

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 17/16

**For Consideration by the
Metro Planning Committee on 30.9.2016**

**Proposed Amendments to
The Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29**

PROPOSED AMENDMENTS TO THE
APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN
NO. S/H3/29

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 (**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 revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

The draft Sai Ying Pun & Sheung Wan OZP was approved by Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 10.9.2013. Upon approval, the OZP was re-numbered as OZP No. S/H3/29 (**Attachment I**) and was exhibited for public inspection under section 9(5) of the TPO on 27.9.2013. On 30.8.2016, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Proposed Amendments to the Approved OZP

- 3.1 On 13.5.2016, the Metro Planning Committee (the Committee) of the Board agreed to a s.12A application (Y/H3/8) to rezone the site at 122A to 130 Hollywood Road comprising the Man Mo Temple Compound (MMTC) and

the vacant ex-Tung Wah Group of Hospitals (TWGHs) Lee Sai Chow Primary School from “Government, Institution or Community” (“GIC”) to “G/IC(2)” to facilitate a proposed youth hostel development on the vacant school portion (i.e. eastern portion) of the site (**Plans 1 to 4**). The main development parameters of the scheme submitted under the s.12A application are as follows:

Proposed Development Parameters		
	<u>MMTC</u> (to be preserved)	<u>Youth Hostel</u>
Area of “G/IC” zone	1,684m ²	
Area of Development Site	1,632m ²	
Maximum Plot Ratio	Not more than 4.7, including an existing PR of about 0.37 for MMTC (calculated based on Development Site)	
Max. domestic GFA	-	7,057.99m ²
Max. non-domestic GFA	About 606.23m ² (existing)	-
Domestic site coverage (SC)	-	23.75%
Non-domestic SC	Approx. 42.9% (existing)	-
No. of Storey(s)	1 (existing)	21 (including mezzanine floor)
Building Height (BH)	-	96.33mPD (70m)
No. of Bed Spaces	-	302
Proposed Car Parking Spaces	-	2
Proposed Loading/unloading Bay	-	1

- 3.2 The Committee considered that the proposed youth hostel was compatible with its surroundings and noted that the technical assessments that were submitted including Traffic Impact Assessment, Heritage Impact Assessment, Visual Impact Assessment, Air Ventilation Assessment, etc. were accepted by the relevant government departments.
- 3.3 To take forward the decision of the Committee on the s.12A application, it is proposed to rezone the site under concern from “G/IC” to “G/IC(2)” with a maximum building height (BH) of 97mPD for the eastern part of the site to

facilitate the proposed youth hostel development while retaining the maximum BH restriction of 1 storey for the MMTC (**Amendment Item A** on **Attachment II**).

- 3.4 Opportunity has also been taken to update the Notes and ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to Matters shown on the Plan

The proposed amendment as shown on the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A (**Attachment II**) is as follows:

Item A (about 1,684m²)

Rezoning of the MMTC and ex-TWGHs Lee Sai Chow Primary School from “G/IC” to “G/IC(2)” with a maximum BH restriction of 97mPD for the eastern portion of the site and a maximum BH restriction of 1 storey for the western portion of the site.

5. Proposed Amendments to the Notes of the OZP

- 5.1 Amendments to the Notes of the OZP (**Attachment III**) are proposed as follows:

- (i) in relation to **Amendment Item A**, to add “Residential Institution (Hostel only) (on land designated “G/IC(2)” only)” under Column 1 of the Notes of the “G/IC” zone, and to replace “Residential Institution” under Column 2 with “Residential Institution (not elsewhere specified)”.

- 5.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics***) are at **Attachment III** for Members’ consideration.

6. Revision to the Explanatory Statement of the OZP

The ES of the OZP 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 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.

7. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/H3/30.

8. **Consultation**

Departmental Circulation

8.1 The proposed amendments have been circulated to the relevant Government departments for comments. All of them have no objection to or no adverse comment on the proposed amendments. The consulted departments include:

- Secretary for Development;
- Secretary for Education;
- Secretary for Home Affairs;
- Commissioner for Heritage;
- Commissioner for Tourism;
- Commissioner for Transport;
- Commissioner of Police;
- District Lands Officer/ Hong Kong West & South, Lands Department (LandsD);
- Chief Estate Surveyor/ Railway Development, LandsD;
- Chief Building Surveyor/ Hong Kong West, Buildings Department;
- District Officer (Central & Western), Home Affairs Department;
- Chief Highway Engineer/ Hong Kong, Highways Department (HyD);
- Chief Highway Engineer/ Railway Development Division 2-2, Railway Development Office, HyD;
- Director of Environmental Protection;
- Director of Drainage Services;
- Director of Water Supplies;
- Director of Architectural Services;
- Head of Geotechnical Engineering/ Hong Kong, Civil Engineering and Development Department (CEDD);
- Project Manager/ Hong Kong Island & Islands, CEDD;
- Director of Fire Services;
- Director of Electrical and Mechanical Services;
- Director of Leisure and Cultural Services;

- Antiquities and Monuments Office;
- Director of Agriculture, Fisheries and Conservation;
- Government Property Agency;
- Director of Social Welfare;
- Director of Food and Environmental Hygiene;
- Director of Health;
- Director of Marine; and
- Chief Town Planner/ Urban Design & Landscape, Planning Department.

Public Consultation

- 8.2 Should the proposed amendment be agreed by the Committee, the draft OZP (to be renumbered as S/H3/30) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendment to the Board during the 2-month statutory public inspection period.

