

**PROPOSED AMENDMENTS TO  
THE APPROVED WAN CHAI NORTH  
OUTLINE ZONING PLAN NO. S/H25/2**

**1. Introduction**

This paper is to seek Member's agreement that:

- (a) the propose amendments to the approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/2 as shown on the draft OZP No. S/H25/2A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the proposed revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP, and should be published together with the draft OZP.

**2. Status of the Current OZP**

- 2.1 On 19.5.2009, the Chief Executive in Council (CE in C), under section 9(2) of the Ordinance, approved the draft Wan Chai North OZP, which was subsequently renumbered as S/H25/2. On 22.5.2009, the approved Wan Chai North OZP No. S/H25/2 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 5.10.2010, the CE in C referred the approved OZP No. S/H25/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The referenced back of the OZP was notified in the Gazette on 15.10.2010 under section 12(2) of the Ordinance.

**3. Proposed Amendments to the OZP**

The proposed amendments mainly relate to the rezoning of the Exhibition (EXH) Station site of the Shatin to Central Link (SCL) to "Comprehensive Development Area" ("CDA"), rezoning of the Atrium Link Extension site to "Other Specified Uses" annotated "Exhibition Centre" ("OU(Exhibition Centre)") to reflect the completed development, rezoning of a site occupied by Harbour View International House to a "Government, Institution or Community" ("G/IC") sub-zone, minor boundary adjustment and some technical amendments to the Notes of the OZP.

#### **4. Rezoning of the EXH Station site of the SCL (Amendment Item A)**

##### The Site and its Surroundings

**(Plans 1 and 2, aerial photo on Plan 6, site photos on Plans 7 and 8)**

- 4.1 The site, having an area of about 1.65 ha (**Plan 2**), is reserved mainly for future entrances of the EXH Station, station facilities/ventilation building and a Public Transport Interchange (PTI). It is mainly zoned “G/IC(1)” and partly zoned “OU(Railway Station Facilities)”, “OU(Railway Ventilation Building)”, “OU(Amenity Area)”, “OU(Landscaped Elevated Walkway)” and areas shown as ‘Road’ on the current OZP. Developments within the “G/IC(1)” zone is subject to a maximum building height (BH) restriction of 50mPD. While the BH restriction for the “OU(Railway Station Facilities)” and “OU(Railway Ventilation Building)” zones are subject to a BH restriction of 25mPD. The exterior design of the railway station facilities and ventilation building within the two “OU” zones requires planning permission from the Board.
- 4.2 The site is bounded by Road P2 to be constructed under the Wan Chai Development Phase II (WDII) project to the north, Tonnochy Road to the east, Great Eagle Centre and Harbour Centre to the south and Fleming Road to the west. At present, it is occupied by a bus terminus in the west, a public toilet, the Harbour Road Sports Centre (HRSC) and the Wan Chai Swimming Pool (WCSP) in the east.
- 4.3 To the west and the northwest of the site across Fleming Road and Expo Drive East are the Hong Kong Convention and Exhibition Centre (HKCEC) and the HKCEC Extension respectively (**Plans 2 and 6**). To the east across Tonnochy Road is the Wan Chai Sports Ground. To the immediate southeast is the re-provision site for the HRSC and WCSP which will be affected by the construction of the EXH Station commencing in 2014. To the immediate south is Great Eagle Centre and Harbour Centre and further south are existing office/commercial buildings conveniently linked up by elevated pedestrian walkways which also connect the Wan Chai hinterland to the waterfront.
- 4.4 Across the future Road P2 to the north is a construction site for the WDII and the Central-Wan Chai Bypass (CWB) projects. Upon completion of these projects, it will be developed as a waterfront promenade with a new ferry pier and waterfront related commercial and leisure uses.

##### Proposed Development above the EXH Station

- 4.5 The site is at a strategic location in the waterfront and is a potential major transport hub. The EXH Station at the site is one of the stations in the cross harbour section of the SCL from Hung Hom to Admiralty. It will also be an interchange station of the SCL and the North Hong Kong Island Line (NIL). It is well served by public transport including cross-boundary bus services and ferry services. Besides, it is conveniently linked to the MTR Wan Chai Station of Island Line by the pedestrian walkway at the podium level.
- 4.6 The site is in close proximity to the HKCEC and the HKCEC Extension. As pledged in Chief Executive’s 2013 Policy Address, a working group has been set

up under the Economic Development Commission to make concrete recommendations to the Government on convention and exhibition industries. It is considered that a topside development at the EXH Station primarily for convention and meeting facilities and other commercial related uses would optimize the land resources and meet the economic need of Hong Kong.

- 4.7 An architectural feasibility study has therefore been commissioned in August 2012 to explore the feasibility of a topside development at the EXH station. The study has ascertained the feasibility of a development up to 6 storeys (not exceeding 50mPD in height) mainly for convention and meeting facilities (**Plans 9 to 15**). The ground level is mainly used to accommodate the station entrances and facilities, a covered PTI, a public open space, the entrance to the topside development, drop-off and loading/unloading area. To facilitate pedestrian circulation, a public passageway is proposed at the deck level with convenient links to the HKCEC Extension, the adjoining buildings and the proposed landscaped elevated walkway under the WDII project leading to the waterfront. The upper floors are mainly used to accommodate the convention and meeting facilities.

#### The Rezoning Proposal

- 4.8 To preserve the flexibility for allowing the future topside development at the EXH Station, it is proposed to rezone the site to “CDA”. The planning intention of the proposed “CDA” zoning is for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a PTI 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.
- 4.9 The existing maximum BH restriction of 50mPD of the site is retained for the proposed “CDA” zone. This is to ensure compatibility of the proposed topside development with the waterfront setting and surrounding developments, and to be in line with the stepped height profile descending towards the waterfront.
- 4.10 The proposed topside development would enhance the connectivity between the waterfront and the Wan Chai hinterland as well as the surrounding buildings at the podium deck level (**Plan 6**). Besides, the applicant is required to address and indicate clearly in the Master Layout Plan (MLP) the interface and the integration between the topside development, the PTI, the station facilities/ventilation building at the ground level and the podium deck as well as the adjoining developments.

#### Visual Impact

- 4.11 As shown in the photomontages in **Plans 16 to 18**, the proposed BH restriction of 50mPD for the topside development at the EXH Station site is visually compatible with the nearby HKCEC Extension (70mPD), the proposed reprovisioned HRSC and WCSP (31mPD), and maintains a stepped height profile descending from high-rise buildings in the hinterland, including Great Eagle Centre/Harbour Centre (143mPD), China Resources Building (175mPD) and Sun Hung Kai Centre

(202mPD), towards the waterfront. To minimize the visual impact, the applicant is required to provide a broad exterior design for the railway ventilation building exposed above ground.

- 4.12 As stipulated in the Notes for the “CDA” zone, the applicant will be required to submit a visual impact assessment report as part of the MLP submission for the approval of the Board at the planning application stage.

#### Air Ventilation

- 4.13 According to the air ventilation assessment (AVA) by Wind Tunnel Tests conducted for the site as part of the architectural feasibility study, the prevailing annual winds are from north, northeast and east while the prevailing summer winds are from east, southwest and west. Given that the site is shielded by high-rise, dense built up area to the south and opened to the Victoria Harbour to the north, air ventilation impact arising from the proposed development with a BH restriction of 50mPD is not expected to be significant.

- 4.14 As stipulated in the Notes for the “CDA” zone, the applicant will be required to submit an air ventilation assessment report as part of the MLP submission for the approval of the Board at the planning application stage.

#### Traffic Impact

- 4.15 The future topside development is intended primarily for convention and meeting facilities and other commercial related uses. The site is well-served by the public transport. With the opening of the SCL, CWB and the completion of the road improvement works associated with the WDII project, the traffic condition in the area will be improved. It is not expected that the development would generate significant traffic impact on the nearby road network.

- 4.16 The Transport Department (TD) has no comment on the proposed rezoning provided that the applicant will submit a traffic impact assessment (TIA) report as part of the MLP submission for the approval of the Board at the planning application stage.

#### Environmental and Infrastructural Considerations

- 4.17 The Environmental Protection Department (EPD) advises that as a planning brief (with requirement for environmental technical assessment incorporated) is required for the “CDA” zone and environmental concerns will be addressed in an environmental assessment report required as part of the MLP submission at the planning application stage, EPD have no comment on the rezoning proposal.

- 4.18 The Drainage Services Department and the Water Supplies Department have no adverse comment on the proposed rezoning.

#### Provision of GIC Facilities

- 4.19 Part of the site is currently occupied by HRSC and WCSP. They will be re-provisioned at the southeast portion of the site. The proposed rezoning of the

EXH Station site from “G/IC(1)” to “CDA” will not affect the provision of GIC facilities in the area.

**5. Rezoning of the Atrium Link Extension site (Amendment Item B)**  
**(Plans 1 and 3, and site photos on Plan 19)**

The site is located between HKCEC and HKCEC Extension with an area of 13,111m<sup>2</sup> and is now occupied by a 3-storey elevated structure with exhibition halls and supporting facilities (known as the Atrium Link Extension) (**Plan 3**). It was the subject of a planning application (No. A/H25/5) for proposed exhibition hall use which was approved by the Committee on 26.8.2005 to cater for the expansion of the HKCEC. The Atrium Link Extension has now been completed and all the approval conditions of the planning permission have also been duly complied with. Opportunity has been taken to rezone the site from “OU(Pedestrian Walkway with Ancillary Exhibition Facilities)”, “OU(Amenity Area)” and areas shown as ‘Road’ to “OU(Exhibition Centre)” to reflect the completed development.

**6. Rezoning of Harbour View International House (Amendment Item C)**  
**(Plans 1 and 4, and site photos on Plan 20)**

The site at 4 Harbour Road, with an area of about 1,115m<sup>2</sup>, is now occupied by a 24-storey hostel known as the Harbour View International House (**Plan 4**). It was completed in 1983. In 2009, the owner of the site submitted building plans proposing alteration and addition works to the existing hostel but was rejected by the Building Authority for contravention of the OZP as there was no provision for hostel use under the Notes for the “G/IC” zone. In 2010, the owner of the site submitted a section 12A planning application (No. Y/H25/1) for the rezoning of the site from “G/IC” to “G/IC” sub-zone and to include ‘Hotel’ and ‘Eating Place’ in Column 1 of the Notes for the “G/IC” sub-zone and to transfer ‘School (other than in free-standing purpose-design school building only)’ from Column 2 to Column 1 of the Notes of the “G/IC” zone. Whilst the Committee rejected the application on 7.5.2010, it was considered agreeable to designate the site as a specific “G/IC” sub-zone with the inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2 of the Notes for proper planning control over development/redevelopment and to allow for building improvement works for the existing building on the site. In the light of the Committee’s decision, it is proposed to rezone the site from “G/IC” to “G/IC(5)” with the inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2 of the Notes for this “G/IC” sub-zone.

**7. Minor Boundary Adjustments (Amendment Item D)**  
**(Plans 1 and 5, and site photo on Plan 21)**

Opportunity has been taken to make minor adjustments to rezone a narrow strip of land (**Plan 5**) from an area shown as ‘Road’ to “G/IC(1)” zone according to the gazetted road alignments of Tonnochy Road and to align with the eastern boundary of the proposed “CDA” zone.

## **8. Proposed Amendments to the Matters shown on the OZP**

The proposed amendments as shown on the draft Wan Chai North OZP No. S/H25/2A (**Attachment II**) are as follows:

### **8.1 Item A** (about 1.65 ha)

Rezoning an area bounded by Road P2, Fleming Road, Tonnochy Road and Great Eagle Centre/Harbour Centre from “G/IC(1)”, “OU(Railway Station Facilities)”, “OU(Railway Ventilation Building)”, “OU(Amenity Area)”, “OU(Landscaped Elevated Walkway)” and areas shown as ‘Road’ to “CDA” to facilitate comprehensive development at the EXH Station site.

### **8.2 Item B** (about 1.31 ha)

Rezoning an area between HKCEC and HKCEC Extension from “OU(Pedestrian Walkway with Ancillary Exhibition Facilities)”, “OU(Amenity Area)” and areas shown as ‘Road’ to “OU(Exhibition Centre)” to reflect the completed development.

### **8.3 Item C** (about 0.11 ha)

Rezoning the Harbour View International House from “G/IC” to “G/IC(5)” with the inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2 of the Notes for this “G/IC” sub-zone.

### **8.4 Item D**

Minor boundary adjustments to rezone a narrow strip of land from an area shown as ‘Road’ to “G/IC(1)” according to the gazetted road alignment of Tonnochy Road and to align with the eastern boundary of the proposed “CDA” zone.

## **9. Proposed Amendments to the Notes of the OZP**

### **9.1 Notes for the “CDA” zone**

To reflect the rezoning of the EXH Station site to “CDA”, a new set of Notes for the “CDA” zone is added. A remark is added to stipulate a maximum BH restriction of 50mPD for development within the “CDA” zone. Provision has also been made in the Notes for minor relaxation of the aforesaid BH restriction on application to the Board.

### **9.2 Notes for the “G/IC” zone**

In connection with Amendment Item C above, the schedule of uses for the “G/IC” zone is amended by adding ‘Hotel (for “G/IC(5)” only)’ and ‘Residential Institution (for “G/IC(5)” only)’ under Column 2 of the Notes for the “G/IC” zone.

### 9.3 Revised Master Schedule of Notes (MSN)

On 28.2.2003, the Board endorsed a set of revised MSN, including the introduction of Broad Use Terms and the updating of Definition of Terms, and agreed that all the OZPs in force should be amended to incorporate the revised MSN. Several refinements and amendments to the MSN were subsequently made between 2004 and 2011. Opportunity has been taken to incorporate the technical amendments to the Notes in accordance with the revised MSN.

- 9.4 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment III** for Members' consideration.

## 10. Revision to the Explanatory Statement (ES) of the OZP

The ES has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment IV** for Members' consideration.

## 11. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H25/3.

## 12. Consultation

### Departmental Consultation

- 12.1 The proposed amendments have been circulated to relevant bureaux and departments and comments on Amendment Item A have been incorporated above where appropriate. The following bureaux/departments have no objection to/no comment on the proposed amendments:

- (a) Planning Unit, Planning and Lands Branch, Development Bureau (DEVB);
- (b) Harbour Unit, Planning and Lands Branch, DEVB;
- (c) Works Branch, DEVB;
- (d) Commerce and Economic Development Bureau;
- (e) Culture Branch, Home Affairs Bureau;
- (f) Treasury Branch, Financial Services and the Treasury Bureau;
- (g) Transport and Housing Bureau;
- (h) Economic Analysis and Business Facilitation Unit, Financial Secretary's Office;
- (i) Electrical and Mechanical Services Department;
- (j) Lands Department;
- (k) Transport Department;

- (l) Buildings Department;
- (m) Civil Engineering and Development Department;
- (n) Government Property Agency;
- (o) Water Supplies Department;
- (p) Drainage Services Department;
- (q) Highways Department;
- (r) Environmental Protection Department;
- (s) Fire Services Department;
- (t) Architectural Services Department;
- (u) Leisure and Cultural Services Department; and
- (v) Urban Design and Landscape Section, Planning Department.

### Public Consultation

- 12.2 The District Officer (Wan Chai) (DO/WC) advised that the proposed rezoning of the EXH Station site would likely attract WCDC and other stakeholders' attention. WCDC members may express concerns about the additional traffic generated by the topside development, as traffic network in Wan Chai North, notwithstanding the CWB, has been heavily congested and may not be able to cope with a substantial increase in traffic.
- 12.3 The future topside development is primarily for convention and meeting facilities and other commercial related uses and no exhibition use is proposed. As mentioned in paras. 4.15 and 4.16 above, the traffic condition of the area will be improved with the completion of the EXH Station, CWB and the associated road improvement works of the WDII project. A TIA report as part of the MLP will be submitted for the approval of the Board at the planning application stage. Consultation with WCDC will be arranged after the amendment proposal is considered by the Committee.
- 12.4 As the Exhibition Station site is located at the Wan Chai waterfront, the Hong Kong Taskforce of the Harbourfront Commission will also be consulted on the proposed amendments during the statutory exhibition period of the draft Wan Chai North OZP No. S/H25/2A (to be renumbered to S/H25/3 upon exhibition) for public inspection under section 5 of the Ordinance.

