPREHENSIVE DEVELOPMENT AREA	1.98	0.68	綜合發展區
COMMERCIAL / RESIDENTIAL	19.38	7.00	商業 / 住宅
RESIDENTIAL (GROUP A)	35.11	12.68	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.11	5.46	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.80	0.29	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.16	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	29.64	10.71	政府、機構或社區
OPEN SPACE	35.68	12.69	休憩用地
OTHER SPECIFIED USES	3.55	1.28	其他指定用途
GREEN BELT	84.81	30.83	綠化地帶
MAJOR ROAD ETC.	45.85	16.55	主要道路等
TOTAL PLANNING SCHEME AREA	276.87	100.00	規劃範圍總面積

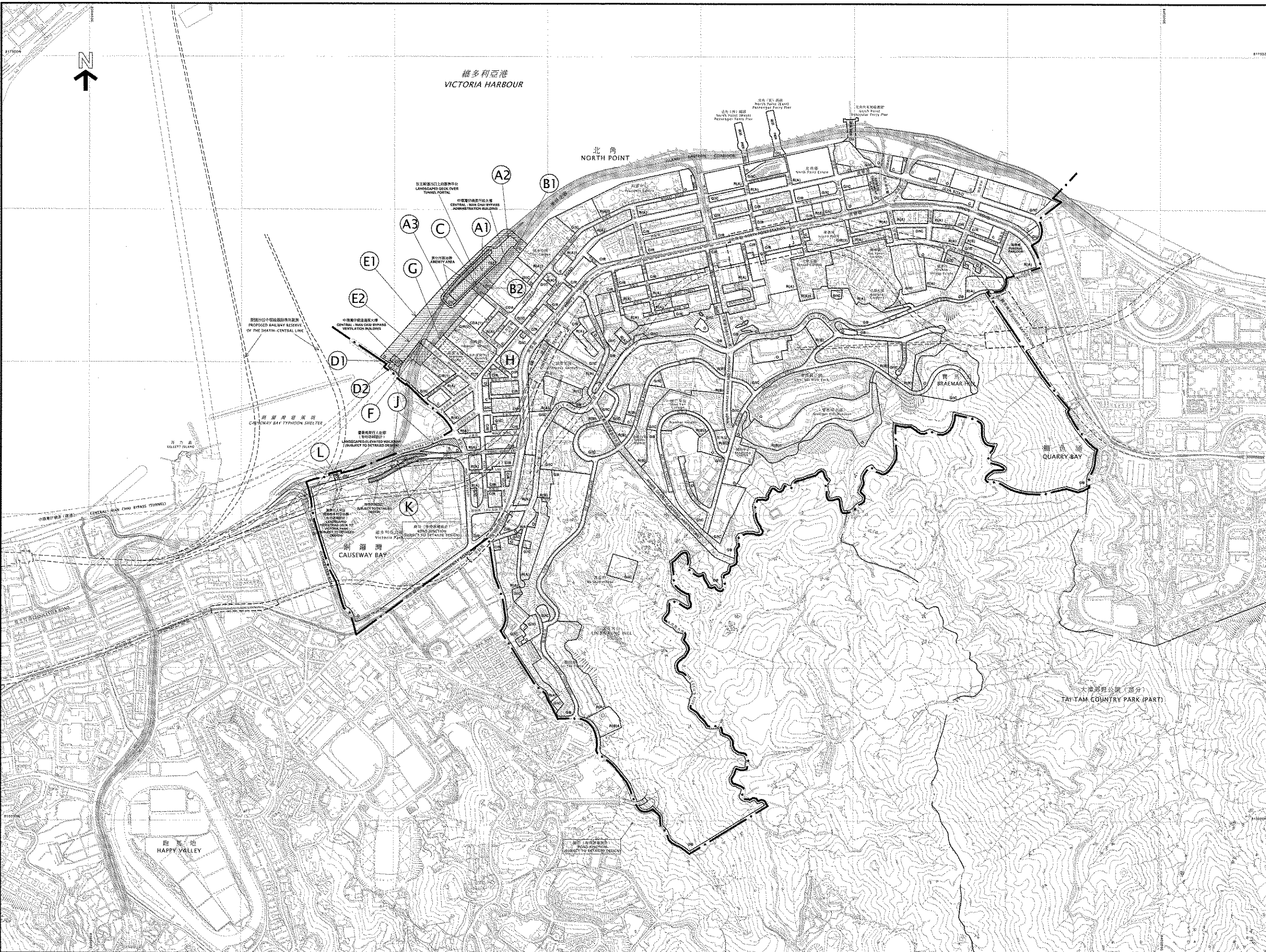
夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 8/19 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H8/19