9. Decision Sought

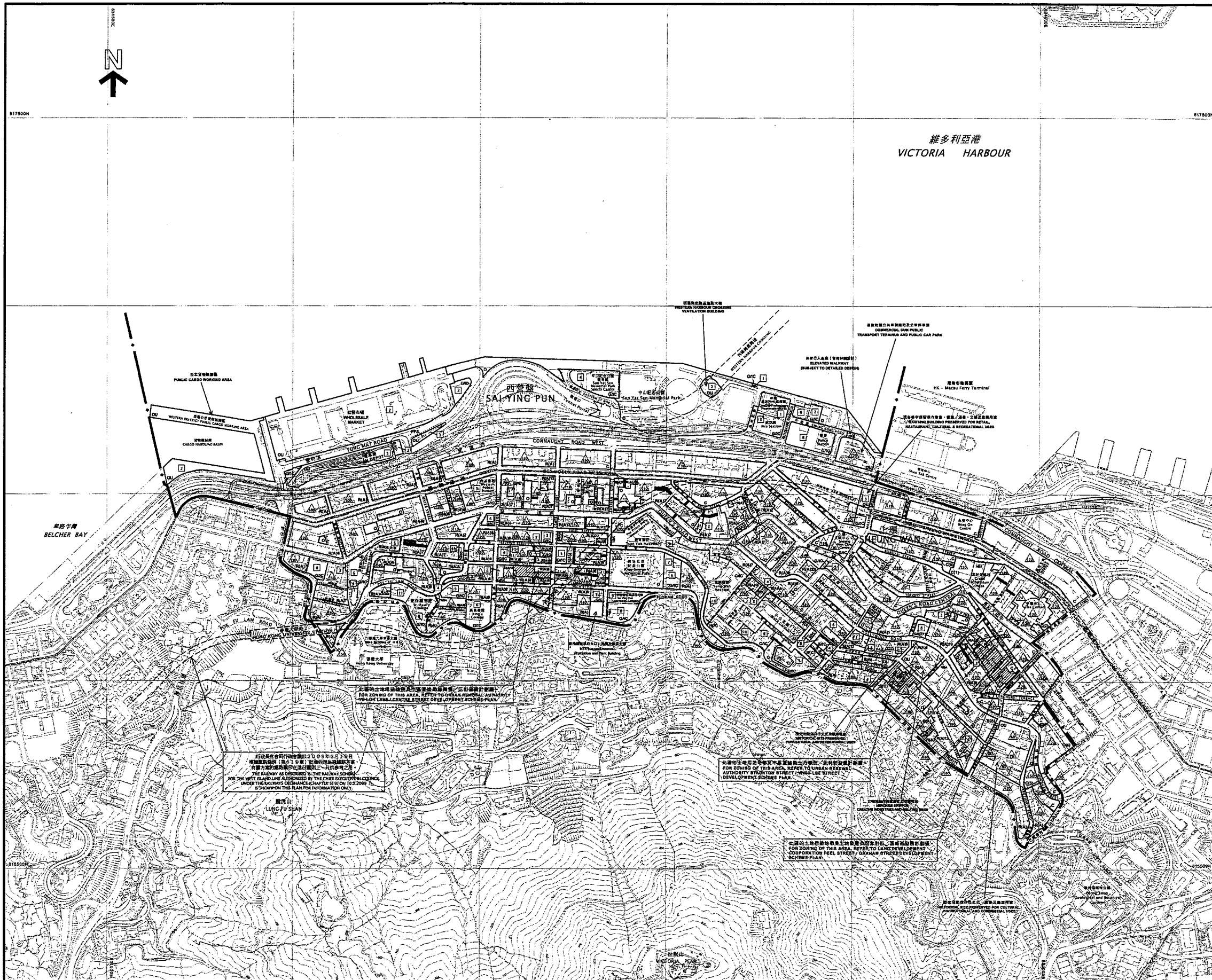
Members are invited to:

- (a) agree to the proposed amendments to the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 and that the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A at **Attachment II** (to be renumbered to S/H3/30 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES for the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A at **Attachment IV** as an expression of the planning intentions and objectives of the Board for various land use zonings for the OZP and agree that the revised ES is suitable for publication together with the OZP.

10. Attachments

Attachment I	Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 (reduced scale)
Attachment II	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A
Attachment III	Revised Notes of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A
Attachment IV	Revised Explanatory Statement of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/29A
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photo

PLANNING DEPARTMENT
SEPTEMBER 2016



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	—+—	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	—+—	主要道路及路口
ELEVATED ROAD	—+—	高架道路
PEDESTRIAN PRECINCT / STREET	—+—	行人專用區或街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—+—	規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	—+—	土地發展公司 / 市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—+—	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	21.04	14.41	商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	0.05	綜合發展區
RESIDENTIAL (GROUP A)	36.52	25.38	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.26	0.18	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.30	9.11	政府、機構或社區
OPEN SPACE	13.25	9.08	休憩用地
OTHER SPECIFIED USES	12.98	8.89	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.38	0.26	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	45.11	30.90	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.94	0.64	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	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

行政長官會同行政會議於2013年9月10日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 10 SEPTEMBER 2013

Ms Kinnee WONG
CLERK TO THE EXECUTIVE COUNCIL

黃潔怡女士
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西營盤及上環 (港島規劃區第3區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
+ METRES 100 0 200 400 600 800 METRES 米

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/H3/29

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
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MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司 / 市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
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土地用途及面積一覽表
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TOTAL PLANNING SCHEME AREA	145.99	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 3/2/9 的修訂
AMENDMENT TO APPROVED PLAN No. S/H3/29

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的西營盤及上環 (港島規劃區第3區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H3/29A

SCALE 1:5000 比例尺

0 200 400 600 800 METRES 米

HONG KONG PLANNING AREA NO. 3

APPROVEDDRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/29A

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

NOTES

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

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

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

on-street vehicle park, railway track and tram track.
- (9) In any area shown as 'Pedestrian Precinct/Street', all uses or developments except those specified below require permission from the Town Planning Board:

amenity planting, footbridge, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, open space, pedestrian subway and public utility pipeline.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 3
APPROVEDDRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/29A

Schedule of Uses

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RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP C)	11
GOVERNMENT, INSTITUTION OR COMMUNITY	12
OPEN SPACE	14
OTHER SPECIFIED USES	15

COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Commercial (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 113,376m², of which a gross floor area of not less than 507m² should be provided for Government, institution or community facilities. A public open space of not less than 800m² at Queen's Road Central level and an open plaza of not less than 1,350m² at Wing Lok Street level shall be provided.
- (3) On land designated "Commercial (2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 130,032m², of which a gross floor area of not less than 3,108m² should be provided for Government, institution or community facilities. A public open space of not less than 1,500m² at Queen's Road Central level shall be provided.
- (4) On land designated "Commercial (3)", a public open space of not less than 700m² shall be provided.
- (5) On land designated "Commercial (4)", a minimum setback of 0.5m from the lot boundary fronting Wellington Street, a minimum setback of 1.5m from the lot boundary of 28 Wellington Street fronting D'Aguilar Street and a minimum setback of 2m from the lot boundary of 17-41 D'Aguilar Street fronting D'Aguilar Street shall be provided.
- (6) On land designated "Commercial (5)", a minimum setback of 0.5m from the lot boundary fronting Gage Street shall be provided.
- (7) On land designated "Commercial (6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 7,058m², of which not less than 220m² shall be provided for Government, institution or community facilities.
- (8) On land designated "Commercial (7)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,308m², of which not less than 180m² shall be provided for Government, institution or community facilities.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (9) In determining the maximum gross floor area for the purposes of paragraphs (2), (3), (7) and (8) 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.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (3), (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (11) A minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Centre Street, Eastern Street, Wilmer Street, Queen Street, Morrison Street, Hillier Street, Rumsey Street, Gilman Street, Jubilee Street and Cochrane Street shall be provided.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirements stated in paragraphs (5), (6), and (11) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
The following uses are always permitted in an existing building :	
Flat House Shop and Services (ground floor only)	Eating Place Educational Institution Flat (not elsewhere specified) Government Use Hotel House (not elsewhere specified) Institutional Use (not elsewhere specified) Library Office Place of Recreation, Sports or Culture Private Club Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted.