## **13. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Wan Chai North OZP No. S/H25/2 and that the draft Wan Chai North OZP No. S/H25/2A at **Attachment II** (to be renumbered to S/H25/3 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Wan Chai North OZP No. S/H25/2A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

#### **14. Attachments**

<b>Attachment I</b>	Approved Wan Chai North Outline Zoning Plan No. S/H25/2 (reduced to A3 size)
<b>Attachment II</b>	Draft Wan Chai North Outline Zoning Plan No. S/H25/2A
<b>Attachment III</b>	Revised Notes of draft Wan Chai North Outline Zoning Plan No. S/H25/2A
<b>Attachment IV</b>	Revised Explanatory Statement of draft Wan Chai North Outline Zoning Plan No. S/H25/2A
<b>Plan 1</b>	Comparison of the Existing and Proposed Zonings on the OZP for Amendment Items A, B, C and D
<b>Plan 2</b>	Site Plan for Amendment Item A
<b>Plan 3</b>	Site Plan for Amendment Item B
<b>Plan 4</b>	Site Plan for Amendment Item C
<b>Plan 5</b>	Site Plan for Amendment Item D
<b>Plan 6</b>	Aerial Photo for Amendment Item A
<b>Plans 7 to 8</b>	Site Photos for Amendment Item A
<b>Plans 9 to 15</b>	Floor Layouts and Cross-section of the proposed topside development at EXH Station site (extract from architectural feasibility study)
<b>Plans 16 to 18</b>	Photomontages of the proposed topside development at EXH Station site (extract from architectural feasibility study)
<b>Plan 19</b>	Site Photos for Amendment Item B
<b>Plan 20</b>	Site Photos for Amendment Item C
<b>Plan 21</b>	Site Photo for Amendment Item D

**PLANNING DEPARTMENT  
MAY 2013**

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)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
RAILWAY RESERVE	[Symbol]	鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	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	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分率 %	
COMMERCIAL	3.23	6.85	商業
GOVERNMENT, INSTITUTION OR COMMUNITY	10.90	19.78	政府、機構或社區
OPEN SPACE	8.75	16.66	休憩用地
OTHER SPECIFIED USES	14.72	28.68	其他指定用途
MAJOR ROAD ETC.	17.57	31.85	主要道路等
TOTAL PLANNING SCHEME AREA	55.17	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政局會同行政會議於 2009 年 5 月 19 日根據現行的  
城市規劃條例 (即經修訂的《2004 年城市規劃(修訂)條例》) 於二零零五年  
六月十日生效前有效的《城市規劃條例》第 9 條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9 OF THE PRE-AMENDED TOWN PLANNING ORDINANCE  
(i.e. THE TOWN PLANNING ORDINANCE WHICH WAS IN FORCE  
IMMEDIATELY BEFORE THE COMMENCEMENT OF THE TOWN PLANNING  
(AMENDMENT) ORDINANCE 2004 ON 10 JUNE 2006) ON 19 MAY 2009

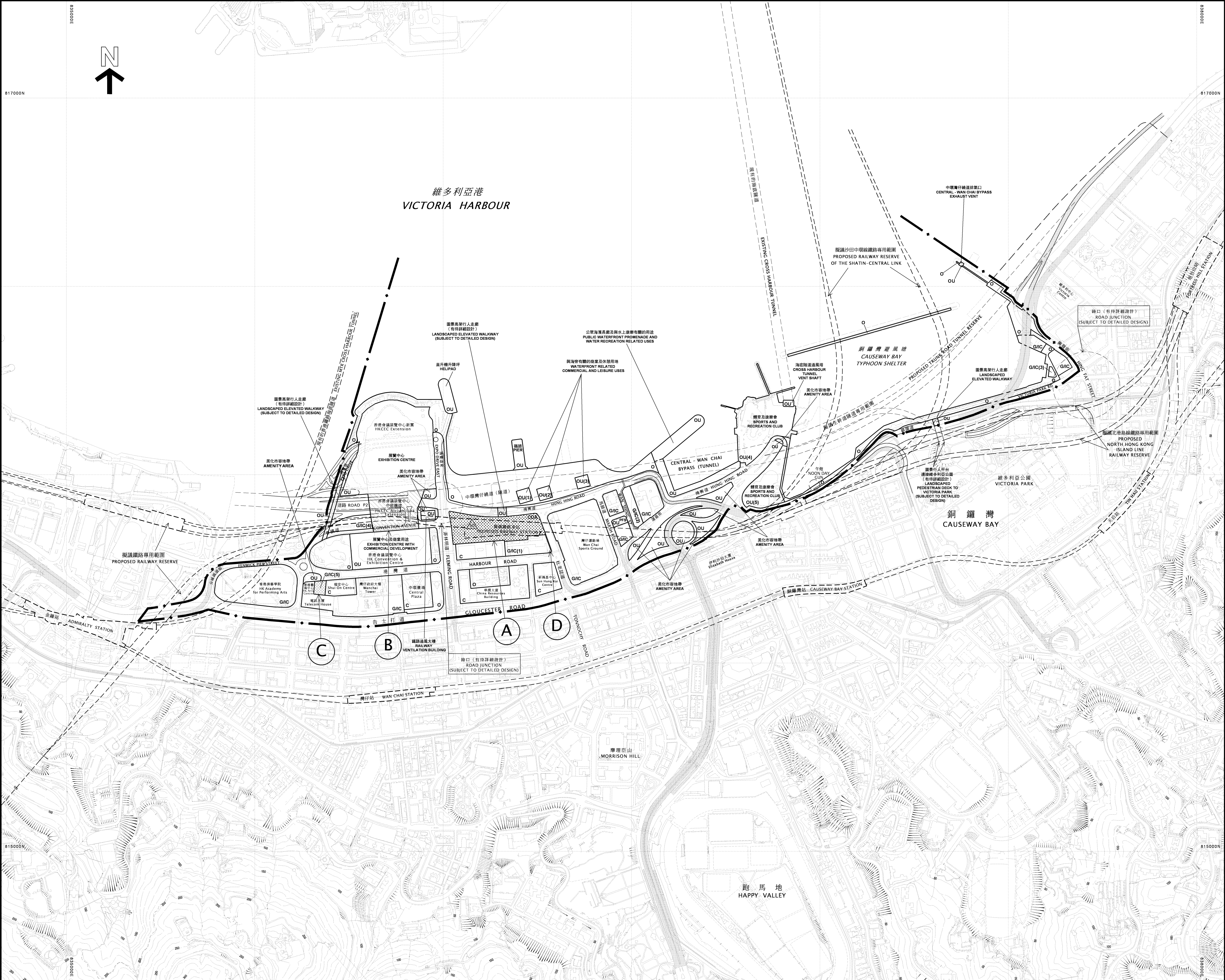
Ms Manda CHAN 陳詠雯女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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 CHAI NORTH - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺  
METRES 100 0 200 400 600 METRES

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/H25/2



圖例  
NOTATION

Attachment II of  
MPC paper No. 11/13

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
GOVERNMENT, INSTITUTION OR COMMUNITY	G/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)	STATION	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	RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	50	最高建築物高度 (在主水平基準上若干米)
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	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
COMMERCIAL	3.23	5.85		商業
COMPREHENSIVE DEVELOPMENT AREA	1.65	2.99		綜合發展區
GOVERNMENT, INSTITUTION OR COMMUNITY	9.60	17.40		政府、機構或社區
OPEN SPACE	8.75	15.86		休憩用地
OTHER SPECIFIED USES	15.29	27.71		其他指定用途
MAJOR ROAD ETC.	16.65	30.19		主要道路等
TOTAL PLANNING SCHEME AREA	55.17	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 2 5 / 2 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H25/2

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項
AMENDMENT ITEM D		修訂項目 D 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的  
核准圖編號 S/H25/2 的修訂  
AMENDMENT TO APPROVED PLAN No. S/H25/2 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灣仔北 (港島規劃區第 2 5 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 25 - WAN CHAI NORTH - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

圖則編號  
PLAN No.

S/H25/2A

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



**HONG KONG PLANNING AREA NO. 25**

**APPROVED DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/2A**

(Being an Approved *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 ~~which are permitted at all times in the various zones on the Plan and 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 ~~the permission of~~ ***from*** the Town Planning Board for a use or development is ~~necessary~~ ***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 ~~appropriate~~ ***prescribed*** application forms 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, ~~and to 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, ~~and 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, ~~in respect of the land or building~~ must be ***always*** permitted in terms of the Plan or, if permission is required, is 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” ~~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 ~~and that use~~ ***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 ~~and~~ ***which*** was effected during the effective period of that plan and ~~the use~~ 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 ~~is 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, ~~mass transit~~ **and** railway ~~and~~ /tram tracks, and boundaries between zones may be subject to minor ~~alterations~~ **adjustments** as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are **always** permitted ~~in all zones~~ 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) ~~In all zones, the~~ **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 Area, open space, rain shelter, refreshment kiosk, road, Bbus/Ttram/Ppublic Light Bbus Sstop or Hay-by, Ccycle Ttrack, Footbridge, Footpath, Mass Transit Railway Sstation Eentrance, Mass Transit Railway Sstructure below Gground Hlevel, taxi rank, Nnullah, Open Space, Pedestrian Area, Pedestrian Subway, Promenade, Ppublic Uutility Ppipeline Reserve, Service Lane, Street, Taxi Rank, 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 the~~ **any** area shown as 'Road', **all** uses **or developments** except those listed ~~specified~~ in paragraph (7) above and those listed ~~specified~~ below require permission ~~of~~ **from** the Town Planning Board:
- ~~Central Divider, Drive Way, Elevated Road, On-street Car-vehicle Ppark, railway track and, Rail Track, Road Tunnel, Ttram Ttrack.~~
- (9) Unless otherwise specified, **all building, engineering and other operations incidental to and** all uses, ~~including storage and caretakers' quarters,~~ directly related and ancillary to the permitted uses **and developments within the same zone** are always permitted and no separate planning 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**

**APPROVED DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO.**  
**S/H25/2A**

**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
<del>Ancillary Car Park</del>	Flat
<del>Bank</del>	Government Refuse Collection Point
<del>Barber Shop</del>	<b>Hospital</b>
<del>Beauty Parlour</del>	Mass Transit <b>Railway</b> Vent Shaft and/or
<del>Canteen</del>	Other Structure above Ground Level
<del>Clinic/Polyclinic</del>	other than Entrances
Commercial Bathhouse/ <b>Massage Establishment</b>	<del>Motor vehicle Showroom</del>
<b>Eating Place</b>	Petrol Filling Station
Educational Institution	<del>Place of Recreation, Sports or Culture</del>
Exhibition or Convention Hall	<del>Public Convenience</del>
<del>Fast Food Shop</del>	<del>Public Transport Terminus or Station</del>
Government Use (not elsewhere specified)	<del>Religious Institution</del>
Hotel	Residential Institution
<del>Massage Establishment</del>	<del>Staff Quarters</del>
<del>Money Exchange</del>	
<b>Information Technology and Telecommunications Industries</b>	
<b>Institutional Use (not elsewhere specified)</b>	
<b>Library</b>	
Off-course Betting Centre	
Office	
<del>Pawn Shop</del>	
<del>Photographic Studio</del>	
Place of Public Entertainment	
<b>Place of Recreation, Sports or Culture</b>	
<del>Police Reporting Centre</del>	
<del>Post Office</del>	
Private Club	
<b>Public Clinic</b>	
<del>Private Swimming Pool</del>	
<del>Public Car Park</del>	
<b>Public Convenience</b>	
<del>Public Library</del>	
<b>Public Transport Terminus or Station</b>	
Public Utility Installation	
<b>Public Vehicle Park</b> (excluding container vehicle)	
<b>Recyclable Collection Centre</b>	
<b>Religious Institution</b>	
<del>Restaurant</del>	

(Please see next page)

COMMERCIAL (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
Retail Shop	
School	
<b>Shop and Services</b>	
Service Trades	
<del>Showroom excluding Motor vehicle Showroom</del>	
Social Welfare Facility	
<b>Training Centre</b>	
Utility Installation for Private Project	

**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 centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.*

**COMPREHENSIVE DEVELOPMENT AREA**

<b><i>Column 1</i></b> <b><i>Uses always permitted</i></b>	<b><i>Column 2</i></b> <b><i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i></b>
	<b><i>Eating Place</i></b> <b><i>Education Institution</i></b> <b><i>Exhibition or Convention Hall</i></b> <b><i>Government Use (not elsewhere specified)</i></b> <b><i>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</i></b> <b><i>Office</i></b> <b><i>Place of Entertainment</i></b> <b><i>Place of Recreation, Sports or Culture</i></b> <b><i>Private Club</i></b> <b><i>Public Convenience</i></b> <b><i>Public Transport Terminus or Station</i></b> <b><i>Public Utility Installation</i></b> <b><i>Shop and Services</i></b> <b><i>Utility Installation for Private Project</i></b>

**Planning Intention**

*This zone is intended for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange 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.*

*(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 area of the 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 area for various uses where applicable;*
  - (iii) *the details and extent of public transport 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 Master Plan 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 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;*
  - (ix) *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;*
  - (x) *an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;*
  - (xi) *a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and*
  - (xii) *such other information as may be required by the Town Planning Board.*

*(Please see next page)*

**COMPREHENSIVE DEVELOPMENT AREA (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 conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters and open space facilities.*
- (3) *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 50 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.*
- (4) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

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	<del>Abattoir</del>
<b>Animal Quarantine Centre</b> (in Government building only)	<b>Animal Boarding Establishment</b>
<del>Ancillary Car/Lorry Park</del>	<b>Animal Quarantine Centre</b> (not elsewhere specified)
Broadcasting, Television and/or Film Studio	<del>Animal Pound</del>
Cable Car Route and Terminal Building	<del>Aviary</del>
<del>Canteen</del>	<del>Bank</del>
<del>Clinic/Polyclinic</del>	Columbarium
<del>Cooked Food Centre</del>	Correctional Institution
<del>Driving Test Centre</del>	Crematorium
<b>Eating Place (Canteen,</b>	<del>Dangerous Goods Godown</del>
<b>Cooked Food Centre only)</b>	<b>Driving School</b>
Educational Institution	<b>Eating Place (not elsewhere specified)</b>
<b>Exhibition or Convention Hall</b>	<del>Exhibition or Convention Hall</del>
<b>Field Study/Education/Visitor Centre</b>	<del>Fast Food Shop</del>
<del>Fire Station</del>	<del>Funeral Depot</del>
Government Refuse Collection Point	<b>Funeral Facility</b>
Government Use (not elsewhere specified)	<del>Funeral Parlour</del>
<del>Hawker Centre</del>	<del>Funeral Services Centre</del>
Hospital	<del>Garden of Remembrance</del>
<b>Institutional Use (not elsewhere specified)</b>	Holiday Camp
Judicial Facility	<b>Hotel (for “G/IC(5)” only)</b>
<b>Library</b>	Marine Fuelling Station
Market	Mass Transit <b>Railway</b> Vent Shaft and/or Other Structure above Ground Level other than Entrances
<del>Pier</del>	Off-course Betting Centre
Place of Recreation, Sports or Culture	<del>Office (other than Government Office)</del>
<del>Plant Nursery</del>	Petrol Filling Station
<del>Police Reporting Centre</del>	<del>Photographic Studio</del>
<del>Police Station</del>	Place of <del>Public</del> Entertainment
<del>Post Office</del>	Private Club
<del>Private Swimming Pool</del>	<del>Quarantine Station and Quarantine Lairage for Animals</del>
<del>Public Bathhouse</del>	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
<del>Public Car/Lorry Park</del>	Refuse Disposal Installation ( <b>Refuse Transfer Station only</b> )
<b>Public Clinic</b>	<b>Residential Institution (for “G/IC(5)” only)</b>
Public Convenience	<del>Restaurant</del>
<del>Public Library</del>	<del>Retail Shop</del>
<del>Public Swimming Pool</del>	<del>Sand Depot</del>
Public Transport Terminus or Station	
Public Utility Installation	
<b>Public Vehicle Park</b> (excluding container vehicle)	
<b>Recyclable Collection Centre</b>	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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
Religious Institution	<del>School (other than in free-standing purpose designed school building)</del>
<b>Research, Design and Development Centre</b>	<del>Service Trades</del>
<del>School (in free-standing purpose designed school building only)</del>	Sewage Treatment/Screening Plant
Service Reservoir	<b>Shop and Services</b>
Social Welfare Facility	<del>Showroom excluding Motor vehicle Showroom</del>
<b>Training Centre</b>	Utility Installation for Private Project
<del>Vehicle Pound</del>	<del>Warehouse/Godown</del>
<del>Wholesale Food Market</del>	Zoo
<b>Wholesale Trade</b>	