按照城市規劃條例第 5 條顯示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1, A 2, A 3 項 AMENDMENT ITEMS A1, A2, A3	修訂項目 G 項 AMENDMENT ITEM G	修訂項目 H 項 AMENDMENT ITEM H
修訂項目 B 1, B 2 項 AMENDMENT ITEMS B1, B2	修訂項目 I 項 AMENDMENT ITEM I	修訂項目 J 項 AMENDMENT ITEM J
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 K 項 AMENDMENT ITEM K	修訂項目 L 項 AMENDMENT ITEM L
修訂項目 D 1, D 2 項 AMENDMENT ITEMS D1, D2		
修訂項目 E 1, E 2 項 AMENDMENT ITEMS E1, E2		
修訂項目 F 項 AMENDMENT ITEM F		

(參看附表)  
(SEE ATTACHED SCHEDULE)

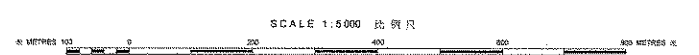


按照城市規劃條例第 5 條公開發示  
的草圖編號 S/H8/19 的修訂項目  
AMENDMENTS TO DRAFT PLAN No. S/H8/19 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的北角 (港島規劃區第 8 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 8 - NORTH POINT - OUTLINE ZONING PLAN



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/H8/19D

**Wan Chai Development Phase II Review**  
**Proposed Amendments to Approved North Point Outline Zoning Plan No. S/H8/19**

**HONG KONG PLANNING AREA NO. 8**

**APPROVED-DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19/19D**

(Being an ~~Approved~~-Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These forms 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 sub-paragraph (a) above, “existing use of any land or building” ~~includes~~ *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 ~~under the Buildings Ordinance.~~
- (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/tram 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 buildings 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/tram/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, railway track and tram track.

- (9) 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) 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, ~~and any other Government requirements, as may be applicable.~~

**HONG KONG PLANNING AREA NO. 8**

**APPROVED DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/4919D**

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**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

**Planning Intention**

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

**COMMERCIAL** (Cont'd)

**Remarks**

- (1)    *On land designated "Commercial (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 (GFA) of 109,120m<sup>2</sup>. For the northern part of land as demarcated by the thin pecked line on the Plan, 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 building height of not exceeding the soffit level of the Island Eastern Corridor.***
- (2)    *In determining the maximum GFA 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 and caretaker's office, 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 GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

**COMPREHENSIVE DEVELOPMENT AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

**Planning Intention**

This zone is intended for comprehensive redevelopment of the area for residential, office, hotel, retail uses with the provision of open space and other supporting facilities. The zoning also facilitates appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)



**COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**

**Remarks**

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing condition of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community, and recreational and open space facilities.
- (3) 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~~ (GFA) of 123,470m<sup>2</sup> of which a maximum GFA of 18,180m<sup>2</sup> shall be for office use.
- (4) In determining the maximum GFA for the purposes of paragraph (3) 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, 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.

**COMPREHENSIVE DEVELOPMENT AREA (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

**Planning Intention**

This zone is intended for comprehensive redevelopment of the area for commercial, leisure and tourism related uses with the provision of open space and other supporting facilities. The zoning also facilitates appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

**Remarks**

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area(1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

**Remarks (Cont'd)**

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing condition of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community, and recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area (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 building height and/or plot ratio for different parts of the land, as demarcated by the thin pecked line on the Plan, set out below :
  - (a) a maximum building height of 165 metres above Principal Datum and a maximum plot ratio of 15 for the southern part; and
  - (b) a maximum building height of not exceeding the mean level of Island Eastern Corridor for the northern part.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3)(a) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3)(a) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as-stated in paragraph (3)(a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMMERCIAL/RESIDENTIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Eating Place (not elsewhere specified) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Library Market (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion <sup>•</sup> of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Eating Place (Cooked Food Centre only) Educational Institution Government Refuse Collection Point Hospital Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Market (Hawker Centre only) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only) Training Centre