Remarks

- (1) Any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) 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, total number of flats and flat size, where applicable;
 - (iii) the details and extent of any Government, institution or community (GIC) facilities and open space to be provided within the area;
 - (iv) the landscape and urban design proposals within the area;
 - (v) programmes of development in detail;
 - (vi) 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; and
 - (vii) such other information as may be required by the Town Planning Board.
- (3) 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, design population, types of GIC facilities, and recreational and open space facilities.
- (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 40,778m² and a maximum non-domestic gross floor area of 790m². A public open space of not less than 1,560m² at Hollywood Road level shall be provided.
- (3) On land designated "Residential (Group A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 60,580m² and a maximum non-domestic gross floor area of 400m². In addition, a gross floor area of not less than 5,252m² shall be provided for Government, institution or community facilities. A public open space of not less than 1,200m² at Queen's Road West level shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (4) On land designated "Residential (Group A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 10,838m²; and a maximum non-domestic gross floor area of 1,214m², of which not less than 1,148m² shall be provided for Government, institution or community facilities.
- (5) On land designated "Residential (Group A)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 17,242m², of which a gross floor area of not less than 1,136m² shall be provided for Government, institution or community facilities.
- (6) On land designated "Residential (Group A)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,116m². A public open space of not less than 196m² shall be provided.
- (7) On land designated "Residential (Group A)6", a maximum building height of 120mPD would be permitted for sites with an area of 400m² or more.
- (8) On land designated "Residential (Group A)7", a maximum building height of 130mPD would be permitted for sites with an area of 400m² or more.
- (9) On land designated "Residential (Group A)8", a maximum building height of 140mPD would be permitted for sites with an area of 400m² or more.
- (10) On land designated "Residential (Group A)9", a minimum setback of 0.5m from the lot boundary of 16-24 Gage Street and 1m from the lot boundary of 26-52 Gage Street fronting Gage Street, and 1m from the lot boundary of 52 Gage Street and 14-16 Aberdeen Street fronting Aberdeen Street shall be provided.
- (11) On land designated "Residential (Group A)10", a minimum setback of 1m from the lot boundary of 3-21 Gough Street and 3 Kau U Fong fronting Gough Street, and 2m from the lot boundary of 2-44 Gough Street and 11B-11E Aberdeen Street fronting Gough Street shall be provided.
- (12) On land designated "Residential (Group A)11", a minimum setback of 2m from the lot boundary fronting Elgin Street shall be provided.
- (13) On land designated "Residential (Group A)12", a minimum setback of 2m from the lot boundary fronting Staunton Street, 1.5m from the lot boundary fronting Peel Street between Staunton Street and Elgin Street, and 2m from the lot boundary of 21-47B and 51-55 Elgin Street fronting Elgin Street shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (14) On land designated "Residential (Group A)13", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 2,650m², of which a gross floor area of not less than 526m² shall be provided for Government, institution or community facilities.
- (15) On land designated "Residential (Group A)14", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 3,432m². A public open space of not less than 130m² shall be provided.
- (16) On land designated "Residential (Group A)15", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 12,958m², of which a gross floor area of not less than 6,385m² shall be provided for Government, institution or community facilities.
- (17) On land designated "Residential (Group A)16", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,949m², of which a gross floor area of not less than 799m² shall be provided for Government, institution or community facilities.
- (18) On land designated "Residential (Group A)17", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 10,139m², of which a gross floor area of not less than 248m² shall be provided for Government, institution or community facilities.
- (19) On land designated "Residential (Group A)18", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 3,828m², of which a gross floor area of not less than 205m² shall be provided for Government, institution or community facilities.
- (20) On land designated "Residential (Group A)19", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 14,104m², of which a gross floor area of not less than 3,216m² shall be provided for Government, institution or community facilities.
- (21) On land designated "Residential (Group A)20", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 12,607m². In addition, a public passageway and an open area of not less than 430m² shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (22) On land designated "Residential (Group A)21", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 3,480m², of which a gross floor area of not less than 196m² shall be provided for Government, institution or community facilities.
- (23) On land designated "Residential (Group A)22", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 34,954m²; and a maximum non-domestic gross floor area of 4,000m², of which not less than 2,197m² shall be provided for Government, institution or community facilities. A public open space of not less than 700m² at Second Street level shall be provided.
- (24) In determining the maximum gross floor area for the purposes of paragraphs (2) to (6), and (14) to (23) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (25) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (9) and (14) to (23) above, and any reduction in the total gross floor area provided for Government, institution or community facilities stated in paragraphs (3) to (5), (14), (16) to (20), (22) and (23) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (26) A minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Whitty Street, Water Street, 1-6 Hing Hon Road, Western Street, Centre Street, Eastern Street, Wilmer Street, Queen Street, Po Yan Street, Tung Street, Sai Street, Ladder Street, On Wo Lane, Mee Lun Street, section of Aberdeen Street south of Staunton Street, Peel Street, Cochrane Street and Old Bailey Street shall be provided.
- (27) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirements stated in paragraphs (10) to (13) and (26) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Residential Institution Social Welfare Facility

Planning Intention

This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Government, Institution or Community (1)", a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirement stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

This zone is intended primarily for the provision of outdoor open-air 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
<u>For "Commercial cum Public Transport Terminus and Public Car Park" Only</u>	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station

Planning Intention

This zone is primarily to provide land intended for commercial development with the provision of a public transport terminus and public car park facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Commercial cum Public Transport Terminus and Public Car Park" Only (Cont'd)

Remarks

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

(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 "Historical Site Preserved for Cultural, Recreational and Commercial Uses" Only</u>	
Eating Place	Educational Institution
Education Centre/Visitor Centre	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Office (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Public Utility Installation
Hotel	Private Club
Library	Religious Institution
Office (Audio-visual Recording Studio only)	School
Place of Entertainment	Social Welfare Facilities
Place of Recreation, Sports or Culture	Utility Installation for Private Project
Public Convenience	
Shop and Services (excluding Motor-vehicle Showroom)	

Planning Intention

This zone is intended to preserve, restore and convert the historic site into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, 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 an existing building shall result in a total development in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Heritage Site for Creative Industries and Related Uses"

Broadcasting, Television and/or Film Studio	Hotel
Eating Place	Institutional Use (not elsewhere specified)
Education Centre/Visitor Centre	Office (not elsewhere specified)
Educational Institution	Place of Entertainment
Exhibition or Convention Hall	Private Club
Government Use	Public Utility Installation
Information Technology and Telecommunications Industries	Residential Institution
Library	Utility Installation for Private Project
Creative Industries	
Place of Recreation, Sports or Culture	
Research, Design and Development Centre	
School	
Shop and Services (excluding Motor-vehicle Showroom)	
Training Centre	

Planning Intention

This zone is intended to preserve, restore and adaptive re-use of the site for creative industries and related uses with the provision of public open space.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Heritage Site for Creative Industries and Related Uses" (Cont'd)

Remarks

- (1) Any new development or redevelopment, except alteration and /or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, 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 shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 20,000m². A public open space of not less than 1,200m² shall be provided.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraphs (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction 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 "Historical Site Preserved for Cultural and Recreational Uses" Only</u>	
Creative Industries Education Centre/Visitor Centre Exhibition or Convention Hall Government Use Place of Recreation, Sports or Culture Research, Design and Development Centre Shop and Services (excluding Motor-vehicle Showroom) Training Centre	Eating Place Educational Institution Institutional Use (not elsewhere specified) Library Office (not elsewhere specified) Place of Entertainment Religious Institution School

Planning Intention

This zone is intended to preserve and revitalize the existing Bridges Street Market site for cultural and recreational uses, with supporting shop and services use.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, 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 an existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development 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 "Wholesale Market" Only

Eating Place (Canteen only) Government Refuse Collection Point Government Use (Police Reporting Centre only) Public Convenience Public Utility Installation Utility Installation for Private Project Wholesale Trade	Government Use (not elsewhere specified)
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Planning Intention

This zone is intended to provide/reserve land for wholesale market use.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Cargo Working Area" Only

Cargo Handling and Forwarding Facility
Public Convenience

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to reserve land for public cargo working area use.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Western Harbour Crossing Ventilation Building" Only

Ventilation Building	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the development of ventilation building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) 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.