**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
<i>Aviary</i>	<i>Cable Car Route and Terminal Building</i>
<del>Ancillary Car Park</del>	<i>Eating Place</i>
<del>Changing Room</del>	<del>Exhibition or Convention Hall</del>
<i>Field Study/Education/Visitor Centre</i>	<del>Fast Food Shop</del>
Park and Garden	Government Refuse Collection Point
<i>Pavilion</i>	Government Use (not elsewhere specified)
<i>Pedestrian Area</i>	<i>Holiday Camp</i>
<i>Picnic Area</i>	Mass Transit <i>Railway</i> Vent Shaft and/or
Playground/Playing Field	Other Structure above Ground Level
<i>Promenade</i>	other than Entrances
Public Convenience	<del>Pier</del>
<del>Refreshment Kiosk</del>	Place of Public Entertainment
<i>Sitting Out Area</i>	Place of Recreation, Sports or Culture
<del>Underground Pumphouse</del>	<i>Private Club</i>
	<del>Public Vehicle Park</del>
	Public Transport Terminus or Station
	Public Utility Installation
	<i>Public Vehicle Park</i>
	(excluding container vehicle)
	<i>Religious Institution</i>
	<del>Restaurant</del>
	<del>Road Vent Shaft and/or Other Structure above</del>
	<del>Ground Level other than Entrances</del>
	<i>Service Reservoir</i>
	<i>Shop and Services</i>
	<i>Tent Camping Ground</i>
	Utility Installation for Private Project

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

<del>Ancillary and Public Car Park</del>	Educational Institution
<del>Bank</del>	Government Use
<del>Canteen</del>	<del>School (other than in free-standing purpose-</del>
<del>Clinic</del>	<del>designed school building)</del>
<b><i>Eating Place</i></b>	
Exhibition or Convention Hall	
<del>Fast Food Shop</del>	
<del>Money Exchange</del>	
Place of Public Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
<del>Private Swimming Pool</del>	
<b><i>Public Clinic</i></b>	
<b><i>Public Vehicle Park</i></b>	
<b><i>(excluding container vehicle)</i></b>	
Public Utility Installation	
<del>Restaurant</del>	
<del>Retail Shop</del>	
<b><i>Shop and Services</i></b>	
<del>Showroom</del>	
Utility Installation for Private Project	

***Planning Intention***

***This zone is intended primarily for the provision of exhibition and convention facilities to meet the economic need of Hong Kong.***

***(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 “Exhibition Centre with Commercial Development” Only</u>	
<del>Ancillary and Public Car Park</del> <del>Bank</del> <del>Canteen</del> <del>Clinic</del> <b>Eating Place</b> Exhibition or Convention Hall <del>Fast Food Shop</del> Flat Hotel <del>Money Exchange</del> Office Place of <del>Public</del> Entertainment Place of Recreation, Sports or Culture Private Club <del>Private Swimming Pool</del> <b>Public Clinic</b> <b>Public Vehicle Park</b> (excluding container vehicle) Public Utility Installation <del>Restaurant</del> <del>Retail Shop</del> <b>Shop and Services</b> <del>Showroom</del> Social Welfare Facility <del>Staff Quarters</del> Utility Installation for Private Project	Educational Institution Government Use School ( <del>other than in free-standing purpose-</del> designed school building)

**Planning Intention**

*This zone is intended primarily for the provision of exhibition and convention facilities and commercial and business uses to meet the economic need of Hong Kong.*

(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>	
<i><b>Field Study</b></i> /Education/Visitor Centre	<del>Fast Food Shop</del>
Government Use	<i><b>Eating Place</b></i>
Park and Garden	Place of <del>Public</del> Entertainment
Picnic Area	Public Utility Installation (not elsewhere specified)
Pier	<del>Public Car Park</del>
Place of Recreation, Sports or Culture	<i><b>Public Vehicle Park</b></i>
Playground/Playing Field	<i>(excluding container vehicle)</i>
Promenade	<del>Restaurant</del>
Public Convenience	<del>Retail Shop</del>
Public Utility Installation (Underground Pumphouse only)	<del>Service Trades</del>
<del>Refreshment Kiosk</del>	<i><b>Shop and Services</b></i>
Sitting Out Area	Utility Installation for Private Project (not elsewhere specified)
Utility Installation for Private Project (Underground Pumphouse only)	
Water Recreation Centre	

***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 to serve the need of the general public.***

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) 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)

- (3) In determining the maximum gross floor area for the purposes of paragraph (2) 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.
- (4) 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 (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
<u>For “Waterfront Related Commercial and Leisure Uses” Only</u>	
<i>Eating Place</i>	Government Use (not elsewhere specified)
<i>Field Study</i> /Education/Visitor Centre	Private Club
<del>Fast Food Shop</del>	Public Utility Installation
Place of <del>Public</del> Entertainment	Utility Installation for Private Project
Place of Recreation, Sports or Culture	
Public Convenience	
<del>Refreshment Kiosk</del>	
<del>Restaurant</del>	
<del>Retail Shop</del>	
<del>Service Trades</del>	
<i>Shop and Services</i>	

*Planning Intention*

*This zone is intended primarily for the provision of low-rise and low-density waterfront related commercial development and leisure uses to service the need of the general public.*

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 gross floor area and a maximum building height 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)

- (3) In determining the maximum gross floor area for the purposes of paragraph (2) 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.
- (4) 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 (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 "Sports and Recreation Club" Only

Place of Recreation, Sports and Culture  
Private Club

~~Barber Shop~~  
~~Beauty Parlour~~  
**Eating Place**  
~~Fast Food Shop~~  
**Government Refuse Collection Point**  
Government Use (*not elsewhere specified*)  
~~Public Car Park~~  
**Mass Transit** Railway Vent Shaft and/or  
Other Structure above Ground Level  
other than Entrances  
**Public Vehicle Park (excluding container vehicle)**  
Religious Institution  
~~Restaurant~~  
~~Retail Shop~~  
~~Service Trades~~  
**Shop and Services**  
Social Welfare Facility  
Utility Installation for Private Project *not Ancillary to the Specified Use*

Planning Intention

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

- (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
<p data-bbox="625 465 965 504" style="text-align: center;"><u>For "Amenity Area" Only</u></p> <p data-bbox="199 539 383 577">Amenity Area</p> <p data-bbox="821 539 1305 651" style="margin-left: 100px;">Government Use Public Utility Installation Utility Installation for Private Project</p>	

**Planning Intention**

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

*(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 “Landscaped Elevated Walkway” Only

Elevated Walkway  
Government Use

Public Utility Installation

**Planning Intention**

*This zone is intended primarily for the provision of landscaped elevated walkways to provide a safe, convenient and pleasant setting for pedestrians.*

(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 "Helipad" Only

Government Use  
Helicopter Fuelling Station  
Helicopter Landing Pad

Public Utility Installation  
Utility Installation for Private Project

**Planning Intention**

***This zone is intended primarily for the provision of a helipad.***

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 gross floor area of 400m<sup>2</sup> and a maximum building height of 20 metres above Principle Datum.
- (3) In determining the maximum gross floor area for the purposes of paragraph (2) 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on the gross floor area and building height 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
<u>For "Pier" Only</u>	
Government Use Pier Public Convenience	<del>Bank</del> <b><i>Eating Place</i></b> Exhibition or Convention Hall <del>Fast Food Shop</del> Marine Fuelling Station Public Utility Installation <del>Restaurant</del> <del>Retail Shop</del> <del>Service Trades</del> <b><i>Shop and Services</i></b> <del>Showroom excluding Motor vehicle Showroom</del> Utility Installation for Private Project

***Planning Intention***

***This zone is intended primarily for the provision of a ferry pier.***

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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) Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for use as fast food shop, restaurant, retail shop and/or service trades are considered as ancillary to "Pier" use.

(Please see next page)

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

**For "Pier" Only (Cont'd)**

**Remarks (Cont'd)**

- (4) ~~Mobile communication radio base station(s), with an equipment cabinet not bigger than 4.5 metres x 4.5 metres x 3.2 metres (length x width x height) within or on the roof top of a pier, and antenna(e) not bigger than 0.6 metre x 0.6 metre x 2.5 metres (length x width x height) at the side or on the roof top of a pier, are always permitted.~~
- (5) 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

<b>Mass Transit</b> 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 primarily for the provision of the railway ventilation building for Shatin to Central Link/North Hong Kong Island Line.***

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 25 metres above Principal 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)

<u>Column 1</u> Uses always permitted	<u>Column 2</u> 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

<del>Railway Vent Shaft and Other Structure above Ground Level other than Entrances</del>	<del>Exhibition or Convention Hall Government Use Public Utility Installation</del>
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Remarks

- ~~(1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.~~
- ~~(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 25 metres above Principal 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
<u>For “Central – Wan Chai Bypass Exhaust Vent” Only</u>	
Road Tunnel Exhaust Vent	Government Use Public Utility Installation

**Planning Intention**

*This zone is intended primarily for the provision of the road tunnel exhaust vent of the Central – Wan Chai Bypass.*

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 25 metres above Principal 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.

For All Other Sites (Not Listed Above)

~~As Specified on the Plan~~

~~Government Use (not elsewhere specified)  
Mass Transit Vent Shaft and/or Other Structure  
above Ground Level other than Entrances  
Staff Quarters  
Utility Installation not ancillary to the  
—— Specified Use~~

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 “Cross Harbour Tunnel Vent Shaft” Only*

*Cross Harbour Tunnel Vent Shaft*

*Government Use  
Public Utility Installation*

*Planning Intention*

*This zone is intended primarily for the provision of the Cross Harbour Tunnel vent shaft at Kellet Island.*

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(not elsewhere specified)*

*Public Utility Installation*

*Utility Installation for Private Project*

*Planning Intention*

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

**HONG KONG PLANNING AREA NO. 25**

**~~APPROVED DRAFT~~ WAN CHAI NORTH OUTLINE ZONING PLAN NO.  
S/H25/2A**

**EXPLANATORY STATEMENT**

**HONG KONG PLANNING AREA NO. 25**

**~~APPROVED DRAFT~~ WAN CHAI NORTH OUTLINE ZONING PLAN NO.  
S/H25/2A**

**EXPLANATORY STATEMENT**

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

### **APPROVED DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/2A**

(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 ~~approved~~ *draft* plan.)

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Wan Chai North Outline Zoning Plan (OZP) No. S/H25/2A. 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. SH8/16.
- 2.6 On 19 April 2002, the draft Wan Chai North OZP No. S/H25/1 (the draft OZP), incorporating a proposed reclamation of about 26 ha 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 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 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 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 that the RODP would serve as the basis for amending the draft OZP.
- 2.9 On 20 April 2007, the Board agreed to adopt the draft revised Wan Chai North OZP No. S/H25/1C incorporating the proposed amendments based on the RODP of the WDII Review as a basis for the preliminary consideration of the previous objections on the same day. The Board decided to propose amendments as shown on the draft revised Wan Chai North OZP No. S/H25/1C to meet/partially meet the previous objections.
- 2.10 On 29 June 2007, the Board gave further consideration to the unwithdrawn previous objections and decided to propose amendments as shown on the draft revised Wan Chai North OZP No. S/H25/1D to meet or partially meet the previous objections. On 27 July 2007, the proposed amendments to meet or partially meet the previous objections incorporated in amendment plan No. O/S/H25/1-B were notified in the Gazette under section 6(7) of the Ordinance. On 7 December 2007 and 11 January 2008, the Board considered further objections to the proposed amendments and decided to amend the Notes of the OZP to partially meet a further objection and maintain the other proposed amendments. The amendments were confirmed by the Board on 11 January 2008 under section 6(9) of the Ordinance.
- 2.11 On 19 May 2009, the Chief Executive in Council (*CE in C*), under section 9(2) of the Ordinance, approved the draft Wan Chai North OZP, which was subsequently renumbered as S/H25/2. On 22 May 2009, the approved Wan Chai North OZP No. S/H25/2 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 *On 5 October 2010, the CE in C referred the approved Wan Chai North OZP No. S/H25/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The referenced back of the OZP was notified in the Gazetted on 15 October 2010 under section 12(2) of the Ordinance.*
- 2.13 *On \_\_\_\_\_ 2013, the draft Wan Chai North OZP No. S/H25/2A (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The Plan incorporated amendments to rezone the Exhibition Station site of the Shatin to Central Link (SCL)/NIL from “Government, Institution or Community (1)” (“G/IC(1)”), “Other Specified Uses” (“OU”) annotated “Railway Station*

*Facilities”, “OU” annotated “Railway Ventilation Building”, “OU” annotated “Amenity Area”, “OU” annotated “Landscape Elevated Walkway” and areas shown as ‘Road’ to “Comprehensive Development Area”, to rezone the Atrium Link Extension site at the area between HKCEC and HKCEC Extension from “OU” annotated “Pedestrian Walkway with Ancillary Exhibition Facilities”, “OU” annotated “Amenity Area” and areas shown as ‘Road’ to “OU” annotated “Exhibition Centre”, and to rezone the site at 4 Harbour Road from “G/IC” to “G/IC(5)” with the inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2 of the Notes for this “G/IC” sub-zone. Opportunity has also been taken to make minor boundary adjustment to rezone a narrow strip of land to the west of Tonnochy Road from an area shown as ‘Road’ to “G/IC(1)” according to the gazetted road alignment and to amend the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board.*

### **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 55.17 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**

According to the ~~2006~~**2011** By-census, the population of the Area in ~~2006~~**2011** was about ~~2,260,200~~. No additional land has been designated for residential use under the Plan. The employment of the Area in ~~2006~~**2011** is ~~45,780~~**40,870**. ~~The number of jobs to be generated by the planned developments would be approximately 480 and the total employment figure for the Area would be about 46,260.~~

## 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

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 ~~Shatin to Central Link (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 breakwaters 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 remains 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 Principal 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**

- 8.1.1 This zone is intended primarily for existing commercial developments 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 **Comprehensive Development Area (“CDA”) - Total Area 1.65 hectares**

- 8.2.1 *The “CDA” zone is at the proposed Exhibition Station site of the SCL/NIL bounded by Road P2, Fleming Road, Tonnochy Road and Great Eagle Centre and Harbour Centre. This zone is intended for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses above the station, together with railway station facilities, a PTI and other supporting facilities at the ground level. 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.*
- 8.2.2 *Pursuant to sections 4(A)1 and 4(A)2 of the Ordinance, any development in the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. The applicant shall prepare a Master Layout Plan (MLP) together with the assessments and other information as specified in the Notes of the Plan for the approval of the Board. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.*
- 8.2.3 *Development within this zone is subject to a maximum building height of 50mPD as stipulated on the Plan. Architectural design with variations in height should be adopted to create an interesting built form to complement the harbour-front setting. Moreover, an open space should be provided at the northwestern corner of this zone to enhance*

*visual permeability and pedestrian accessibility. To enhance the landscape quality and soften the building mass, greening on podium/roof and vertical greening on facades should be provided. Planting along the edges and terraced design with greening should be applied for visual relief and interest. To minimize the visual impact, the applicant should provide a broad exterior design for the railway station facilities/ventilation building exposed above ground.*

- 8.2.4 *To provide an integrated development, the applicant should address and indicate clearly in the MLP the interface and connectivity between the topside development, the PTI, the railway station and supporting facilities at the ground level and the podium deck with the adjoining developments including the reprovisioned Harbour Road Sports Centre and Wan Chai Swimming Pool.*
- 8.2.5 *To further improve the existing footbridge network in Wan Chai and the pedestrian circulation between the Wan Chai hinterland and the harbour-front, the applicant should provide a footbridge to link up the topside development with the HKCEC Extension.*
- 8.2.6 *Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

8.3 Government, Institution or Community (“G/IC”) - Total Area ~~40.909~~ 60 hectares

- 8.3.1 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 Preliminary Treatment Works (WCEPTW) and electricity sub-stations.
- 8.3.2 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/NIL~~ underneath, the ~~location of the existing HRSC and WCSP will be swapped with that of the existing PTI~~ **reprovisioned within the “G/IC(1)” zone.** ~~The PTI will be expanded to include the bus and taxi services currently provided at Expo Drive East.~~

- 8.3.3 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, **and** WCSP, ~~and PTI~~, 20mPD for the salt water pumping station and expansion of the WCEPTW at Wan Shing Street, 15mPD for the Tin Hau Temple reprovisioning site, and 10mPD for the proposed coach park at Convention Avenue.
- 8.3.4 ~~To provide flexibility for innovative design, m~~Minor relaxation of the building height restrictions may be considered by the Board ~~through the planning permission system~~ **on application under section 16 of the Ordinance.** Each ~~proposal~~ **application** will be considered on its ~~individual planning~~ **own** merits.