<sup>•</sup> Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

**Planning Intention**

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

COMMERCIAL/RESIDENTIAL (Cont'd)Remarks

- (1) On land designated "Commercial/Residential (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 domestic gross floor area (GFA) of 32,531m<sup>2</sup> and a maximum non-domestic GFA of 13,503m<sup>2</sup> of which a GFA of not less than 577m<sup>2</sup> shall be provided for Government, institution or community facilities (including a public toilet of not less than 47m<sup>2</sup>). A public open space of not less than 1,080m<sup>2</sup> at Watson Road level shall be provided, of which an area of 275m<sup>2</sup> could be covered.
- (2) On land designated "Commercial/Residential (2)", 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 domestic GFA of 72,600m<sup>2</sup> and a maximum non-domestic GFA of 45,375m<sup>2</sup> of which a GFA of not less than 3,150m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space of not less than 2,600m<sup>2</sup> at Fook Yum Road level shall be provided. *For the northern part of the zone as demarcated by the thin pecked line on the Plan, 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 building height of not exceeding the soffit level of the Island Eastern Corridor.*
- (3) On land designated "Commercial/Residential (3)", 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 domestic GFA of 59,310m<sup>2</sup> and a maximum non-domestic GFA of 58,030m<sup>2</sup>. In addition, a GFA of not less than 2,011m<sup>2</sup> shall be provided for Government, institution or community facilities of which a GFA of not less than 484m<sup>2</sup> shall be provided for a refuse collection point. A public open space of not less than 625m<sup>2</sup> at King's Road level shall be provided.
- (4) In determining the maximum GFA for the purposes of paragraphs (1) to (3) 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, 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restrictions as-stated in paragraphs (1) to (3) above *and the building height restriction stated in paragraph (2) above* may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Public Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

**Planning Intention**

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

**RESIDENTIAL (GROUP A) (Cont'd)**

**Remarks**

- (1) On land designated "Residential (Group A) 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 domestic gross floor area (GFA) of 219,160m<sup>2</sup> and a maximum non-domestic GFA of 35,574m<sup>2</sup>. A public open space of not less than 5,420m<sup>2</sup> at City Garden Road level shall be provided.
- (2) On land designated "Residential (Group A) 2", 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 domestic GFA of 156,000m<sup>2</sup> and a maximum non-domestic GFA of 19,500m<sup>2</sup> of which a GFA of not less than 1,330m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space, including a 5m-wide waterfront promenade, of not less than 5,200m<sup>2</sup> at Wharf Road level shall be provided.
- (3) On land designated "Residential (Group A) 3", 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 domestic GFA of 62,820m<sup>2</sup> and a maximum non-domestic GFA of 2,740m<sup>2</sup>. A public open space of not less than 4,248m<sup>2</sup> shall be provided, of which 920m<sup>2</sup> shall be at Tanner Road level.
- (4) In determining the maximum GFA for the purposes of paragraphs (1) to (3) 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, 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restrictions as-stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP B) (Cont'd)**

**Remarks**

- (1) On land designated "Residential (Group B)", 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 plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater.
- (2) On land designated sub-areas of the "Residential (Group B)" zone, 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 (GFA) and a maximum building height specified for each sub-area as set out below:

<u>Sub-area</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 120,774m <sup>2</sup> and a maximum building height of 30 storeys including carports
R(B)2	Maximum GFA of 9,775m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)3	Maximum GFA of 13,150.75m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)4	Maximum plot ratio of 5 and a maximum building height of 213m above Principal Datum

- (3) In determining the maximum plot ratio/GFA for the purposes of paragraphs (1) and (2) 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, 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA and building height restrictions *stated* in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP C)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP C) (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 plot ratio as specified for each class of site as set out below or the plot ratio of the existing building, whichever is the greater, and a maximum building height of 20 storeys including carports.

**Class of Site**

**Restriction**

Class A site

maximum plot ratio of 3.3

Class B site

maximum plot ratio of 3.75

(The definition of Class A and Class B sites shall be in accordance with the Buildings Ordinance.)

- (2) In determining the maximum plot ratio 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, 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 plot ratio and building height restrictions *stated* in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP E)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building <sup>@</sup>	
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E) (Cont'd)**

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E) (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
Schedule II: for existing industrial or industrial-office building <sup>@</sup>	
<p>Ambulance Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>△</sup>)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose- designed Logistics Centre only)</p> <p><del>Educational Institution (ground floor only)</del></p> <p>Industrial Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level Other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p><del>Place of Entertainment (ground floor only)</del></p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p><del>Religious Institution (ground floor only)</del></p> <p>Shop and Services (not elsewhere specified) (ground floor <i>only except</i> ,any floor for Ancillary Showroom<sup>#</sup> <i>only which may be permitted on any floor</i>)</p> <p><del>Training Centre</del></p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)

**RESIDENTIAL (GROUP E) (Cont'd)**

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

**Planning Intention**

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.