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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 "Tram Depot" Only

Tram Depot

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily to provide land intended for the development of a tram depot.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above; any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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 "Elevated Walkway" Only

Elevated Walkway
Government Use

Public Utility Installation

Planning Intention

This zone is primarily to provide land intended for the development of an elevated walkway.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level other
than Entrances
Public Utility Installation
Private Club
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for purposes as specified on the plan.

HONG KONG PLANNING AREA NO. 3

APPROVEDDRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/29A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 3

APPROVED DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/29A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 3

APPROVEDDRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/29A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/29. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 20 March 1970, the Urban Renewal District OZP No. LH3/48, being the first statutory plan covering the Sai Ying Pun & Sheung Wan area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 27 July 1993, the then Governor in Council referred the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/8 to the Board for further consideration and amendment under section 9(1)I of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 8 October 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/10. On 21 July 1998, the Chief Executive in Council (CE in C) referred the approved OZP No. S/H3/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 30 November 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/13. On 19 September 2000, the CE in C referred the approved OZP No. S/H3/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 11 July 2003, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/19 indicating an area of the OZP replaced or amended by the draft Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/1, and incorporating amendments to rezone three sites to "Residential (Group A)" ("R(A)") and "Residential (Group A)5" ("R(A)5"), was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.6 On 16 December 2003, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/20. On 4 May 2004, the CE in C referred the approved OZP No. S/H3/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 17 March 2006, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/21, indicating an area of the Plan replaced by the draft URA Yu Lok Lane/Centre Street Development Scheme Plan No. S/H3/URA2/1 as well as incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one valid representation was received. When the representation was published, seven public comments were received. After giving consideration to the representation and comments on 25 August 2006, the Board decided not to uphold the representation.
- 2.8 On 15 July 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/22. On 5 May 2009, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 15 May 2009 under section 12(2) of the Ordinance.
- 2.9 On 5 February 2010, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/23 incorporating the Mass Transit Railway (MTR) West Island Line (WIL) authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, and amendments including the rezoning of the former Police Married Quarters site at Hollywood Road from "R(A)" to "Other Specified Uses" annotated "Heritage Site for Creative Industries and Related Uses" and three sites to "Open Space" to reflect the existing open spaces, and deletion of the previously proposed MTR alignment and stations, was exhibited for public inspection under section 5 of the Ordinance. The authorized WIL scheme was shown on the Plan for information only. During the exhibition period, a total of 114 representations were received. On 16 April 2010, the Board published the representations for 3 weeks for public comments. A total of 89 comments were received. After giving consideration to the representations on 20 August 2010, the Board decided not to uphold the representations.

- 2.10 On 7 May 2010, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/24 incorporating amendments mainly relating to the imposition of building height restrictions for various zones, rezoning of "Commercial/Residential" ("C/R") sites to "Commercial" ("C") or "R(A)", and other rezoning proposals to reflect completed developments was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 33 representations were received. On 16 July 2010, the Board published the representations for 3 weeks for public comments. A total of 17 comments were received.
- 2.11 On 5 November 2010, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to propose amendments to the Plan to meet/partially meet 9 representations and not to uphold the remaining representations. On 26 November 2010, the proposed amendments were published under section 6C(2) of the Ordinance for 3 weeks for further representations. The proposed amendments were related to revising the building height restriction for the "Government, Institution or Community" ("G/IC") zone covering Sheung Wan Substation Building from 7 storeys to 9 storeys, the building height restriction for the "Other Specified Uses" ("OU") annotated "Commercial cum Public Transport Terminus and Public Car Park" zone covering a site at Chung Kong Road from 130mPD to 120mPD, and the stipulation of the provision of minor relaxation in Remark (24) in the Notes for the "R(A)6" to "R(A)8" zones explicitly. No further representation was received during the publication period. On 21 January 2011, the Board agreed that the draft OZP No. S/H3/24 should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.12 On 12 April 2011, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/25. On 15 April 2011, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/25 was exhibited for public inspection under section 9(5) of the Ordinance. On 31 May 2011, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 10 June 2011 under section 12(2) of the Ordinance.
- 2.13 On 8 July 2011, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 mainly incorporating the Wing Lee Street area and Bridges Street Market site excised from the URA Staunton Street/Wing Lee Street Development Scheme Plan (DSP), was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 28 representations to the DSP and the OZP were received. These include 4 representations relating to both plans, 21 representations relating to the DSP only and 3 representations relating to the OZP only. On 4 October 2011, the Board published the representations for 3 weeks for public comments. A total of 8 comments were received. After giving consideration to the representations and comments on 17 January 2012, the Board decided not to uphold the representations.
- 2.14 On 8 May 2012, the CE in C, under section (9)(1)(a) of the Ordinance,

approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/27. On 18 May 2012, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/27 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.15 On 4 September 2012, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 14 September 2012 under section 12(2) of the Ordinance.
- 2.16 On 12 October 2012, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/28 incorporating the amendments mainly to rezone the terraces and the stepped streets including U Lam Terrace, Rozario Street and Ladder Street to area shown as 'Road' as well as to incorporate a completed development previously covered by the approved Land Development Corporation (LDC) First Street/Second Street DSP No. S/H3/LDC5/2, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 21 representations were received. On 21 December 2012, the Board published the representations for 3 weeks for public comments. A total of 12 comments were received. After giving consideration to the representations and comments on 22 March 2013, the Board decided not to uphold the representations.
- 2.17 On 10 September 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/29. On 27 September 2013, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.18 *On 30 August 2016, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9 September 2016 under section 12(2) of the Ordinance.*
- 2.19 *On _____ 2016, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/30 (the Plan) incorporating amendment to rezone a site at 122A to 130 Hollywood Road from "G/IC" to "G/IC(2)" was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

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

- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sai Ying Pun and Sheung Wan area and not to overload the road network in the area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the 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 located in the north-western part of the Hong Kong Island. It is bounded by Hill Road to the west; Bonham Road and Caine Road to the south; and Jubilee Street, Pottinger Street, D'Aguilar Street and Glenealy to the east. To the north, the Area fronts onto Victoria Harbour. The boundaries are shown in a heavy broken line on the Plan. The size of the Area is about 146 hectares.
- 5.2 The original shore-line was about mid-way between Queen's Road West and Des Voeux Road West. The land to the north of this shore-line had been formed by successive stages of reclamation since the late 1880. The latest stage of

reclamation, known as Western Reclamation, was completed in 1986.