8.4 Open Space (“O”) - Total Area 8.75 hectares

- 8.4.1 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.
- 8.4.2 Major existing open spaces in the Area include the garden west of the HKCEC, Harbour Road Garden and Promenade of the HKCEC.
- 8.4.3 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.
- 8.4.4 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.
- 8.4.5 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.

8.5 Other Specified Uses (“OU”) - Total Area ~~14.72~~**15.29** hectares

8.5.1 This zoning covers land annotated for the following specific uses:

Exhibition Centre with Commercial Development

8.5.2 This zone is intended *primarily* 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.

Exhibition Centre

8.5.3 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*. No office or hotel development is proposed within this zone.

~~Pedestrian Walkway with Ancillary Exhibition Facilities~~

8.5.4 ~~The pedestrian walkway linking the existing HKCEC with the Extension is zoned “OU” annotated “Pedestrian Walkway with Ancillary Exhibition Facilities”. The walkway is for pedestrian circulation with some secondary exhibition areas.~~

Public Waterfront Promenade and Water Recreation Related Uses

8.5.4 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.

- 8.5.5 ~~To provide flexibility for innovative design, m~~Minor relaxation of the GFA and building height restrictions may be considered by the Board ~~through the planning permission system~~ **on application**. Each ~~proposal~~ **application** will be considered on its ~~individual planning~~ **own** merits.
- 8.5.6 In addition to the GFA and building height restrictions, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

#### Sports and Recreation Club

- 8.5.7 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. These height restrictions are 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.
- 8.5.8 ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, m~~Minor relaxation of the building height restrictions may be considered by the Board ~~through the planning permission system~~ **on application**. Each ~~proposal~~ **application** will be considered on its ~~individual planning~~ **own** merits.

#### Waterfront Related Commercial and Leisure Uses

- 8.5.9 This zone is intended **primarily** 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 reprovisioned 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.

- 8.5.10 ~~To provide flexibility for innovative design, m~~Minor relaxation of the GFA and building height restrictions may be considered by the Board ~~through the planning permission system~~ **on application**. Each ~~proposal~~ **application** will be considered on its ~~individual planning~~ **own** merits.
- 8.5.11 In addition to the GFA and building height restrictions, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

Amenity Area

- 8.5.12 This zone is intended **primarily** 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

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

Landscaped Elevated Walkway

- 8.5.14 This zone is intended **primarily** 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

- 8.5.15 This zone is intended ~~to designate land~~ **primarily** 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~~ allows 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.

- 8.5.16 ~~To provide flexibility to cater for operational need, m~~ Minor relaxation of the **GFA and** building height restrictions may be considered by the Board ~~through the planning permission system~~ **on application**. Each **application** ~~proposal~~ will be considered on its ~~individual planning~~ **own** merits.
- 8.5.17 In addition to the GFA and building height restrictions, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

Petrol Filling Station

- 8.5.18 This zone is intended **primarily** for the provision of petrol filling station to the east of WCSG.

Pier

- 8.5.19 This zone is intended **primarily** for the provision of ferry pier to facilitate marine access to Wan Chai North. The pier development on the site is for reprovisioning the existing Wan Chai ferry piers. 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.
- 8.5.20 ~~To provide flexibility for innovative design, m~~ Minor relaxation of the building height restriction may be considered by the Board ~~through the planning permission system~~ **on application**. Each **application** ~~proposal~~ will be considered on its ~~individual planning~~ **own** merits.
- 8.5.21 In addition to the building height restriction, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

Railway Ventilation Building

- 8.5.22 This zone is intended **primarily** for the provision of the railway ventilation buildings for SCL/NIL. ~~They~~**It** 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.

- 8.5.23 ~~To provide flexibility for innovative design, m~~Minor relaxation of the building height restriction may be considered by the Board ~~through the planning permission system~~ **on application**. Each **application** proposal will be considered on its ~~individual planning~~ **own** merits.
- 8.5.24 In addition to the building height restriction, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

#### Railway Station Facilities

- 8.4.5 ~~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.~~
- 8.4.6 ~~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.~~
- 8.5.25 ~~In addition to the building height restriction, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.~~

#### Central-Wan Chai Bypass Exhaust Vent

- 8.5.26 This zone is intended **primarily** 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.
- 8.5.27 ~~To provide flexibility for innovative design, m~~Minor relaxation of the building height restriction may be considered by the Board ~~through the planning permission system~~ **on application**. Each **application** proposal will be considered on its ~~individual planning~~ **own** merits.
- 8.5.28 In addition to the building height restriction, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under

section 16 of the Ordinance.

## 9. ENVIRONMENT

Environmental Impact Assessment (EIA) ~~study studies~~ for the Wan Chai Development Phase II and Central-Wan Chai Bypass are ***completed and approved on 11 December 2008*** ~~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 furniture 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~~ **at the ground level of the Exhibition Station** to replace the existing bus terminus ~~to the immediate west at Wan Chai Ferry Pier~~ 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. ***Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures within the area, as described in the authorised railway scheme, are shown on the Plan for information only.*** 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 ***and for the sewage outfall*** within the existing Wan Chai area.

11.2 New sewerage system have been designed for the WDII development, which will feed into the existing ~~sewerage trunk sewer system~~. Assessments indicate that the additional flows will not have any adverse impact to the ~~existing sewerage trunk~~ ***existing sewerage***.

~~sewer system.~~ Sewage will be discharged through the Wan Chai East Sewage Screening Plant ~~Preliminary Treatment Works~~ and the Wan Chai East sewage outfall to cater for the longer term demand.

## 12. CULTURAL HERITAGE

The Kellett Island Site of Archaeological Site is located within the Area ~~and the noon-day gun and the floating tin hau temple are of special historical interest.~~ *Royal Hong Kong Yacht Club on Kellett Island, a Grade 3 historic building, is also located within the Area.* Prior consultation with the Antiquities and Monuments Office (AMO) ~~of the Leisure and Cultural Services Department (LCSD)~~ should be made if any development or rezoning proposals may affect these sites *and their immediate environs.* *If disturbance to the site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist engaged by the project proponent is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance. A proposal of AIA shall be submitted to AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.* ~~For the Tin Hau Temple, it could be relocated to a land based site at the southeastern corner of CBTS.~~

## 13. IMPLEMENTATION OF RECLAMATION

The proposed reclamation for the CWB and the related works ~~are anticipated to~~ commenced in 2009 and would 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. The CWB is scheduled for completion by ~~early~~ 2017.

## 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)

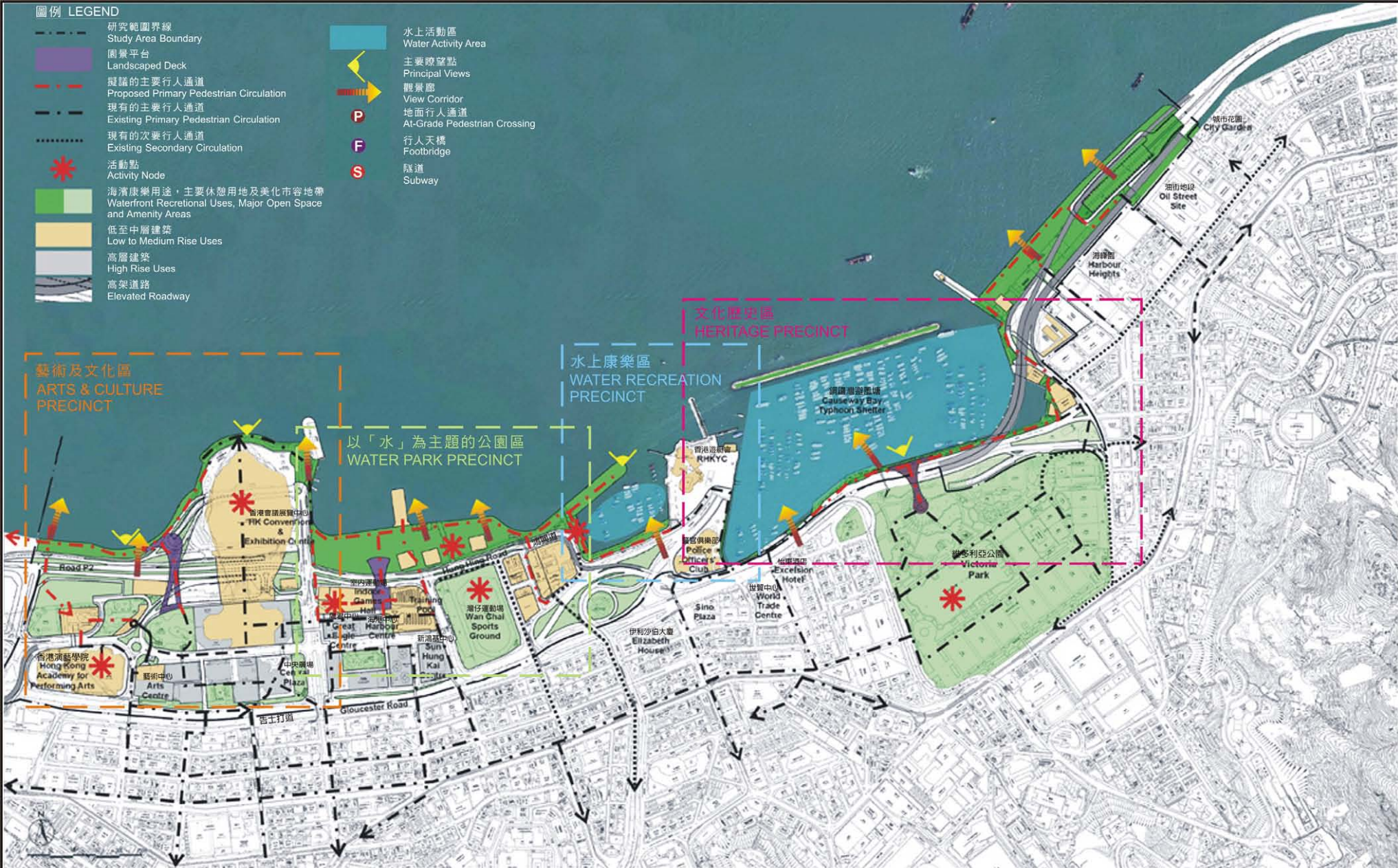
Figure 1 - Character Precincts and Urban Design Plan

Figure 2 - Building Height Profile

Figure 3 - Key Pedestrian Linkages

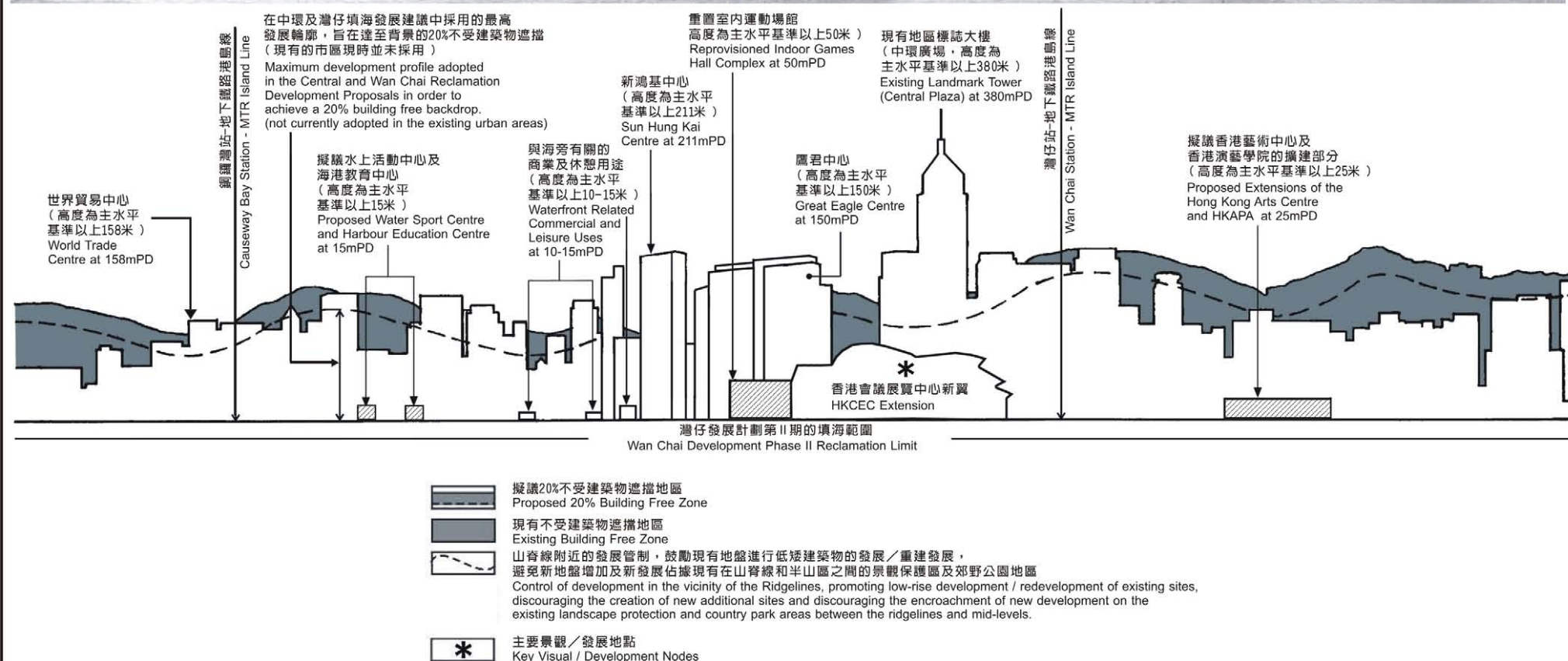
**TOWN PLANNING BOARD**

~~MAY 2009~~ MAY 2013



特色主題區及城市設計圖  
CHARACTER PRECINCTS AND URBAN DESIGN PLAN  
(圖片顯示初步構思，只供參考)  
(FOR INDICATIVE PURPOSE ONLY)