**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents in the Area and, where appropriate, residents in the adjoining districts. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cultural and/or Commercial, Leisure and Tourism Related Uses" Only</u>	
	Commercial Bathhouse/Massage Establishment Eating Place Exhibition or Convention Hall Government Use Hotel Library Market Off-course Betting Centre Office Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Utility Installation for Private Project Utility Installation not Ancillary to the Specified Use

**Planning Intention**

~~This zone is intended primarily to provide land for culture, leisure and other tourism uses taking advantages of its waterfront setting.~~

**Remarks**

~~On land designated "Other Specified Uses" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses", 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 building height exceeding the mean level of the Island Eastern Corridor.~~

(Please see next page)

**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 "Amenity Area" Only**

***Amenity Area***

***Government Use  
Public Utility Installation  
Utility Installation for Private Project***

**Planning Intention**

***This zone is intended for the provision of major roadside amenity areas and other landscape buffers.***

**For "Central – Wan Chai Bypass Administration Building" Only**

***Highways Administration Building***

***Government Use  
Public Utility Installation***

**Planning Intention**

***This zone is intended primarily to reserve land for the development of an administration building for the Central – Wan Chai Bypass.***

**Remarks**

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 15 metres above Principal Datum.***
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

**For "Landscaped Deck over Central – Wan Chai Bypass Tunnel Portal" Only**

***Landscaped Deck***

***Government Use  
Public Utility Installation***

**Planning Intention**

***This zone is intended primarily to reserve land for the development of a landscaped deck over Central – Wan Chai Bypass tunnel portal.***

***(Please see next page)***

**OTHER SPECIFIED USES (Cont'd)**

<i>Column 1 Uses always permitted</i>	<i>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
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**For "Central – Wan Chai Bypass Ventilation Building" Only**

*Highways Ventilation Building*

*Government Use  
Public Utility Installation*

**Planning Intention**

*This zone is intended primarily to reserve land for the development of a ventilation building for the Central – Wan Chai Bypass.*

**Remarks**

- (1) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 14 metres above Principal Datum.*
- (2) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**For "Landscaped Elevated Walkway" Only**

*Landscaped Elevated Walkway  
Government Use*

*Public Utility Installation*

**Planning Intention**

*This zone is intended for the provision of a landscaped elevated walkway to connect the Victoria Park with the waterfront.*

*(Please see next page)*

**OTHER SPECIFIED USES (Cont'd)**

<i>Column 1 Uses always permitted</i>	<i>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
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For "Pier" Only

Pier  
Government Use

Eating Place  
Exhibition or Convention Hall  
Flat  
Hotel  
Marine Fuelling Station  
Office  
Shop and Services (not elsewhere specified)

Planning Intention

This zone is primarily to reserve land intended for Government or public piers providing marine services in the harbour areas.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "Pier" use.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Mass Transit Railway Vent Shaft and/or Other  
Structure above Ground Level other than  
Entrances  
Private Club  
Utility Installation not Ancillary to the Specified  
Use

Planning Intention

This zone is intended primarily to provide/reserve land for specific purposes and uses.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

**Planning Intention**

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.

**Wan Chai Development Phase II Review**  
**Proposed Amendments to Approved North Point Outline Zoning Plan No. S/H8/19**

**HONG KONG PLANNING AREA NO. 8**

**~~APPROVED DRAFT~~ NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19/19D**

**EXPLANATORY STATEMENT**



## **HONG KONG PLANNING AREA NO. 8**

### **APPROVED DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/1919D**

#### **EXPLANATORY STATEMENT**

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## HONG KONG PLANNING AREA NO. 8

### ~~APPROVED DRAFT~~ NORTH POINT OUTLINE ZONING PLAN NO. S/H8/4919D

(Being an ~~Approved~~**Draft** Plan for the Purposes of the Town Planning Ordinance)

#### EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### 1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved-draft~~ North Point Outline Zoning Plan (OZP) No. S/H8/4919D. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### 2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 29 June 1956, the North Point Outline Development Plan No. LH8/15 was approved by the then Governor in Council. On 6 July 1956, the approved plan was exhibited under section 8 of the Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances.
- 2.2 On 19 April 1988, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as ~~Plan No. S/H8/4~~. On 24 October 1989, the then Governor in Council referred the approved OZP No. S/H8/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as ~~Plan No. S/H8/10~~. On 27 June 2000, the CE in C referred the approved OZP No. S/H8/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.4 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/17. On 9 December 2003, the CE in C referred the approved North Point OZP No. S/H8/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 19 December 2003 under section 12(2) of the Ordinance.~~**Since then, the OZP had been amended once and**

*exhibited for public inspection under section 5 of the Ordinance to incorporate amendments in accordance with*

~~2.5 On 19 March 2004, the draft North Point OZP No. S/H8/18 incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.~~

2.56 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/19. *On 19 December 2006, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.* ~~On 18 February 2005, the approved North Point OZP No. S/H8/19 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19 January 2007 under section 12(2) of the Ordinance.~~

2.6 *On 3 April 2007, the Board agreed that the Recommended Outline Development Plan prepared under the Planning and Engineering Review for the Wan Chai Development Phase II (WDII Review) would form a basis for amending the North Point OZP.*