- 5.3 Apart from the flat reclaimed land, the topography of the Area is steep. Much of the land has been terraced to provide platforms for development. Some of the existing developments comprise pre-war tenement buildings in crowded, poorly-ventilated, insanitary and dilapidated conditions.
- 5.4 New major distributors are accommodated primarily on the flat reclaimed land. Western Reclamation accommodates the landfall of Western Harbour Crossing (WHC) and the associated roads. The road network in the old built-up areas has been much determined by the topography, with major traffic routes predominantly running in an east-west direction. These are connected by short, steep local roads running in a north-south direction. Some of these areas have been infiltrated by a mixture of commercial and residential uses. The narrow streets and the existence of fixed hawker stalls and on-street loading and unloading activities have resulted in frequent traffic congestion. The eastern part of the Area is served by MTR.
- 5.5 Whilst better planned developments have taken place on the reclaimed land in the northern part of the Area and the extension of the MTR to Sheung Wan has brought along substantial amount of redevelopments, many redevelopments of the old built-up areas have been hampered by fragmentation in land ownership. Improvements to the living environment can only be achieved by assembling land for more comprehensive development.
- 5.6 To improve the living environment, the Government undertook an urban renewal pilot scheme in the early 1970s. The pilot scheme covered the area bounded by Queen's Road Central, Queen's Road West, Hollywood Road and Shing Wong Street. Sites were assembled and acquired by the Government under the Lands Resumption Ordinance and then redeveloped in accordance with a layout plan prepared by the Government. The pilot scheme has already been completed.
- 5.7 The then LDC and the Hong Kong Housing Society (HKHS) have been actively involved in the redevelopment of the old built-up areas. The then LDC and its joint venture partners have taken up the redevelopment schemes of Jubilee Street, Wing Lok Street, Queen Street and First Street/Second Street. These redevelopments have been completed. There are other redevelopment projects, such as the URA schemes at Peel Street/Graham Street, Staunton Street/Wing Lee Street and Yu Lok Lane/Centre Street, under planning *or construction*. The HKHS has completed a number of housing projects, most of which were of a smaller scale, except the Hollywood Terrace.
- 5.8 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 2011 Population Census, the population of the Area was about ~~98,950~~**101,400**. It is estimated that the planned population of the Area would be about ~~118,090~~**118,100**.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Sai Ying Pun & Sheung Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to preserve the views to the ridgelines and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.
- 7.2 The building height restrictions are to preserve the views to the ridgelines of the Peak from public vantage point at the West Kowloon Reclamation, and the view of Victoria Harbour from Lion Pavilion at the Peak. The stepped building height concept recommended in the Urban Design Guidelines with lower buildings on the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the local topography and characteristics, local wind environment, compatibility of building masses in the wider setting, as well as the need to strike a balance between public interest and private development right. Due mainly to the topography of the Area, there are different height bands ranging from 100 metres above Principal Datum (mPD) to 160mPD increasing progressively uphill with a stepped height profile.
- 7.3 Building height restrictions are also imposed on “G/IC” and “OU” zones in terms of mPD or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been

undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and development restrictions, such as non-building areas and setback requirements, incorporated into the Plan have taken the findings of the AVA into consideration.

- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended introducing building gaps and non-building areas along major north-south air paths. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, perforate building towers and podium design, wider gap between buildings, non-building area to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate. In addition, individual developments along the northern part near the waterfront when developed are encouraged not to occupy the entire site frontage by setting back the podium or buildings to create wider gaps between buildings for better penetration of sea breeze into the built-up areas.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land /area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;
 - (f) catering for the provision of on-site car parking and loading/unloading facilities on sites of 900m² or larger with at least 30m street frontage on two sides within the SOHO and its immediate adjoining area shown in Plan 1; and
 - (g) other factors such as need for tree preservation, innovative building

design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

- 7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Building Gaps

- 7.8 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building block.
- (a) To facilitate the air ventilation of the Area, the areas currently used as north-south major through streets and connected with major air spaces (e.g. open spaces and some low-rise “G/IC” and “OU” sites) will be retained and enhanced by imposing a 2m wide setback requirement from lot boundary above 15m measured from mean street level for sites in the “R(A)” and “C” zones abutting these streets to create wider air/wind paths for more effective air penetration as well as visual permeability.
 - (b) The height of podium (including the cover) of the Center at Queen’s Road Central will be retained subject to a building height restriction of 24mPD to maintain the building gap above podium level for the north-south air/wind path as well as visual permeability.
 - (c) The area which forms part of the Queen’s Terrace development at Queen’s Road West currently occupied by a 1-storey structure for retail uses with landscaped open space above is subject to a building height restriction of 11mPD. Moreover, the podium of Lai Yan Lau at 42-56 Queen’s Road West is subject to a building height restriction of 21mPD. These restrictions are to maintain the existing building gaps and connect the existing north-south air/wind path along Queen Street through the existing Hollywood Road Park with Po Yan Street.
 - (d) A north-south air path will be created for better air penetration by demarcating a strip of land covering the western corner of Hang Lung House at 184-192 Queen’s Road Central and 194-196 Queen’s Road Central subject to a building height restriction of 23mPD to maintain the existing north-south air/wind path leading from Rumsey Street through the plaza between Cosco Tower and Grand Millennium Plaza to On Wo Lane, Mee Lun Street and Aberdeen Street.

Non-Building Areas

- 7.9 Taking account of the findings of the AVA, non-building areas are recommended to facilitate the air ventilation of the Area. The non-building areas are located within the “C”, “R(A)” and “G/IC” zones as described below.
- (a) The existing north-south air path between Hing Hon Road and Water Street will be retained. A 2m-wide non-building area is designated at the eastern corner of St. Paul’s College abutting Hing Hon Road to create a wider north-south air/wind path to improve air penetration and visual permeability upon redevelopment.
 - (b) A 2m-wide non-building area is designated on land covering Prince Philip Dental Hospital and Bonham Road Government Primary School abutting Eastern Street, and Tung Wah Hospital abutting Po Yan Street along major north-south through streets to create wider north-south air/wind paths to improve air penetration and visual permeability upon redevelopment.
 - (c) The existing plaza functioning as a major air space at pedestrian level between Cosco Tower and Grand Millennium Plaza is designated as a non-building area.

8. LAND USE ZONINGS

8.1 Commercial (“C”) : Total Area 21.04ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.1.2 This zoning mainly covers an area generally bounded by Connaught Road Central to the north, Centre Street to the west, Des Voeux Road West, Queen’s Road Central and Hollywood Road to the south, and the Central District to the east, which is an extension to the Central Business District.
- 8.1.3 The “Commercial (1)” site at Wing Lok Street/Queen’s Road Central comprises a LDC development known as “Grand Millennium Plaza”. It covers an area of about 0.75 ha and was previously designated as “Comprehensive Development Area” (“CDA”) on the approved LDC Wing Lok Street/Queen’s Road Central DSP No. S/H3/LDC2/2. The development comprises two commercial/office buildings with car

parking and Government, institution or community (GIC) facilities. A public open space of 800m² at Queen's Road Central level and an integrated landscaped open plaza of 1,350m² at Wing Lok Street level are provided within the development. The landscaped plaza and open space enhance pedestrian circulation and provide a convenient linkage between the area south of Queen's Road Central and the MTR station at Des Voeux Road Central. The project was completed in March 1998.