圖一  
FIGURE 1



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

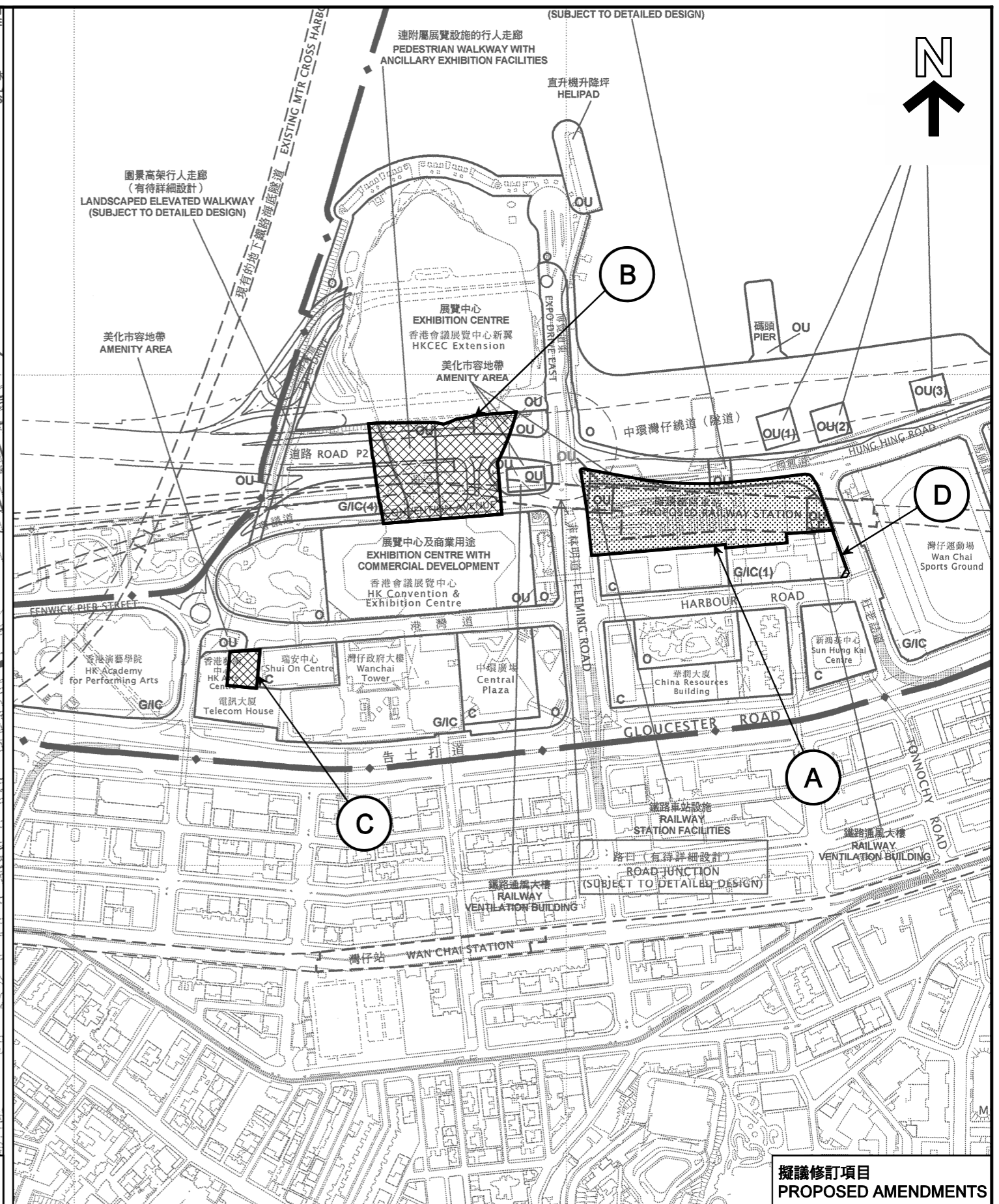
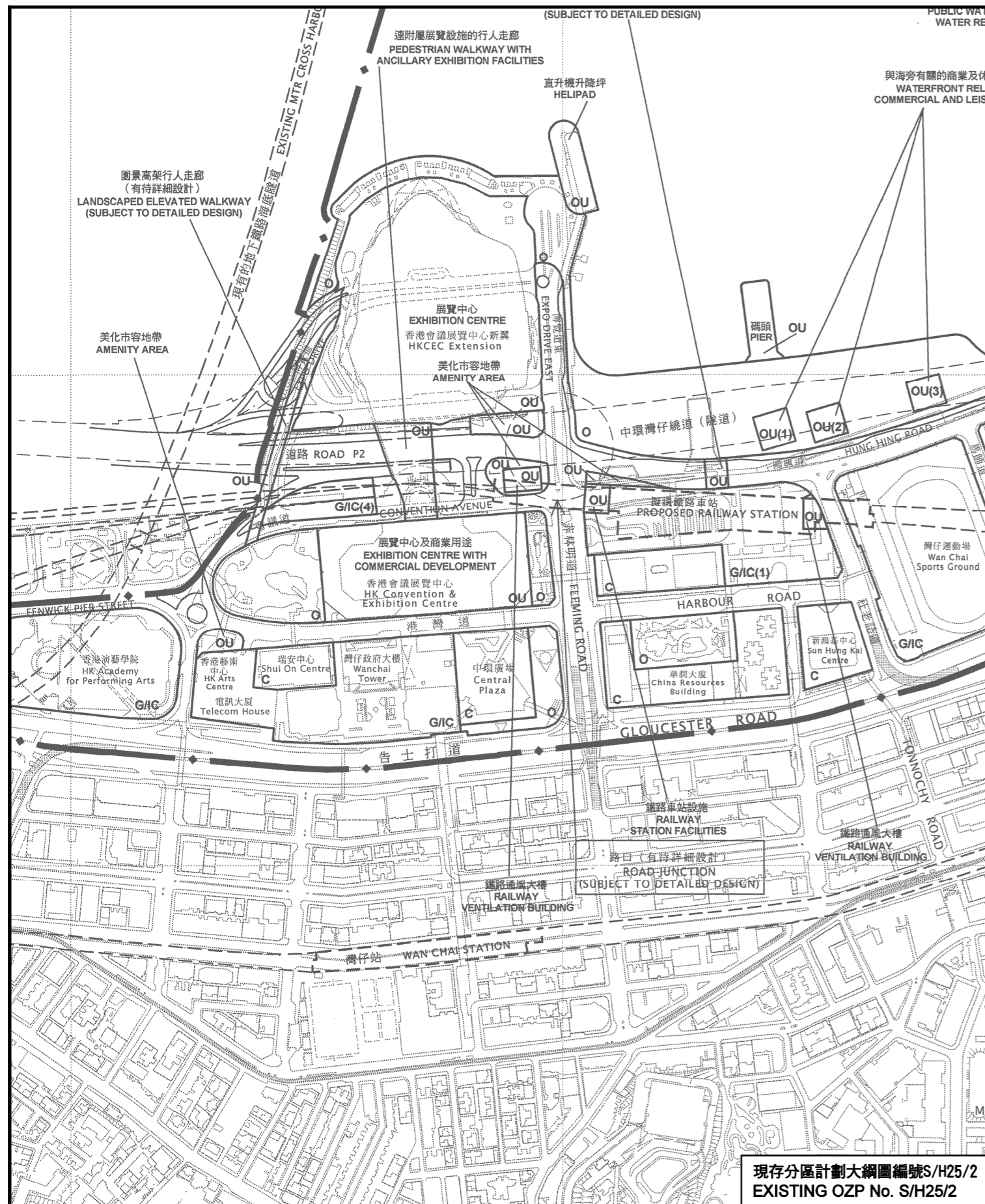
# 圖例 LEGEND

- 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 )

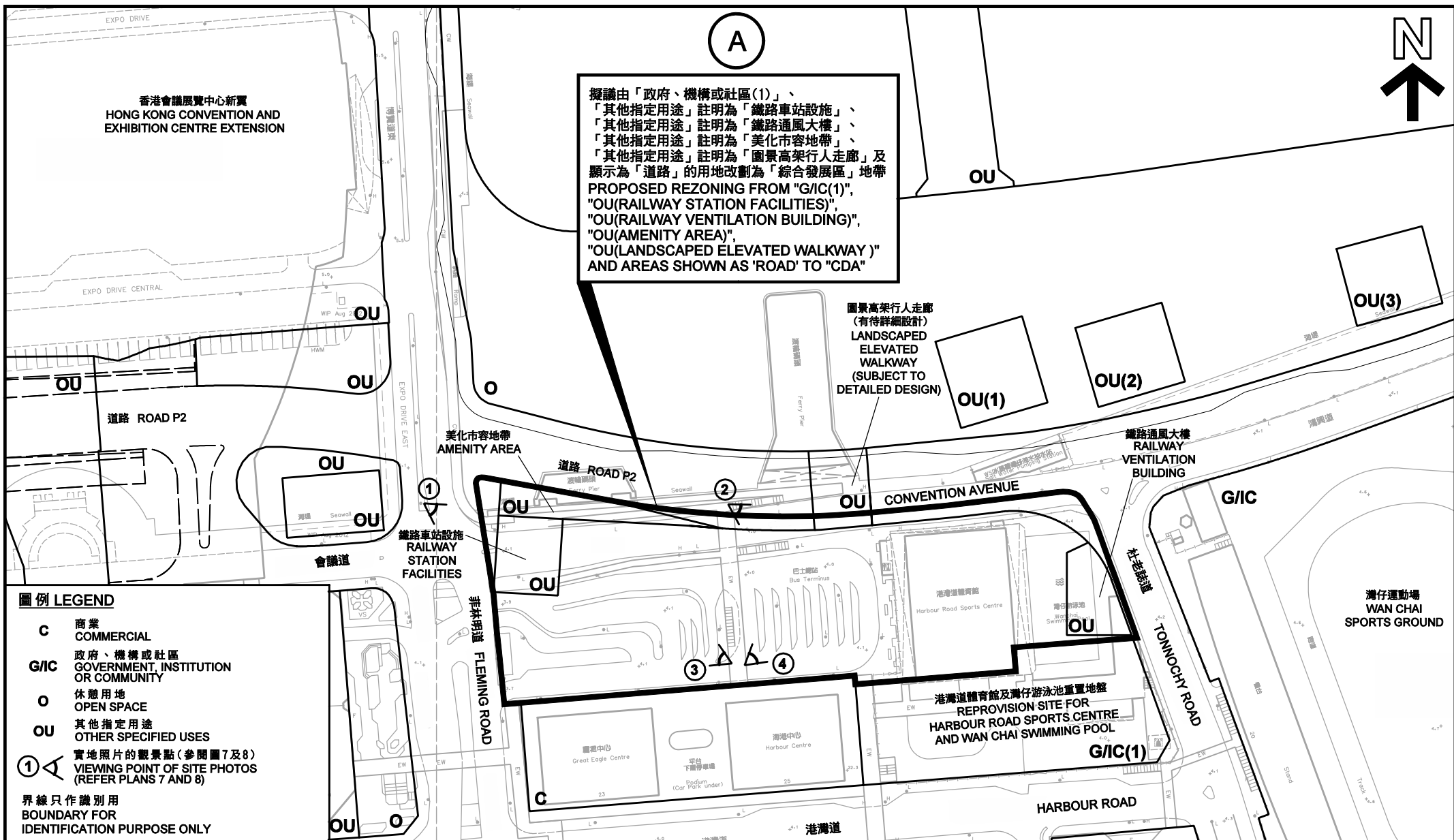
圖 三  
FIGURE 3



本摘要圖於2013年4月19日擬備，  
所根據的資料為於2009年5月19日  
核准的分區計劃大綱圖編號S/H25/2  
EXTRACT PLAN PREPARED ON 19.4.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H25/2 APPROVED ON 19.5.2009

位置圖 LOCATION PLAN  
灣仔北分區計劃大綱核准圖編號 S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No.S/H25/2  
修訂項目A、B、C及D  
AMENDMENT ITEMS A, B, C AND D  
SCALE 1 : 5 000 比例尺  
米 METRES 100 0 100 200 300 400 METRES 米

規劃署  
PLANNING DEPARTMENT  
參考編號  
REFERENCE No.  
M/SD/13/13  
PLAN  
1



<b>C</b>	商業 COMMERCIAL
<b>G/I/C</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>O</b>	休憩用地 OPEN SPACE
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>①</b> 	實地照片的觀景點 (參閱圖 7 及 8) VIEWING POINT OF SITE PHOTOS (REFER PLANS 7 AND 8)

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2**

**AMENDMENT ITEM A**

SCALE 1 : 2 000 比例尺

SCALE 1 : 2 000 比例尺

40 0 40 80

METRES METRES

本摘要圖於2013年5月2日擬備，所根據的資料為測量圖編號 11-SW-9D 和 10C

EXTRACT PLAN PREPARED ON 2.5.2013  
BASED ON SURVEY SHEETS No.  
11-SW-9D AND 10C

**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.

**M/SD/13/13**

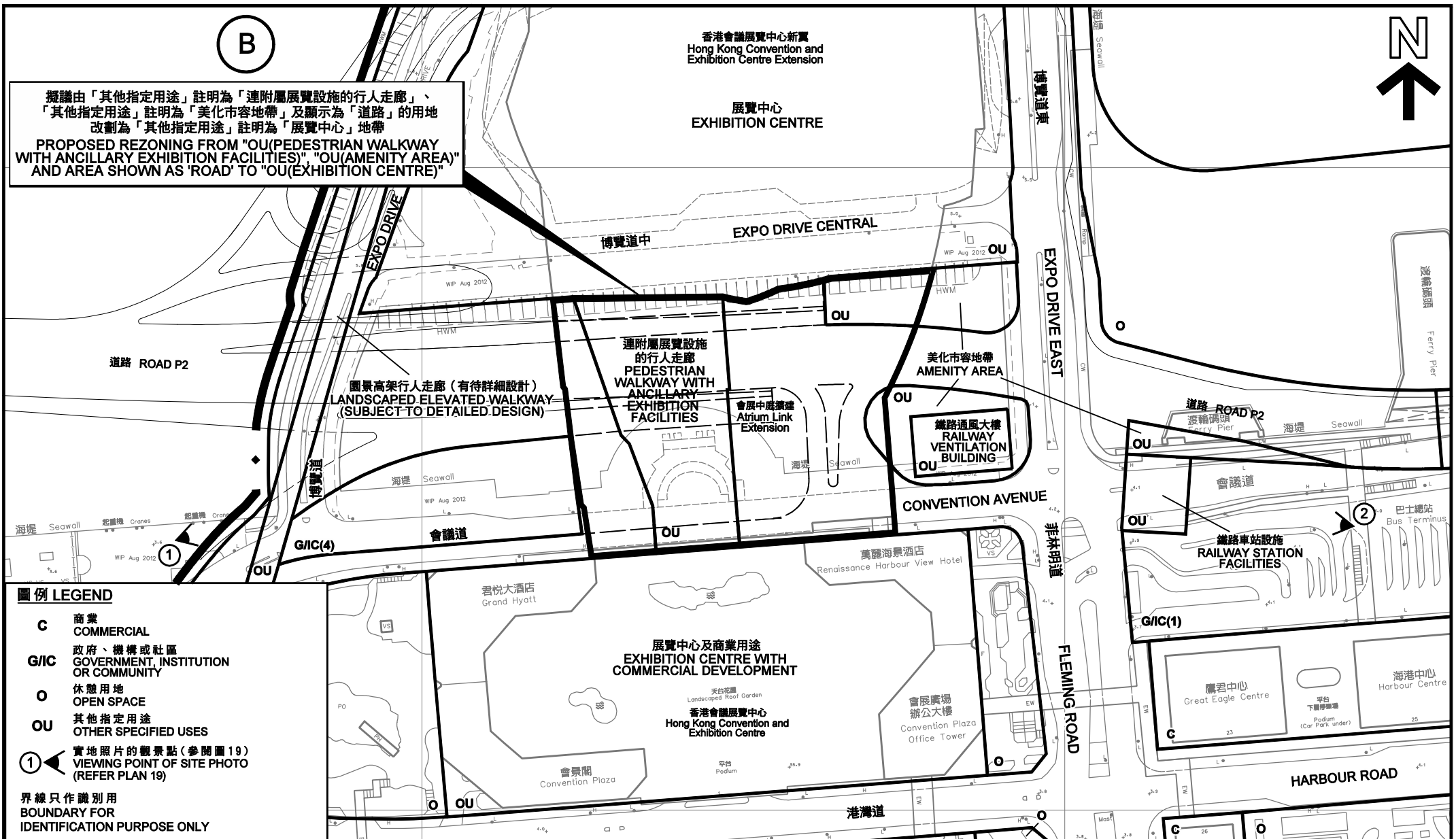
## PLAN

(B)