2.7 *On 13 April 2007, under the power delegated by the Chief Executive, the Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(a) of the Ordinance, to extend the Planning Scheme Area (the Area) of the North Point OZP to incorporate the reclamation –for the construction of the Central – Wan Chai Bypass (CWB). On XXX 2007, the draft North Point OZP No. S/H8/XXX (the Plan) incorporating, inter alia, the amendment to the boundary of the Area, the CWB and associated road works and facilities, adjustment to the land uses abutting the CWB, the planned waterfront park on the new reclamation, and refinements to the Notes according to the revised MSN endorsed by the Board was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the ~~Planning Scheme Area~~ can be put under statutory planning control.

3.2 The Plan is to illustrate only the broad principles of development within the ~~Planning Scheme Area~~. *As it is a small-scale plan, the road and railway alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.* ~~It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.~~

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the North Point area and not to overload the road network in this area.

#### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the ~~Planning Scheme Area~~ and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The ~~Planning Scheme Area (the Area)~~ is shown by a heavy broken line on the Plan. The Area covers about 274277 hectares of land in the northern part of Hong Kong Island. It includes the ***planned reclamation for the CWB and*** existing built-up area on the northern shore and the well-wooded slope rising to the Sir Cecil's Ride in the south. To the west, the Area is bounded by Hing Fat Street/Gloucester Road/Wun Sha Street and to the east, by Mansion Street/Java Road/Hoi Yu Street.
- 5.2 There is a mixture of commercial and residential uses in the Area. Most of the commercial/residential buildings and public housing estates are found on both sides of King's Road and Java Road. Towards the mid-levels to the south of Tin Hau Temple Road, there is a ~~blend~~-***mix*** of high-rise residential and educational developments. Government, institution or community (GIC) facilities are situated in different locations to meet local and district needs.
- 5.3 ***The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).***

- 5.4** *At the northwestern part of the Area, there will be reclamation with an area of about 3.3ha for the construction of the CWB, which would be a trunk road tunnel. The proposed reclamation is based on the WDII Review, which is to investigate the minimum practicable reclamation option for providing the essential transport infrastructure, namely the CWB and associated road connections, and for re-provisioning the affected facilities. Other than meeting infrastructure needs, harbour-front enhancements including waterfront promenade and waterfront open space will be the main use on the land formed for the construction of the CWB.*

## **6. POPULATION**

According to the 2001 Population Census, the population of the Area was about 185,000. It is estimated that the planned population of the Area would be about 188,000.

## **7. LAND USE ZONINGS**

### **7.1 Commercial ("C") : Total Area ~~4,554.62~~ ha**

- 7.1.1** This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 7.1.2** This zone covers two major shopping centres at Cloud View Road and Braemar Hill Road to provide retail facilities for residents in the area south of the Tin Hau Temple Road. The commercial sites on Whitfield Road, Electric Road and King's Road to the east of Kam Hong Street are intended for retail shop and office purposes. City Garden Hotel at City Garden Road is also included in this zone.
- 7.1.3** Although some of the "C" sites (on King's Road/Java Road near Healthy Street East ~~and Watson Road~~) are currently occupied by industrial buildings, they are planned for commercial/office developments. The intention to include these sites in this zoning is to encourage their redevelopment to commercial/office uses.
- 7.1.4** *At Watson Road, a site is designated as "C(1)". Although being occupied by an industrial building, the site is planned for commercial/office development. The development or redevelopment of the site is subject to a maximum gross floor area (GFA) of 109,120m<sup>2</sup>. For the northern part of the zone as demarcated by a thin pecked line on the Plan, there is a maximum building height restriction of not exceeding the soffit level of the Island Eastern Corridor (IEC). The GFA restriction is to reflect the maximum GFA permitted under the existing leases and Building (Planning) Regulations, and the height restriction is to maintain a buffer from traffic on the IEC.*

**7.1.5** *In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA and building height restrictions as mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.*

**7.2** Comprehensive Development Area ("CDA") : Total Area 1.18–19 ha

**7.2.1** The "CDA" zone covers a site located at Oil Street which was previously occupied by the Government Supplies Department as headquarters and storage depot. This zone is intended for comprehensive redevelopment of the site for a mix of residential, office, hotel, retail uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

**7.2.2** Since the site is subject to development constraints, including the severe noise impact and the adverse air quality from the adjacent ~~Island Eastern Corridor~~ (IEC *and* CWB), the capacities of the existing infrastructure provisions such as the local road network and the drainage and sewerage systems, the development of the site requires comprehensive planning to take into account such factors. The designation of a "CDA" zoning for this site can achieve such purpose.