- 8.1.4 The "Commercial (2)" site at Queen's Road Central/Jubilee Street also comprises a LDC development known as "The Center". It covers an area of about 0.91 ha and was previously designated as "CDA" on the approved LDC Queen's Road Central/Jubilee Street DSP No. S/H3/LDC1/2. The development comprises a 73-storey commercial/office building with car parking and GIC facilities. A public open space of 1,500m² is provided at Queen's Road Central level. With the main roof of the building at about 288mPD, it is one of the tallest buildings on Hong Kong Island. Pedestrian circulation is enhanced by a pedestrian concourse providing convenient linkage between the area south of Queen's Road Central and Des Voeux Road Central. The project was completed in June 1998.
- 8.1.5 The "Commercial (3)" site at 60 Wyndham Street comprises a commercial development known as "The Centrium". A public open space of 700m² is provided at the lower level of the building linking to another public open space to the north of the site. A pedestrian public passage linking Wyndham Street and Arbuthnot Road is provided at the southern end of the site to enhance pedestrian circulation.
- 8.1.6 In view of the character of the SOHO and its immediate adjoining area (Plan 1) and the existing narrow streets and footpaths there causing vehicular/pedestrian conflicts, development/redevelopment in the area are to be kept as low as possible and vehicular traffic should be minimized. Given the improved accessibility offered by the Central-Mid-levels Escalator, close proximity of the area to the MTR station and the availability of various kinds of public transport facilities, the planning objective is to maintain this area as a pedestrian oriented area and vehicular traffic should be discouraged. For sites smaller than 900m² in the area, on-site car parking and loading/unloading requirements will be waived and the building height restriction is more stringent. However, to cater for the demand for such facilities in the area, minor relaxation of the building height restriction for sites of 900m² or larger with at least 30m street frontage on two sides to provide on-site car parking and loading/unloading facilities may be considered by the Board on application. Each application will be considered on its own merits.
- 8.1.7 To facilitate pedestrian movement and to allow for on-street

loading/unloading activities at certain locations in the SOHO and its immediate adjoining area, setback requirements are stipulated in the Notes of the OZP within the “Commercial (4)” zone to provide a minimum setback of 0.5m from the lot boundary fronting Wellington Street, 1.5m from the lot boundary of 28 Wellington Street fronting D’Aguilar Street and a minimum setback of 2m from the lot boundary of 17-41 D’Aguilar Street fronting D’Aguilar Street; and within the “Commercial (5)” zone, a minimum setback of 0.5m from the lot boundary fronting Gage Street, upon redevelopment for footpath and/or street widening (see Plans 2 and 3).

- 8.1.8 The “Commercial (6)” site at 35-43 Bonham Strand with an area of about 700m² comprises a residential development known as Mandarin Building with GIC facilities provided on the lower floors, which was completed in 1979.
- 8.1.9 The “Commercial (7)” site at 35 Gage Street with an area of about 385m² comprises a commercial building known as Wing Fung Building with GIC facilities provided on the lower floors. The development was completed in 2000.
- 8.1.10 Minor relaxation of the gross floor area and building height restrictions, and the non-building area restrictions and setback requirements may be considered by the Board on application. Each application will be considered on its own merits.

8.2 Comprehensive Development Area (“CDA”) : Total Area 0.07ha

The Wing Lee Street site, covering 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street, has an area of about 699m². Built in the late 1950’s, the existing tenement buildings on Wing Lee Street are of Chinese tenement style with Art Deco influence and are special in terms of their rather uniform design and contextual setting on a terrace. The buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. The “CDA” zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted. The following planning controls are applicable for this zone:

- (a) any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board in the form of Master Layout Plan submission under section 16 of the Town Planning

Ordinance. Planning permission should be obtained before demolition of any existing building;

- (b) a maximum building height of 4 storeys which generally reflects the existing building height; and
- (c) to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its own merits.

8.3 Residential (Group A) ("R(A)") : Total Area 38.52ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any upper floor above the lowest three floors or the purpose-designed non-residential portion will require planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board.
- 8.3.2 Areas zoned for this purpose cover established residential neighbourhoods bounded by Connaught Road West and Des Voeux Road West to the north, Centre street to the east, Queen's Road Central and Hollywood Road to the northeast, and Caine Road and Bonham Road to the south.
- 8.3.3 The "Residential (Group A)1" site at 123 Hollywood Road covers the Hollywood Terrace redeveloped by the HKHS. It has an area of about 0.43ha and was previously zoned "CDA" for a residential development with a public open space of 1,560m². The redevelopment comprises two residential blocks and was completed in October 1999.
- 8.3.4 The "Residential (Group A)2" site at Queen Street comprises the URA development known as the "Queen's Terrace". It covers an area of about 0.8 ha and was previously designated as "CDA" on the approved LDC Queen Street, Sheung Wan DSP No. S/H3/LDC3/2. The redevelopment comprises three residential blocks and two lower blocks for GIC facilities. A public open space of 1,200m² is also provided on the eastern side of the site with accesses from Queen Street and Bonham Strand West. The redevelopment was completed in 2003.
- 8.3.5 The "Residential (Group A)3" site bounded by 2-10 Third Street, 1-7 Un Shing Lane, 39-43 Eastern Street and 3-13 High Street was a

redevelopment project undertaken by the then LDC. It covers an area of about 0.12 ha and comprises two residential blocks known as Ko Nga Court and Ko Chun Court. Commercial use and GIC facilities are also provided on the lower floors of the development. The project was completed in two phases in 1994 and 1997 respectively.

- 8.3.6 The “Residential (Group A)4” site at Nos. 200-208 Third Street covers Yuk Ming Towers redeveloped by HKHS. It has an area of about 0.16 ha and comprises two residential towers with GIC facilities provided on the lower floors. The project was completed in 1991.
- 8.3.7 The “Residential (Group A)5” site is a comprehensive development through site amalgamation of part of the stepped street area at Wa In Fong and the site with vehicular access at 80 Staunton Street. It has an area of about 0.08 ha and comprises a residential block known as “Dawning Height” fronting Staunton Street and a public open space fronting Wa In Fong East. The project was completed in 2001.
- 8.3.8 For sites zoned “Residential (Group A)6” to “Residential (Group A)8”, a two-tier building height control is imposed. Given that the lots in these areas are generally small in size, lower BHRs are proposed while allowing a higher maximum BH (i.e. 20m more) for sites with an area of 400m² or more mainly to cater for site amalgamation for more comprehensive development and allow for the provision of on-site parking, loading and unloading facilities and other supporting facilities.
- 8.3.9 For the “Residential (Group A)” sites in the SOHO and its immediate adjoining area (Plan 1), as mentioned in paragraph 8.1.6 above for the “C” sites, on-site car parking and loading/unloading requirements will be waived for sites smaller than 900m² and the building height restriction is more stringent. However, to cater for the demand for such facilities in the area, minor relaxation of the building height restriction for sites of 900m² or larger with at least 30m street frontage on two sides to provide on-site car parking and loading/unloading facilities may be considered by the Board on application. Each application will be considered on its own merits.
- 8.3.10 Similarly, setback requirements are stipulated in the Notes within the “Residential (Group A)9”, “Residential (Group A)10”, “Residential (Group A)11” and “Residential (Group A)12” zones of the OZP to provide a minimum setback of ranging from 0.5m wide to 2m wide from the lot boundary fronting Staunton Street, Peel Street, Elgin Street, Gage Street, Aberdeen Street, Kau U Fong and Gough Street, upon redevelopment, for footpath and/or street widening (see Plans 3 and 4).