香港會議展覽中心新翼  
Hong Kong Convention and  
Exhibition Centre Extension

展覽中心  
EXHIBITION CENTRE

擬議由「其他指定用途」註明為「連附屬展覽設施的行人走廊」、  
「其他指定用途」註明為「美化市容地帶」及顯示為「道路」的用地  
改劃為「其他指定用途」註明為「展覽中心」地帶  
PROPOSED REZONING FROM "OU(PEDESTRIAN WALKWAY  
WITH ANCILLARY EXHIBITION FACILITIES)" "OU(AMENITY AREA)"  
AND AREA SHOWN AS 'ROAD' TO "OU(EXHIBITION CENTRE)"



圖例 LEGEND

- C 商業  
COMMERCIAL
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY
- O 休憩用地  
OPEN SPACE
- OU 其他指定用途  
OTHER SPECIFIED USES
- ① 實地照片的觀景點 (參閱圖 19)  
VIEWING POINT OF SITE PHOTO  
(REFER PLAN 19)

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年5月2日擬備，所根據  
的資料為測量圖編號 11-SW-9D 和 10C

EXTRACT PLAN PREPARED ON 2.5.2013  
BASED ON SURVEY SHEETS No.  
11-SW-9D AND 10C

平面圖 SITE PLAN

灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2

修訂項目B  
AMENDMENT ITEM B

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

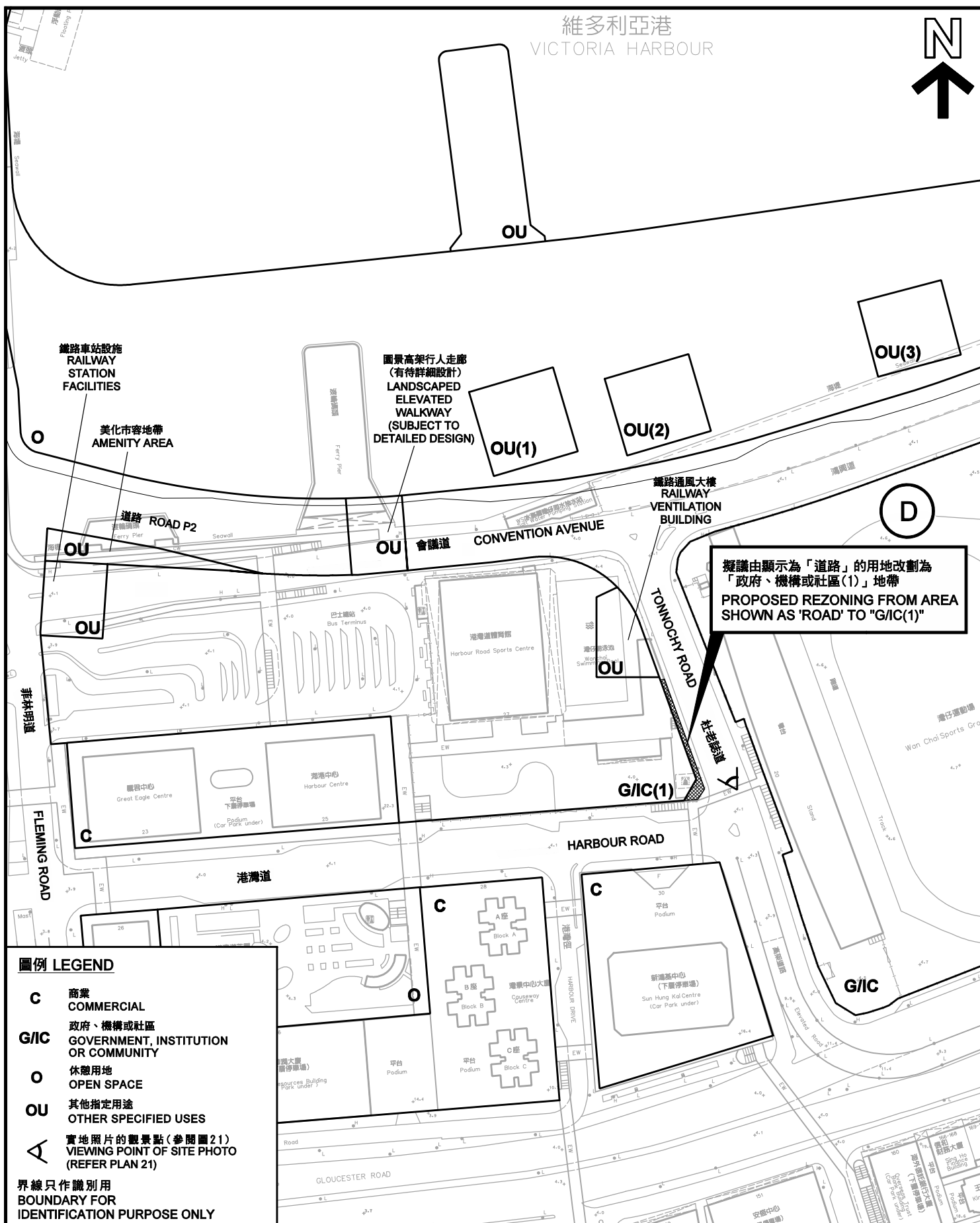
參考編號  
REFERENCE No.

M/SD/13/13



圖 PLAN  
3





## 平面圖 SITE PLAN

灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2

修訂項目D  
AMENDMENT ITEM D

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 METRES

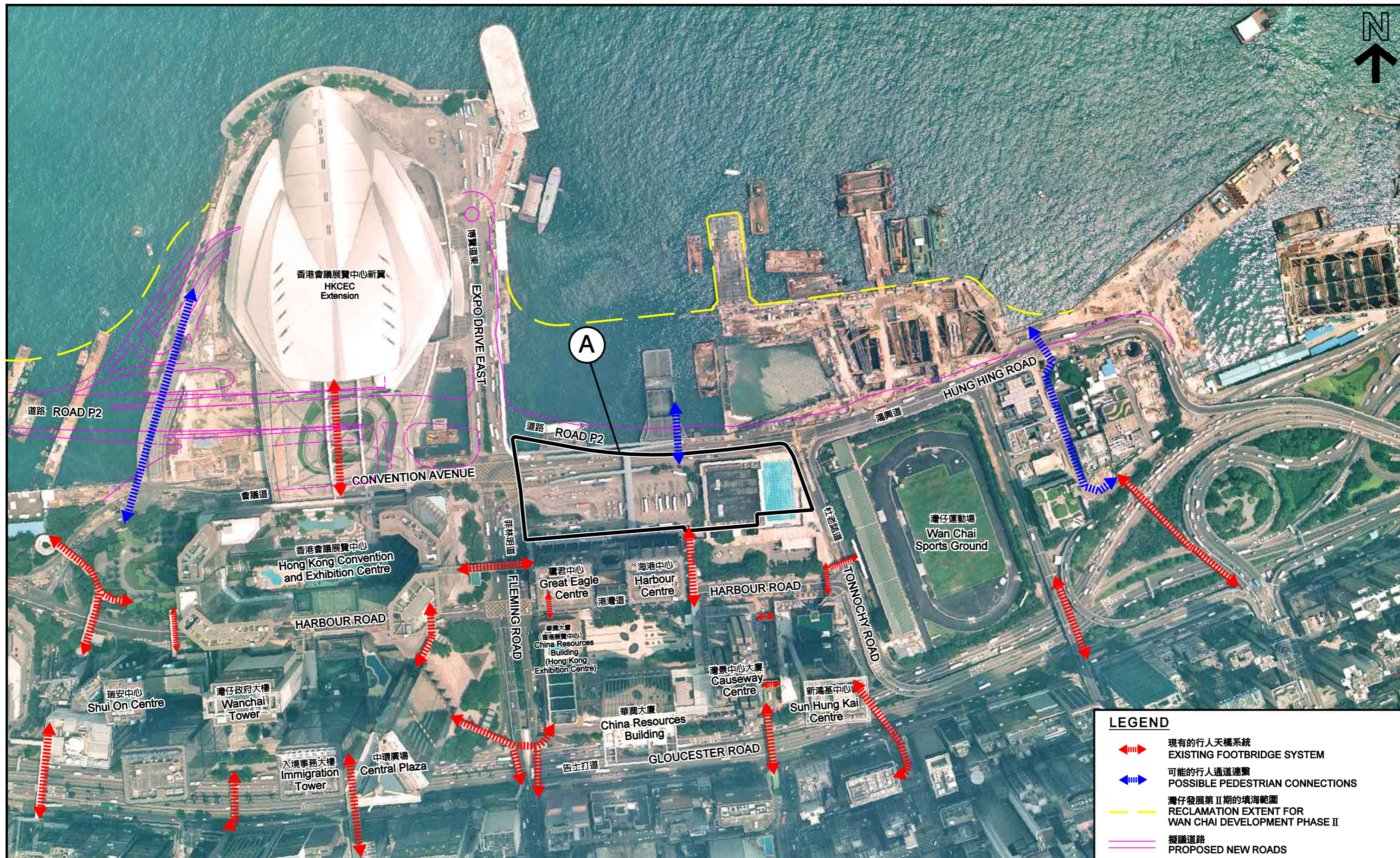
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
5

本摘要圖於2013年5月2日擬備，所根據的資料為測量圖編號 11-SW-9D 和 10C  
EXTRACT PLAN PREPARED ON 2.5.2013  
BASED ON SURVEY SHEETS No.  
11-SW-9D AND 10C



- LEGEND**
- 現有的行人天橋系統  
EXISTING FOOTBRIDGE SYSTEM
  - 可能的行人通道連繫  
POSSIBLE PEDESTRIAN CONNECTIONS
  - 灣仔發展第II期的填海範圍  
RECLAMATION EXTENT FOR WAN CHAI DEVELOPMENT PHASE II
  - 擬議道路  
PROPOSED NEW ROADS

本摘要圖於2013年5月2日擬備，所根據的資料為地政總署於2012年8月7日拍得的航攝照片編號CS37496  
EXTRACT PLAN PREPARED ON 2.5.2013 BASED ON AERIAL PHOTO NO. CS37496 TAKEN ON 7.8.2012 BY LANDS DEPT.

**航攝照片 AERIAL PHOTO**  
灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
修訂項目A  
AMENDMENT ITEM A

**規 劃 署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
6



觀景點 1  
VIEWING POINT 1



觀景點 2  
VIEWING POINT 2

### 實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2

修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
7

本圖於2013年4月19日擬備，所根據的  
資料為攝於2013年2月6日的實地照片  
PLAN PREPARED ON 19.4.2013 BASED  
ON SITE PHOTOS TAKEN ON 6.2.2013