**7.2.3** ~~The maximum gross floor area (GFA) of this "CDA" site is specified in the Notes under the "CDA" zoning. A Master Layout Plan (MLP) submission for the Board's approval is required for developments in the "CDA" site. A revised planning brief for guidance of prospective developers in preparing the MLP for the "CDA" site is available. The development intensity, building height and open space provision of the future development should be in line with the planning brief. It is the Board's intention that building(s) within this zone should be in line with the building height restriction imposed on the southern part of the nearby "CDA(1)" zone.~~

**7.3** Comprehensive Development Area ("CDA(1)") : Total Area 1.84–0.69 ha

**7.3.1** The "CDA(1)" zone covers ~~three~~ *two* sites as demarcated by a chain-dotted line on the Plan. ~~The one adjoining the "CDA" site at Oil Street is intended for retail, leisure and tourism related uses. The one at the junction of Oil Street and King Wah Road is intended to facilitate a proposed hotel development with cultural, commercial, leisure and tourism related uses on the waterfront. The one adjacent to the Harbour Heights at the junction of King Wah Road and Fook Yum Road is intended to encourage comprehensive development of similar nature.~~

**7.3.2** ~~Within the "CDA(1)" zone, a waterfront promenade with a minimum width of 10m should be provided. Further widening of the promenade, e.g. in the form of ground floor set back of the adjoining building, if~~

~~any, is also encouraged. The promenade should be connected to the one to be provided on the waterfront sites to its south-west.~~

~~7.3.3~~ In view of its waterfront location and the need to preserve public views ~~to and from the harbour~~ **To maintain a buffer between the IEC and the developments within the "CDA(1)" zone**, the southern and northern parts ~~within of~~ the "CDA(1)" zone, as demarcated by a thin pecked line on the Plan, are subject to different building height and/or plot ratio restrictions. Building(s) on the southern part is subject to a maximum building height of 165 metres above Principal Datum and a maximum plot ratio of 15. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction for the southern part of the site may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Building(s) on the northern part is subject to a maximum building height of not exceeding the mean level of the IEC. Since the northern part is close to the IEC **and CWB**, non air-sensitive uses should be placed or appropriate air mitigation measures should be provided. **For any scheme involving development underneath and abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. Future widening of this section of the IEC shall also be taken into account.** The ~~three-two~~ sites within this zone demarcated by the chain-dotted line on the Plan are currently held under different ownership. In submitting a MLP to the Board for consideration, the MLP could cover the whole zone or either one of these ~~three-two~~ sites.

7.3.43 Planning applications to the Board in the form of MLP submissions are required for any developments within the "CDA(1)" zone. In considering such submission, the Board will take into account the compatibility of the proposed development with the existing and planned developments in the vicinity in terms of land use, scale, intensity, layout and design. ~~For any scheme involving development underneath and abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. The future widening of this section of the IEC shall also be taken into account. If pier use is proposed along the waterfront, a marine impact assessment to demonstrate that the proposal would not adversely affect the marine traffic shall be included in the submission.~~

7.4 Commercial/Residential ("C/R") : Total Area 19.25**19.38** ha

7.4.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

7.4.2 This zone comprises a mixture of shops, restaurants, banks, offices and residential developments. The majority of the built-up areas along King's Road, the southern parts of Electric Road and Java Road and the

northern part of Fort Street have been zoned for this purpose to reflect the general character of the existing developments.

- 7.4.3 King's Road is heavily trafficked generating adverse traffic noise impacts on the developments along the road. Therefore, mitigation measures should be considered for new residential developments along King's Road to address the traffic noise impact and indirect mitigation measures, in the form of air-conditioning systems and insulation, should be considered as the last resort.
- 7.4.4 Three sites covering the comprehensive developments of Victoria Centre at Watson Road, Harbour Heights and Manulife Tower at Fook Yum Road as well as Island Place and Island Place Tower at Tin Chiu Street are designated "C/R(1)", "C/R(2)" and "C/R(3)" respectively. Maximum domestic and non-domestic GFA as well as requirements for GIC facilities and public open space in accordance with the existing developments are stipulated in the Notes. Upon redevelopment, the building in the "C/R(2)" site should be set back from Electric Road. In order to ensure the provision of breathing space for this congested area, the extent of set-back should not be less than that of the existing building. ***In addition, no buildings within the northern part of the site demarcated by the thin pecked line on the Plan should not exceed the soffit level of the IEC.*** These three sites were originally zoned "Other Specified Uses" annotated "Comprehensive Redevelopment Area" ("OU(CRA)") with a restriction of maximum domestic plot ratio of 6 having regard to the traffic and infrastructure capacities/constraints and the existing and planned provisions of GIC facilities in the North Point area. The current restrictions on these sites are to reflect the existing developments. It is the planning intention to restrict the existing residential buildings for residential use and existing commercial buildings or non-domestic part of the commercial/residential buildings for commercial uses.
- 7.4.5 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the ~~gross floor area~~ ***GFA and building height*** restrictions as mentioned in ~~paragraph 7.4.4~~ above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 Residential (Group A) ("R(A)") : Total Area 35.11 ha