- 8.3.11 The “Residential (Group A)13” site at 6-10 Sai Yuen Lane with an area of about 430m² covers a residential building known as Yuen Fai Court with GIC facilities provided on the lower floors, which was completed in 1985.
- 8.3.12 The “Residential (Group A)14” site at 6 Aberdeen Street comprises a residential development known as Tung Tze Terrace. It has an area of about 326m² with a public open space of 130m² provided on the site. The development was completed in 2007.
- 8.3.13 The “Residential (Group A)15” site at 96 Third Street and 97-97B High Street with an area of about 1,122m² comprises a residential development known as Lechler Court with GIC facilities provided on G/F to 6/F. The development was completed in 1995.
- 8.3.14 The “Residential (Group A)16” site at 75 Caine Road comprises a residential building known as Honor Villa. It has an area of about 536m² with GIC facilities on the lowest 3 floors, which was completed in 1999.
- 8.3.15 The “Residential (Group A)17” site at 39 Bridges Street comprises a residential development known as Tung Shing Terrace. It covers an area of about 1,022m² with GIC facilities on the lower floors. The development was completed in 1993.
- 8.3.16 The “Residential (Group A)18” site at 38 Tai Ping Shan Street with an area of about 411m² comprises a residential development known as View Villa with GIC facilities provided on lower floors. The development was completed in 1999.
- 8.3.17 The “Residential (Group A)19” site at 11 Po Yan Street with an area of about 885m² comprises a composite residential development known as Tower 125 with GIC facilities provided on the lower floors. The development was completed in 1996.
- 8.3.18 The “Residential (Group A)20” site at 3 Lok Ku Road with an area of about 1,250m² comprises a residential development known as Lascar Court. A public passage way and an open area is provided on the site. The development was completed in 1991.
- 8.3.19 The “Residential (Group A)21” site at 51 Centre Street with an area of about 354m² comprises a residential development known as Richsun Garden with GIC facilities provided on lower floors. The development

was completed in 1999.

8.3.20 The “Residential (Group A)22” site at First Street/Second Street comprises the URA development known as the “Island Crest”. It covers an area of about 0.35 ha and was previously zoned “CDA” on the approved LDC First Street/Second Street DSP No. S/H3/LDC5/2. The redevelopment comprises two residential blocks with commercial use and GIC facilities provided on the lower floors. A public open space of 700m² is also provided on the southern side of the site with access from Second Street. The redevelopment was completed in 2009.

8.3.21 Minor relaxation of the gross floor area and building height restrictions, and the non-building area restrictions and setback requirements may be considered by the Board on application. Each application will be considered on its own merits.

8.4 Residential (Group C) (“R(C)”) : Total Area 0.26ha

8.4.1 This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

8.4.2 The “R(C)” zone covers sites in U Lam Terrace/Ladder Street Terrace and Wa In Fong East which are well-preserved terraced area located next to Ladder Street and Shing Wong Street respectively. The sites are enclosed and tranquil residential area. The streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed developments in the vicinity. The generally low-rise character of the area also facilitates southerly downhill wind penetrating into Sheung Wan.

8.4.3 The sites in U Lam Terrace/Ladder Street Terrace and Wa In Fong East are inaccessible by vehicular traffic and is connected to Caine Road via the stepped Ladder Street and Shing Wong Street respectively. Cumulative effect of more intensive developments would aggravate the existing traffic problems.

8.4.4 Given the special local character of the area, the stepped street areas at U Lam Terrace/Ladder Street Terrace and Wa In Fong East are zoned “R(C)” in order to restrict development/redevelopment within these areas to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is the greater, and a maximum

building height of 12 storeys or the height of the existing building whichever is the greater.

- 8.4.5 Notwithstanding the above restrictions, consideration may be given to minor relaxation of the plot ratio and building height restrictions, and each proposal will be considered on its individual planning merits.

8.5 Government, Institution or Community ("G/IC") : Total Area 13.30ha

- 8.5.1 Land zoned for this purpose is intended 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. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 8.5.2 Major existing GIC facilities include Western District Headquarters and Divisional Police Station at Western Street; Upper Level Police Station at High Street; Western Magistracy at Western Street; David Trench Rehabilitation Centre at Bonham Road; Prince Philip Dental Hospital, Tsan Yuk Hospital and Tung Wah Hospital at Hospital Road; Sheung Wan Divisional Fire Station, Waterfront Divisional Police Station, Central Sewage Screening Plant and Sun Yat Sen Memorial Park Sports Centre at the Western Reclamation; Sheung Wan Civic Centre at Morrison Street; *the* Man Mo Temple **Compound** at Hollywood Road as well as primary and secondary schools at various locations.
- 8.5.3 ~~Most of the GIC facilities proposed on the Western Reclamation have been completed. Many buildings within the "G/IC" zone of this Area are declared monuments protected by the Antiquities and Monuments Ordinance including the Old *old* Pathological Institute at Caine Lane, and the Man Mo Temple **Compound** at Hollywood Road. There are also numerous historic buildings including, and the façade of the former Old Mental Hospital (*now forms part of the Sai Ying Pun Community Complex*) at High Street, which is classified as a Grade I historic building by the Antiquities Advisory Board. The site has been redeveloped for a district community hall cum social welfare complex with the façade preserved in-situ.~~
- 8.5.4 There are other smaller pockets of "G/IC" sites which are essential for provision of various kinds of community facilities to serve the congested and overcrowded inner urban area.

- 8.5.5 Development and redevelopment within the “G/IC”, ~~and~~ “G/IC(1)” ~~and~~ “G/IC(2)” zones are subject to maximum building height in terms of number of storeys or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. For the “G/IC(1)” zone, a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided upon redevelopment, for footpath widening (see Plan 3). *For the “G/IC(2)” zone, the architectural design of the future youth hostel development would follow the recommendations identified in the Heritage Impact Assessment to ensure that due respect would be paid to the historical and cultural significance of the Man Mo Temple Compound. The design features would help alleviate the potential air ventilation impact on the surrounding pedestrian wind environment according to the air ventilation assessment conducted.*
- 8.5.6 Minor relaxation of the building height restrictions, non-building area restrictions and setback requirement may be considered by the Board on application. Each application will be considered on its own merits.

8.6 Open Space (“O”) : Total Area 13.25ha

- 8.6.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.6.2 Major existing open space include Blake Garden at Po Hing Fong, King George V Memorial Park at High Street and Hollywood Road Garden. Active recreational facilities are provided in these open spaces.
- 8.6.3 The Area has a shortage of open space. To relieve the shortfall in open space provision, a waterfront site with an area of about 5.9 ha on the Western Reclamation has been developed into a district open space called Sun Yat Sen Memorial Park. Land is also reserved for the development of a continuous waterfront promenade to the east and west of the Park. The total area of the waterfront open space amounts to about 7.9 ha.
- 8.6.4 Local open spaces are also distributed throughout the Area to provide neighbourhood leisure facilities for local residents.