觀景點 3  
VIEWING POINT 3



觀景點 4  
VIEWING POINT 4

### 實地照片 SITE PHOTO

灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2

修訂項目A  
AMENDMENT ITEM A

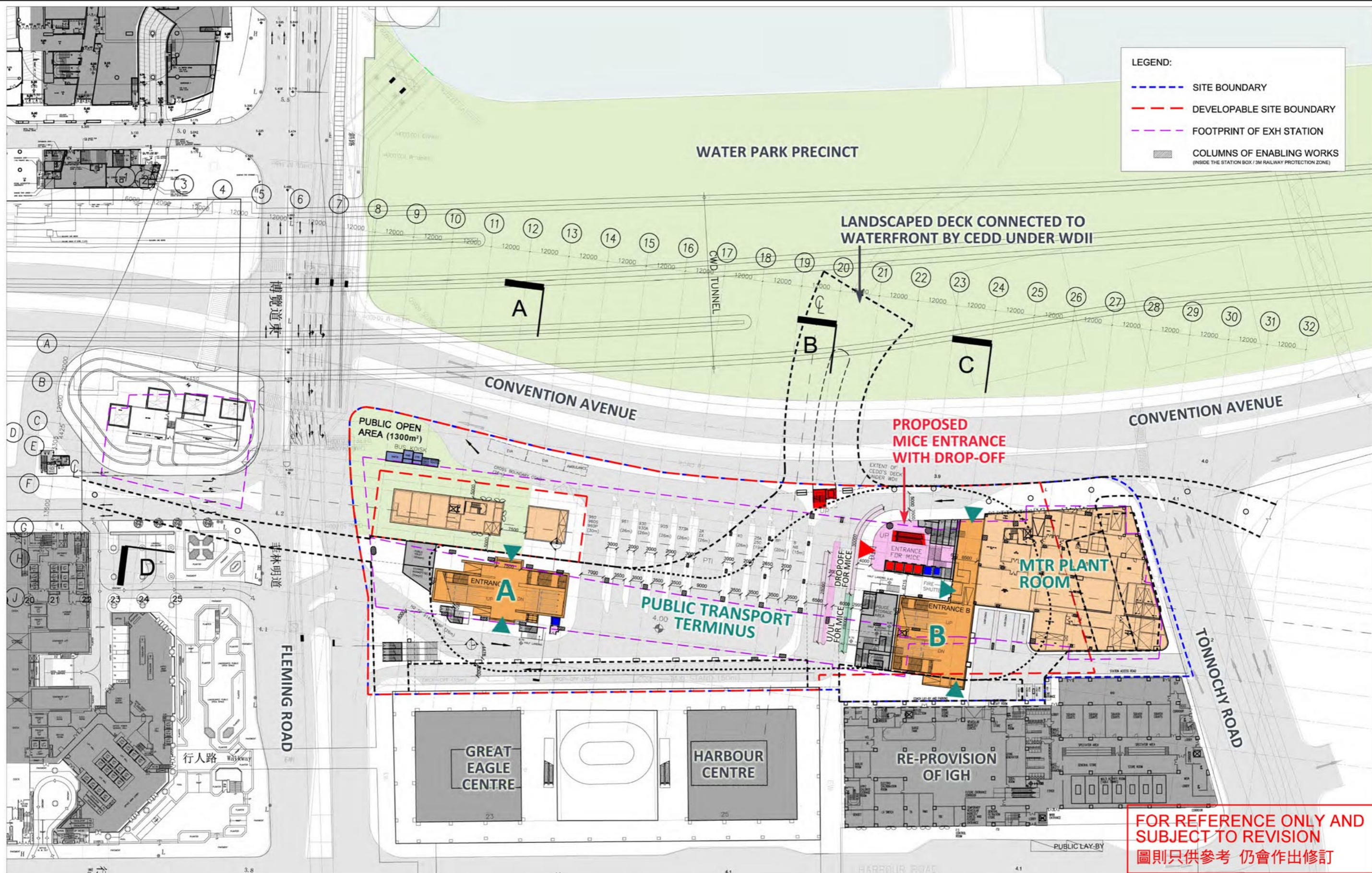
規劃署  
PLANNING  
DEPARTMENT



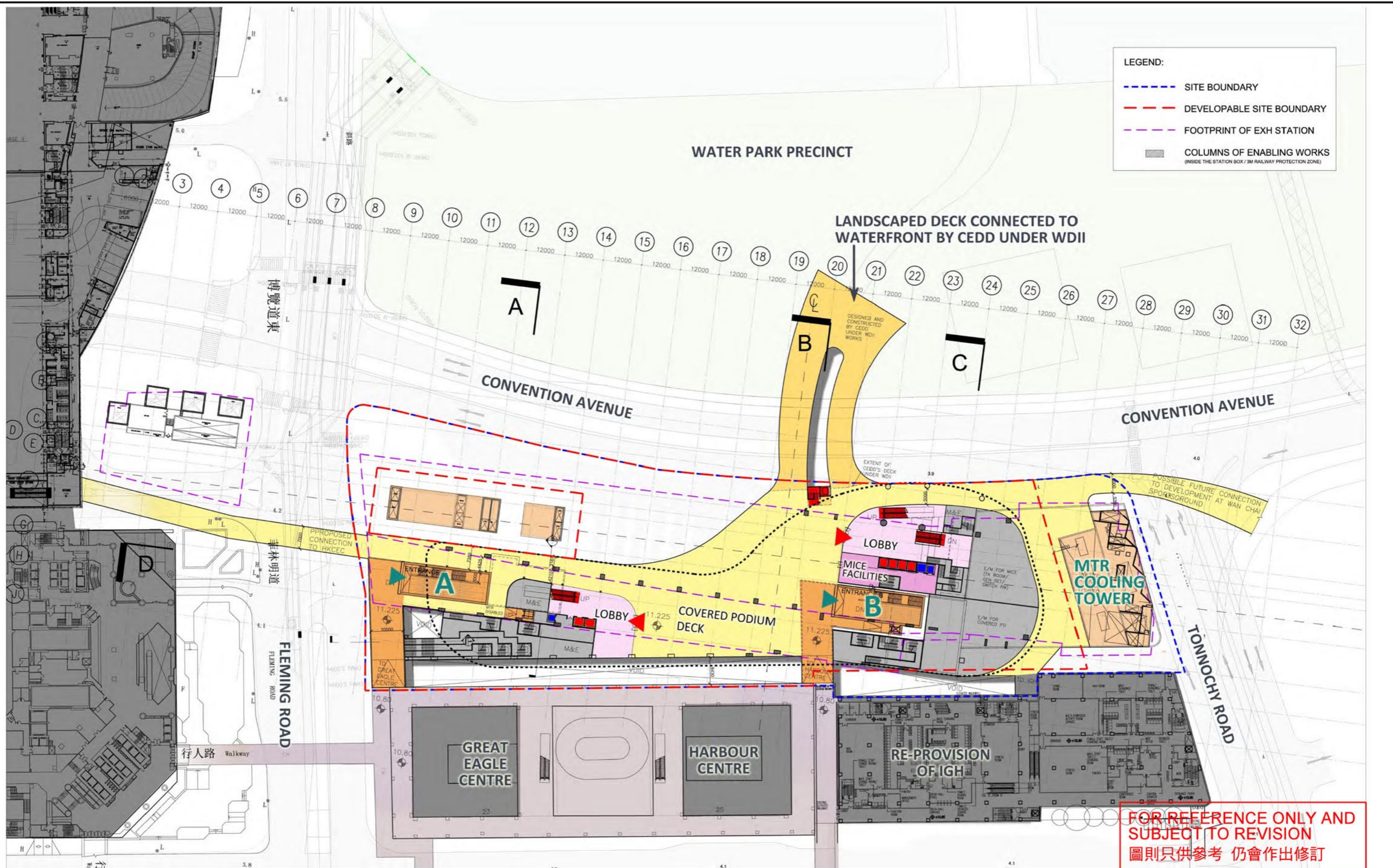
參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
8

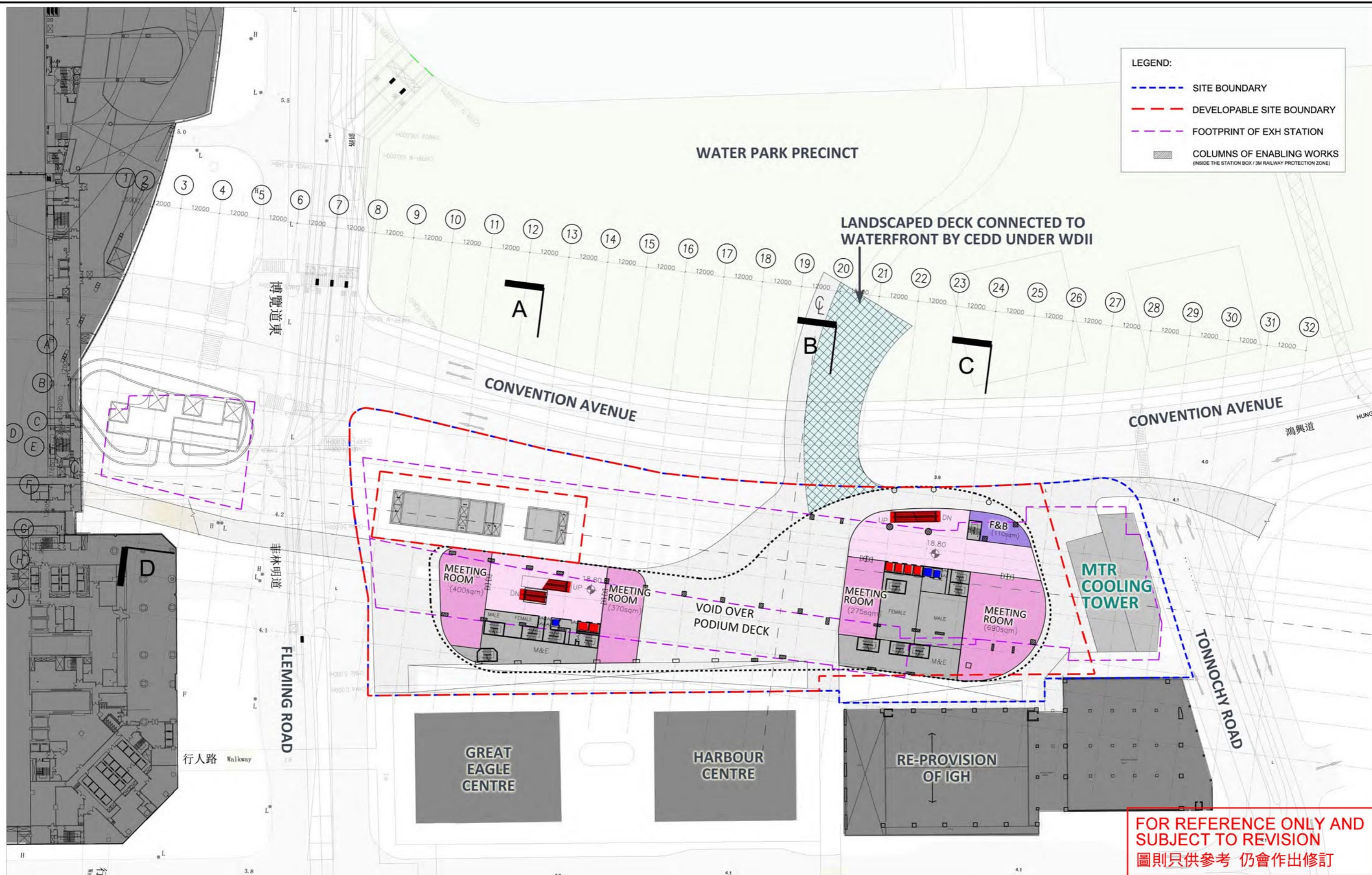
本圖於2013年4月19日擬備，所根據的  
資料為攝於2013年2月6日的實地照片  
PLAN PREPARED ON 19.4.2013 BASED  
ON SITE PHOTOS TAKEN ON 6.2.2013



擬議會展站用地地上蓋發展的樓面平面圖 (在主水平基準上 4 米)  
 FLOOR LAYOUT OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE (4.00 mPD)  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A



擬議會展站用地地上蓋發展的樓面平面圖 (在主水平基準上 11.225 米)  
 FLOOR LAYOUT OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE (11.225 mPD)  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A



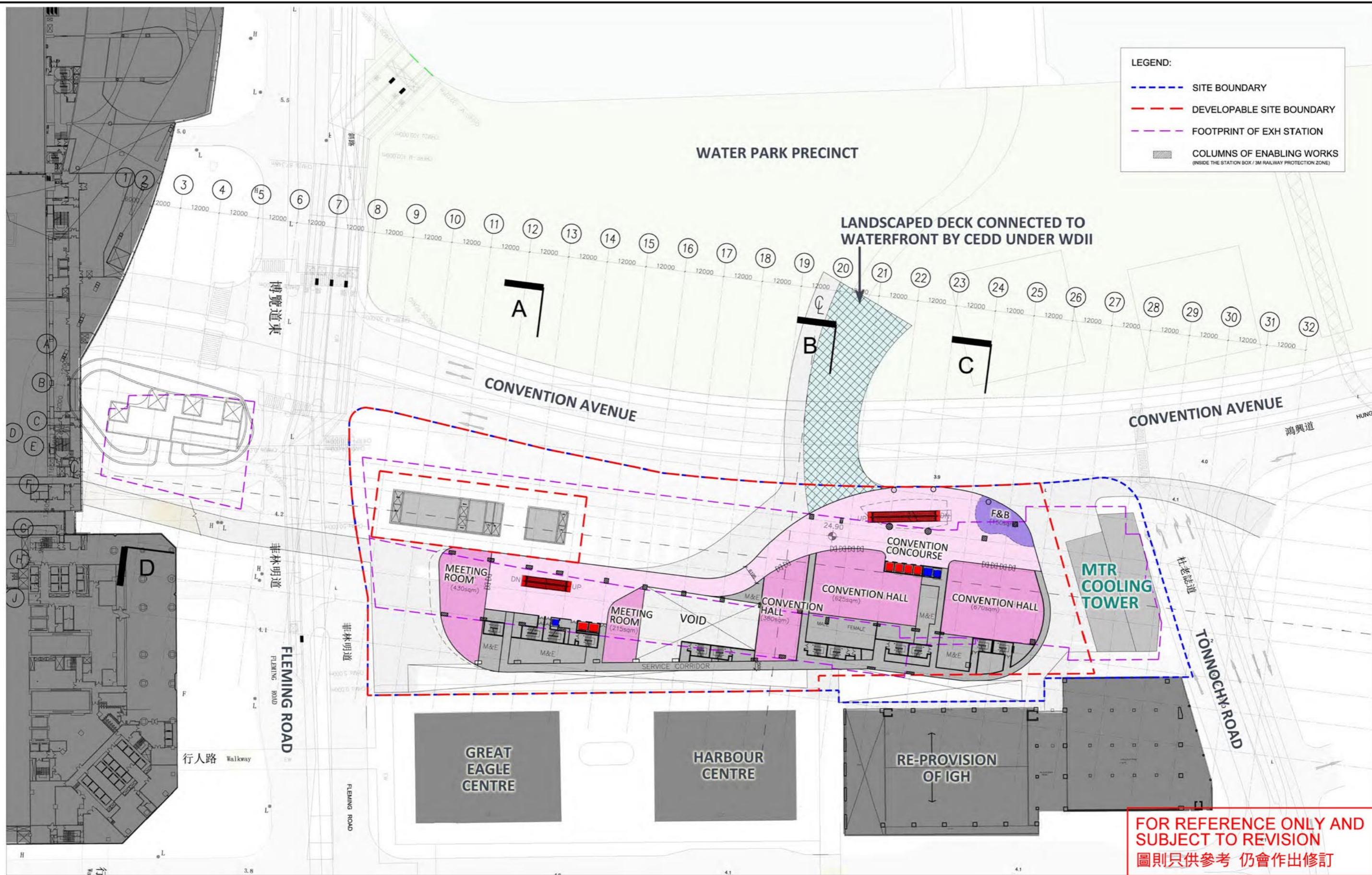
擬議會展站用地上蓋發展的樓面平面圖(在主水平基準上18.8米)  
 FLOOR LAYOUT OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE (18.8 mPD)  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A

規劃署  
 PLANNING DEPARTMENT



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 REFERENCE No.  
 M/SD/13/13

圖 PLAN  
 11



擬議會展站用地上蓋發展的樓面平面圖(在主水平基準上 24.9 米)  
 FLOOR LAYOUT OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE (24.9 mPD)  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A

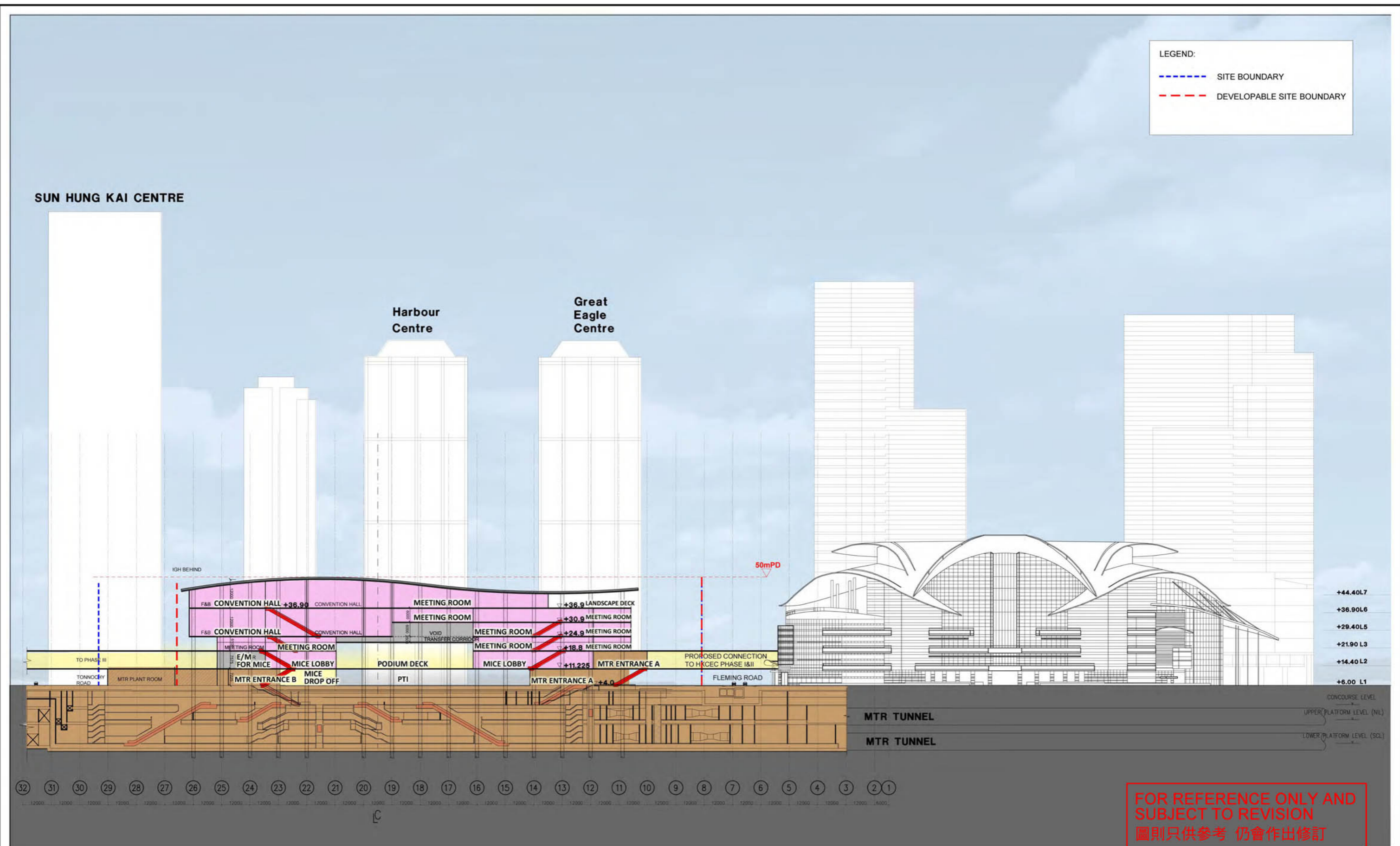
規劃署  
 PLANNING DEPARTMENT

參考編號  
 REFERENCE No.  
 M/SD/13/13

圖 PLAN  
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擬議會展站用地上蓋發展的剖面圖  
 CROSS-SECTION OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A