- 7.5.1 This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.5.2 City Garden, Provident Centre and Tanner Garden are designated "R(A)1", "R(A)2" and "R(A)3" respectively. Developments within these sub-areas are restricted to maximum domestic and non-domestic



GFA as specified in the Notes. Requirements for public open space and/or GIC facilities are also stipulated in the Notes. These sites were originally zoned "OU(CRA)" with a restriction of maximum domestic plot ratio of 6. The current restrictions/requirements stipulated under "R(A)1", "R(A)2" and "R(A)3" zones are to reflect the existing developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 7.5.3 This zone includes public housing estates, such as the Healthy Village Estate and Lai Tak Tsuen, as well as some private residential developments.

7.6 Residential (Group B) ("R(B)") : Total Area 15.11 ha

- 7.6.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone includes residential developments at around Tin Hau Temple Road, Braemar Hill Road, Cloud View Road and Tai Hang Road.
- 7.6.2 For sites zoned "R(B)", developments are restricted to a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the building height of the existing building, whichever is the greater.
- 7.6.3 Four "R(B)" sites comprising Braemar Hill Mansions, Oxford Court, 7 Wai Tsui Crescent and Lai Sang Court are designated as "R(B)1", "R(B)2", "R(B)3" and "R(B)4" respectively. Development within each sub-area will be subject to specific maximum GFA or plot ratio and building height restrictions as stipulated under the Notes of the Plan.
- 7.6.4 The planning intention of the restriction on development intensity is to preserve the local character of the long-established medium-density residential development along Tin Hau Temple Road, Braemar Hill Road and Cloud View Road. It also helps prevent the local roads from being overloaded. The building height restriction is intended to preserve the existing coherent stepping building profile.
- 7.6.5 Application for minor relaxation of the stated restrictions may be made to the Board under section 16 of the Ordinance. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

7.7 Residential (Group C) ("R(C)") : Total Area 0.80 ha

- 7.7.1 This zoning is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers the Comfort Terrace area where residential developments are restricted to a maximum plot ratio of 3.3 for Class A sites and 3.75 for Class B sites because of inadequate vehicular access. Buildings are also restricted to a maximum height of 20 storeys including carports to preserve the local character.
- 7.7.2 Application for minor relaxation of the stated restrictions may be made to the Board under section 16 of the Ordinance. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

7.8 Residential (Group E) ("R(E)") : Total Area 0.43 ha

- 7.8.1 This zone covers five industrial buildings at King's Road and Tsat Tsz Mui Road. This zoning is intended primarily for phasing out of the existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.
- 7.8.2 Under this zoning, existing industrial uses will be tolerated. Yet, new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.
- 7.8.3 All of the existing industrial buildings in this zone are under multiple ownership. It is expected that the "R(E)" zones would contribute to phasing out these residual industrial lots by expediting their redevelopment for residential use.

7.9 Government, Institution or Community ("G/IC"): Total Area 29.6474 ha

- 7.9.1—This zone is intended primarily for *the* provision of various GIC facilities serving the needs of the local residents in the Area and, where appropriate, residents in the adjoining districts. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. This zone includes sites for Government facilities, bus terminus,

clinic, markets, ferry concourse, community centres and schools. Uses such as temple, church, electricity substation and telephone exchange also fall within this zone.

7.10 Open Space ("O") : Total Area ~~33.1~~**35.68** ha

7.10.1 This zone is intended primarily for **the** provision of outdoor open-air space for both active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.10.2 Victoria Park is the largest open space in the Area. It provides a wide range of active and passive recreational facilities for residents within and outside North Point. Choi Sai Woo Park, which is the second largest open space in North Point, is located in close proximity to the residential and educational developments in the North Point mid-levels.