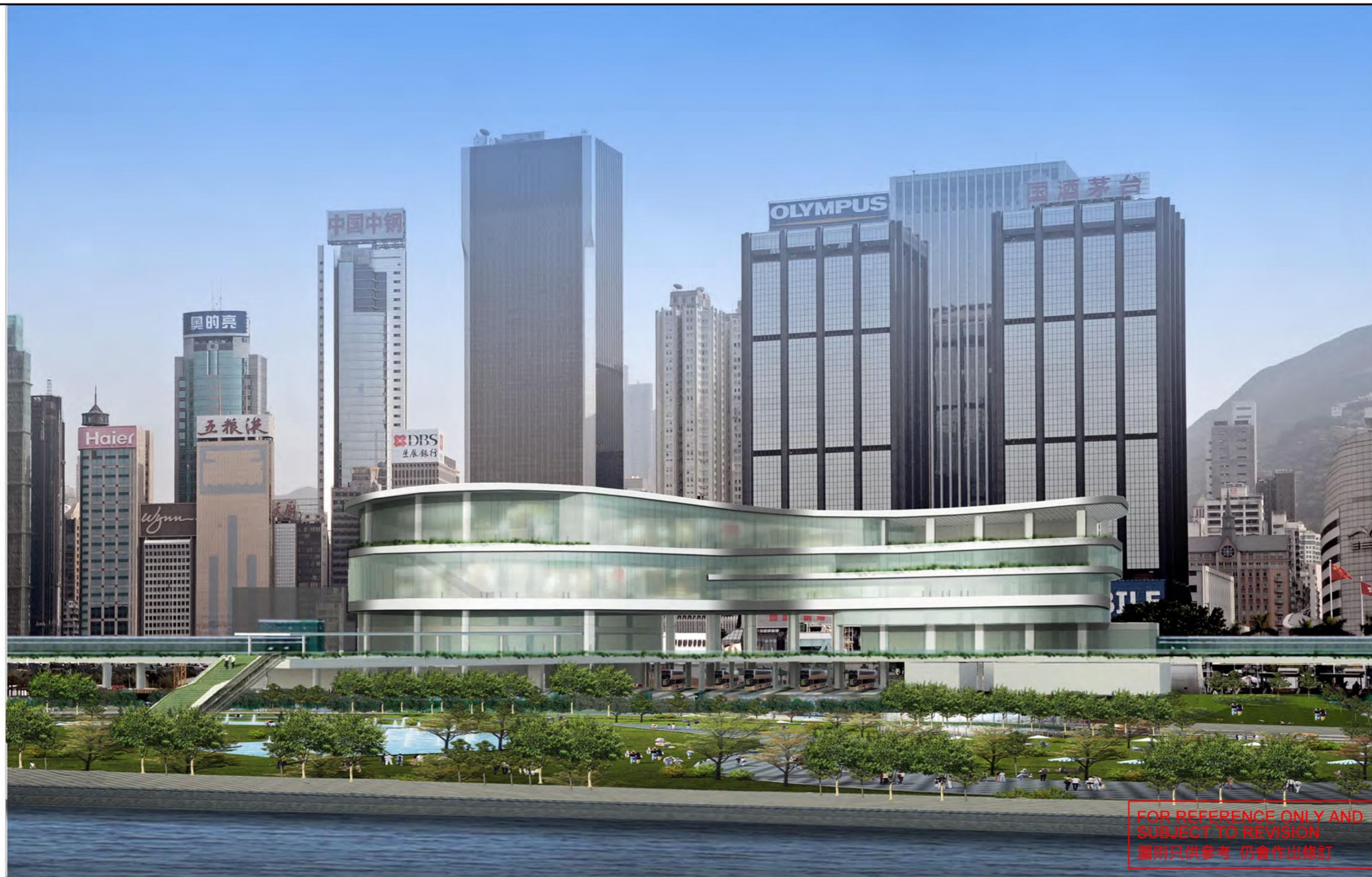
擬議會展站用地上蓋發展的合成照片  
 PHOTOMONTAGE OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A

規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SD/13/13

圖 PLAN  
 16



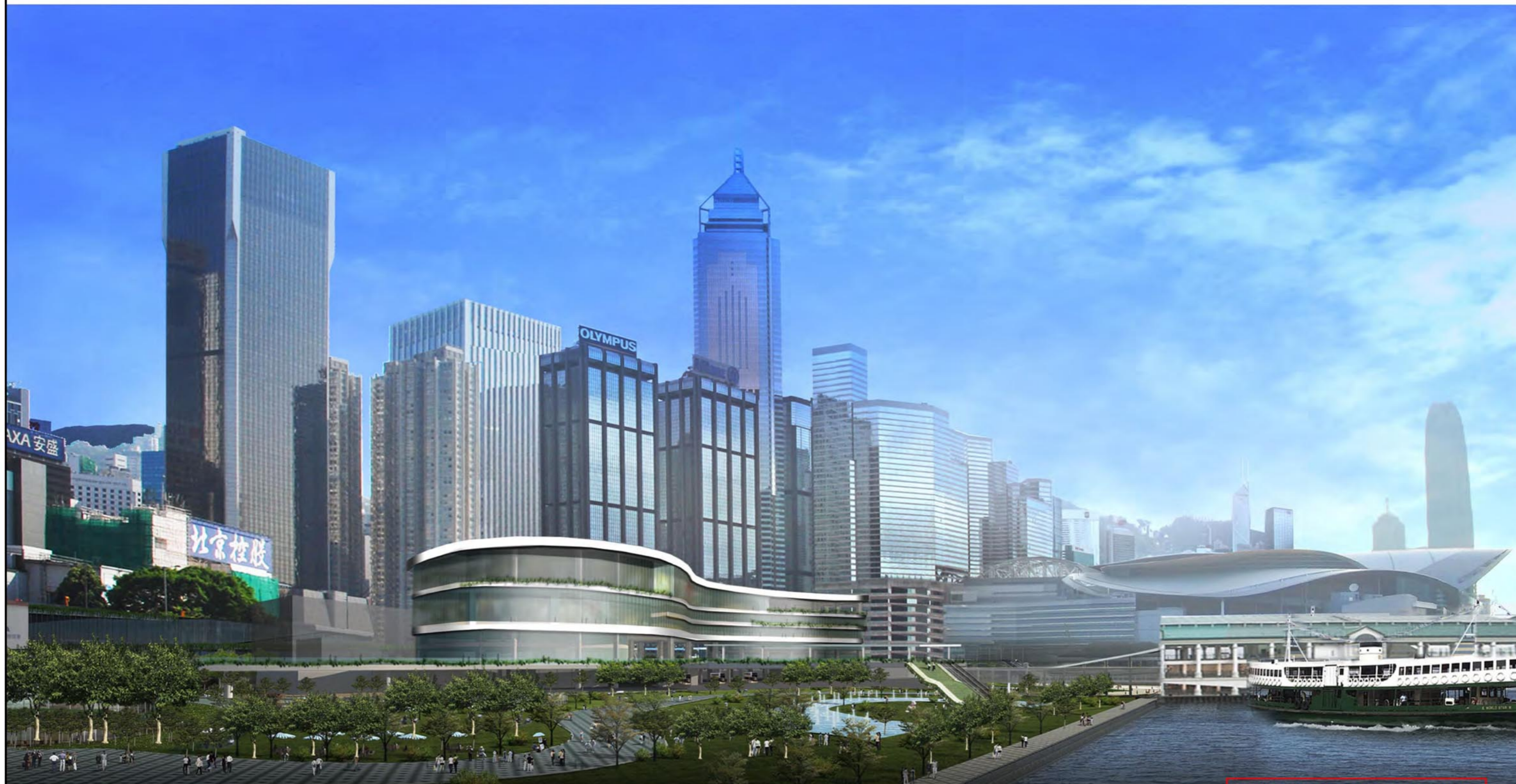
擬議會展站用地上蓋發展的合成照片  
 PHOTOMONTAGE OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE  
 灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
 修訂項目 A  
 AMENDMENT ITEM A

規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SD/13/13

圖 PLAN  
 17



FOR REFERENCE ONLY AND  
SUBJECT TO REVISION  
圖則只供參考 仍會作出修訂

擬議會展站用地上蓋發展的合成照片  
PHOTOMONTAGE OF THE PROPOSED TOPSIDE DEVELOPMENT AT EXHIBITION STATION SITE  
灣仔北分區計劃大綱核准圖編號S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/2  
修訂項目 A  
AMENDMENT ITEM A

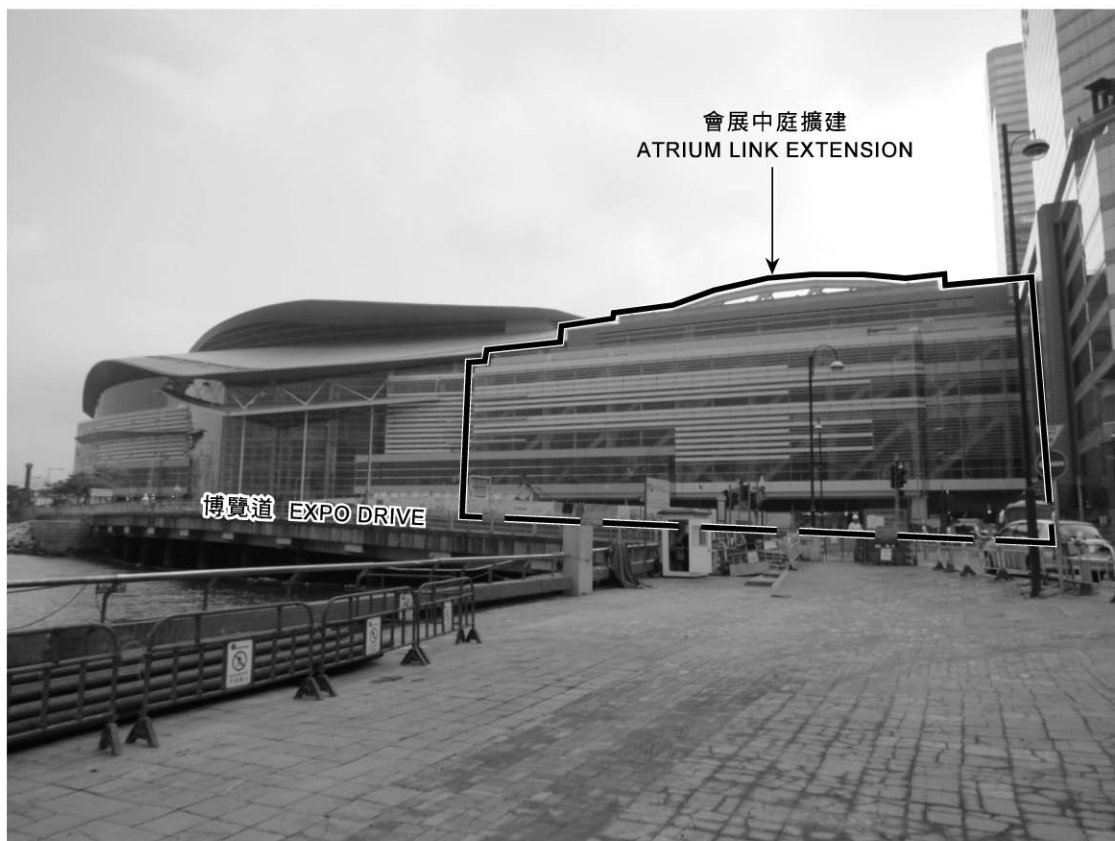
本摘要圖於2013年4月30日擬備  
EXTRACT PLAN PREPARED ON 30.4.2013

規劃署  
PLANNING DEPARTMENT

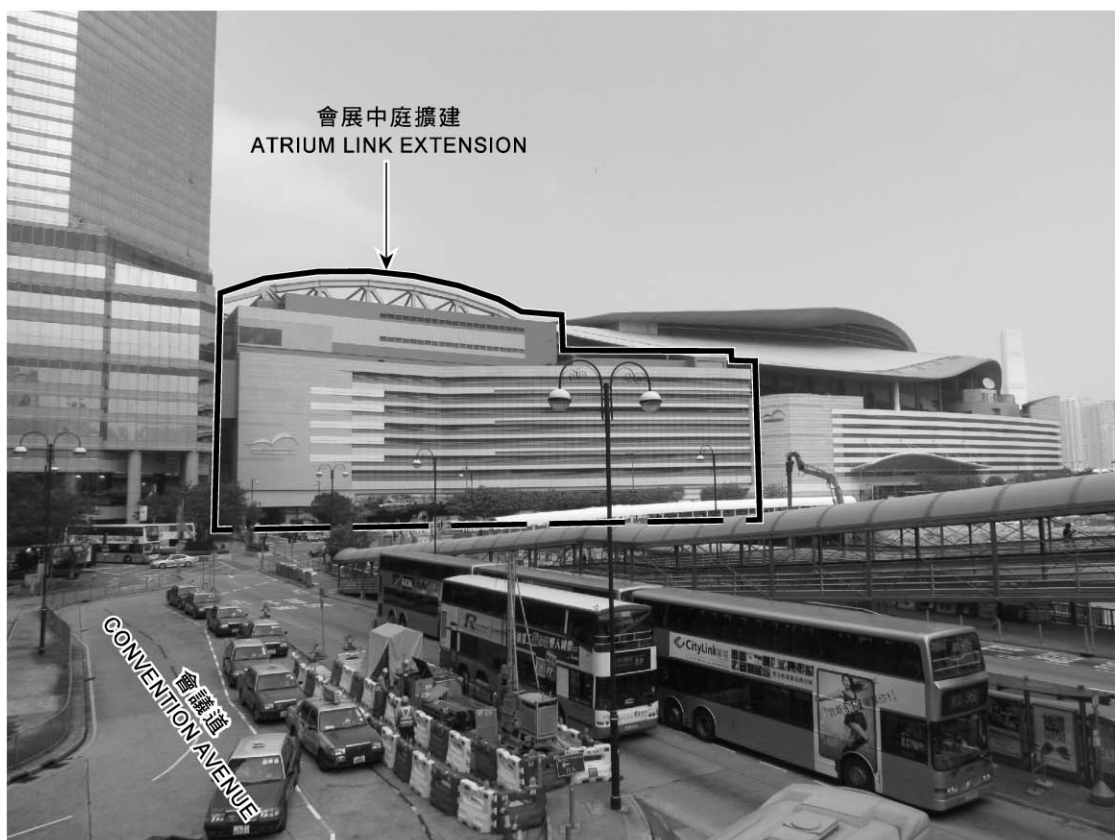


參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
18



觀景點 1  
VIEWING POINT 1



觀景點 2  
VIEWING POINT 2

### 實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號 S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No.S/H25/2

修訂項目B  
AMENDMENT ITEM B

規劃署  
PLANNING  
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參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
19

本圖於2013年4月30日擬備，所根據的  
資料為攝於2013年3月12日的實地照片  
PLAN PREPARED ON 30.4.2013 BASED ON  
SITE PHOTOS TAKEN ON 12.3.2013



觀景點 1  
VIEWING POINT 1



觀景點 2  
VIEWING POINT 2

### 實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號 S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No.S/H25/2

修訂項目C  
AMENDMENT ITEM C

規劃署  
PLANNING  
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參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
20

本圖於2013年4月30日擬備，所根據的  
資料為攝於2013年2月6日的實地照片  
PLAN PREPARED ON 30.4.2013 BASED ON  
SITE PHOTOS TAKEN ON 6.2.2013



觀景點  
VIEWING POINT

### 實地照片 SITE PHOTO

灣仔北分區計劃大綱核准圖編號 S/H25/2的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI NORTH OUTLINE ZONING PLAN No.S/H25/2

修訂項目D  
AMENDMENT ITEM D

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SD/13/13

圖 PLAN  
21

本圖於2013年4月30日擬備，所根據的  
資料為攝於2013年2月6日的實地照片  
PLAN PREPARED ON 30.4.2013 BASED ON  
SITE PHOTOS TAKEN ON 6.2.2013