7.10.3 ***A major open space will be provided in the planned reclamation formed for the CWB project. The access to the open space will be via Hing Fat Street, Watson Road and Oil Street. Other open space sites, including sitting-out areas and rest gardens, are also provided in the immediate vicinity to meet the recreational needs of the local population and to serve as breathing space among high-rise buildings in the area. Local open spaces are also reserved within existing and new comprehensive developments although they do not fall within this zoning.***

7.11 Other Specified Uses ("OU") : Total Area ~~2.8~~**53.55** ha

7.11.1 This zone ~~is intended to identify~~ ***covers*** land reserved for purposes as specified on the plan including ferry piers, an existing funeral parlour, ~~and a sewage treatment plant,~~ ***the planned landscaped deck over the CWB tunnel portal, the planned CWB ventilation building, the planned administration building, the adjacent amenity area providing access to the building and emergency access to the portal, and the planned landscaped elevated walkway extending from Victoria Park to Causeway Bay Typhoon Shelter.***

7.11.2 ***To avoid incompatibility with the waterfront setting, the administration building should be built under the IEC and is subject to a maximum building height of 15 metres above Principal Datum. The ventilation building site is also subject to a maximum building height of 14 metres above Principal Datum. In order to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.***

~~Apart from the above, the area at the waterfront near Harbour Heights is designated for "Cultural and/or Commercial, Leisure and Tourism Related Uses", which is intended to encourage the development of this area for the specified uses such as cultural facilities, restaurants, retail shops and other leisure and recreational uses on the waterfront. In view of the prominent waterfront location, development is restricted to a~~

~~maximum building height of not exceeding the mean level of the IEC. To ensure harmonious design along the waterfront, planning permission from the Board is required for development within this area. A waterfront promenade with a minimum width of 10m should be provided to link up with the proposed promenade at the adjoining "CDA(1)" zone. Further widening of the promenade, e.g. in the form of ground floor set back of the adjoining building, if any, is encouraged. For any scheme involving development underneath and abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. The future widening of this section of the IEC shall also be taken into account. If pier use is proposed along the waterfront, a marine impact assessment to demonstrate that the proposal would not adversely affect the marine traffic shall be included in the submission.~~

7.12 Green Belt ("GB") : Total Area 84.81 ha

7.12.1 This zone covers areas in Braemar Hill, Lin Fa Kung Hill and areas south of Braemar Hill Mansion. The planning intention of this zoning is primarily for conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type developments and to provide additional outlets for passive recreational uses.

7.12.2 These areas are generally well-wooded hill-slopes forming a green backdrop to North Point. Where appropriate, passive recreational facilities such as walking trails and sitting-out areas are provided. There is a general presumption against development within this zoning to promote conservation of the natural environment.

8. COMMUNICATIONS

8.1 Roads

8.1.1 King's Road and the IEC are the two major roads connecting North Point with the other parts of Hong Kong Island. Distributor road network for the northern coastal areas follows a grid pattern whilst that for the southern hilly areas follows the contour of the slopes.

8.1.2 *The CWB is a dual three-lane road tunnel of approximately 3.5km in length between Central and North Point. The tunnel portal in North Point will be located near Oil Street and will be covered by a landscaped deck to enhance the visual amenity and provide noise mitigation. The CWB will be connected with the IEC and sections of the IEC will be realigned. The eastbound lanes immediately east of Hing Fat Street will be diverted to the north before merging with the eastbound lanes of the CWB. The westbound lanes of the IEC north of City Garden will be connected to the CWB and the existing section of IEC. In the northeastern part of Victoria Park, a slip road will be built*

*for connection to the submerged CWB. The alignment of the slip road is subject to detailed design to minimise the impact on Victoria Park.*

8.2 Public Transport

- 8.2.1 The Area is served by various modes of public transport including Mass Transit Railway, buses, tram, public light buses, taxis and ferries.
- 8.2.2 Four Mass Transit Railway stations, namely Tin Hau, Fortress Hill, North Point and Quarry Bay in the vicinity provide easy access to the Area as well as to and from other districts. A significant portion of the Area is within reasonable walking distance from these stations. Passenger and vehicular ferry services are provided at the piers adjacent to the ex-North Point Estate site.

9. UTILITY SERVICES

- 9.1 The Area is well served with piped fresh water and salt water supply for potable and flushing purposes respectively.
- 9.2 The Area is served by two separate system drains and sewers. One is for the carriage and drainage of storm-water and the other for the collection of sewage from households and other premises. The Area is also adequately provided with other utilities such as electricity, gas and telephone services.

10. CULTURAL HERITAGE

There are three historical buildings in the Area, including ~~a~~*the* declared monument of Tin Hau Temple at Tin Hau Temple Road, and two graded historical buildings of Lin Fa Temple at Tai Hang and the former clubhouse of Royal Hong Kong Yacht Club at Oil Street. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals ~~might~~*may* affect these historical buildings.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council would also be consulted as appropriate.
- 11.3 *The reclamation works in the Area for the CWB are scheduled for commencement in end 2008 and for completion by 2010/2011. The CWB is scheduled for completion in 2015/2016.*
- 11.4 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.