8.7 Other Specified Uses (“OU”) : Total Area 12.98ha

This zone is intended primarily to provide/reserve land for purposes as specified below. Development and redevelopment in the “OU” zones are subject to maximum building height in terms of mPD or number of storeys as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

- (a) The Western District Public Cargo Working Area of about 1.92 ha is located at the western end of the Western Reclamation.
- (b) A site of about 6.5 ha, located at the western portion of Western Reclamation, has been developed as the Western Wholesale Market.
- (c) A site of about 1.1 ha, part of which is located underneath the Hill Road Flyover at the western end of Western Reclamation, is used as a tram depot.
- (d) A site of about 0.13 ha at the junction of Fung Mat Road and Water Street is used as a liquefied petroleum gas filling station.
- (e) A site of about 0.2 ha near the waterfront on Western Reclamation has been developed as a ventilation building serving the WHC.
- (f) The area annotated “Commercial cum Public Transport Terminus and Public Car Park” covers an area of about 0.61 ha. The site is currently occupied by the Sheung Wan bus terminus. Upon redevelopment, the site will include a public transport terminus and a public car park for about 250 parking spaces. A maximum building height restriction of 120mPD is stipulated to protect the ridgeline and to create a stepped height profile descending from Shun Tak Centre (about 151mPD) to the east towards the adjoining Government, institution or community sites (maximum 9 storeys) to the west. This site will also form an important pedestrian connection providing linkages to the waterfront promenade to the north, the old urban area across Connaught Road Central to the south, Shun Tak Centre to the east and the proposed Sun Yat Sen Memorial Park to the west by means of a footbridge network.
- (g) An area of about 323m² to the north of the existing Sheung Wan bus terminus is within this zone and annotated “Elevated Walkway” on the Plan. It will become part of the comprehensive pedestrian network connecting to the existing Central footbridge system via Shun Tak Centre.
- (h) The Western Market is a declared monument and the site is zoned “OU” annotated “Existing Building Preserved for Retail, Restaurant, Cultural & Recreational Uses” to facilitate a preservation scheme undertaken by

the then LDC. The theme of the preservation scheme is to recapture and promote the social and cultural heritage of Hong Kong in a bazaar for the use and enjoyment of local residents as well as tourists. The scheme was completed in 1991.

- (i) The Central Police Station *Compound*, the Victoria Prison *Compound* and ~~the~~ former Central Magistracy ~~Compound~~ bounded by Hollywood Road, Arbuthnot Road and Old Bailey Street covers an area of about 1.43 ha. It comprises a number of buildings of Victorian/Edwardian style and is a declared monument under the Antiquities and Monuments Ordinance. The site is zoned "OU" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses". The planning intention is to preserve, restore and convert the Compound into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists alike. The following development control mechanism will be adopted:
 - (i) as the Compound is a declared monument, the heritage preservation aspect of the Compound including the restoration, adaptation and alteration to historical buildings therein will be controlled/monitored under the Antiquities and Monuments Ordinance and Environmental Impact Assessment Ordinance;
 - (ii) to accommodate in the existing buildings those uses that are always permitted as set out in the Notes does not require planning permission from the Town Planning Board. However, to maintain adequate planning control over the development intensity within the Compound, any proposed new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, would require planning permission from the Town Planning Board. The ancillary facilities which would be permitted as of right would also include sheltered pedestrian circulation facilities, such as canopy, covered/enclosed walkway, escalator, elevator, lift and associated structures for the improvement of linkage within the Compound and with the surrounding area;
 - (iii) the site is subject to building height restrictions with maximum building heights of 60mPD and 70mPD imposed on the Lower and Upper Platform Areas mainly to contain the height of the existing buildings, and a maximum building height of 80mPD for any new buildings on the Upper Platform Area. The two existing courtyards within the site should be preserved. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits; and
 - (iv) the applicant of application for planning permission should demonstrate with a comprehensive scheme for the whole site that,

among other things, the nature and scale of the proposed use/development would be compatible with the historical setting of the Compound in terms of height and design as well as the general planning intention for the site, and that the proposed development would be sustainable in traffic and environmental terms.

- (j) The former Police Married Quarters site at Hollywood Road has a history relating to the Central School. The site contains some of the original architectural and historical features of the old school campus, such as the retaining walls with trees at the site boundary along Shing Wong Street and Hollywood Road and the lower platform within the site, granite pillars and plinths of the fence walls at the site boundary along Staunton Street and Aberdeen Street and, granite steps and remnants of foundation walls. In view of its heritage significance, the site is zoned "OU" annotated "Heritage Site for Creative Industries and Related Uses". The planning intention for this zone is to preserve the heritage value of the site, to adaptive re-use of the site for creative industries and related uses including one or more of the following: advertising, antique and crafts, architecture, art, design, digital entertainment, film and video, music, performing arts, publishing and printing, software and computing, and television and radio. Future uses should integrate consideration of the cultural heritage of the site and compatibility with its surroundings in site planning. The following development control mechanism will be adopted:
- (i) any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
 - (ii) the site is subject to a maximum gross floor area of 20,000m² to control the scale of any future development to be commensurate with the existing developments. A maximum building height of 75mPD is imposed on the site to ensure any development, including addition, alteration and/or modification to the existing buildings, would be compatible with the surrounding. Minor relaxation of the gross floor area and building height restrictions may be considered by the Board on application. Each application will be considered on its own merits;
 - (iii) a public open space of not less than 1,200m² shall also be provided at the site. To cater for the open space development, the existing Junior Police Call (JPC) Building may need to be demolished. However, retention of the building for adaptive re-use would also be allowed. In the event that the JPC Building is demolished, a 15m wide non-building area aligning with Mee Lun Street to the north at the eastern corner of the Site will be required to enhance visual permeability; and

- (iv) moreover, reference should be made to the heritage preservation principles as stated in the Conservation Guidelines set by the Antiquities and Monuments Office for any development/redevelopment.
- (k) The “OU” annotated “Historical Site Preserved for Cultural and Recreational Uses” zone at Bridges Street covers the Bridges Street Market site. Bridges Street Market is a Grade 3 historic building. The Site is the old site of American Congregational Mission Preaching Hall (now named as China Congregational Church) where Dr. Sun Yat-sen lived and received baptism in 1883. The existing market building was constructed and commenced operation in 1953. The market is a utilitarian building of reinforced concrete frame construction built in the International Modernist style. It was the first of its kind built in Hong Kong’s urban areas after World War II. The planning intention of the “OU” zone is to preserve and revitalize the existing Bridges Street Market site for cultural and recreational uses, with supporting shop and services use. The following planning controls are applicable for this zone:
 - (i) any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
 - (ii) the site is subject to building height restriction of 3 storeys to reflect the existing building height. Minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its individual merits; and
 - (iii) moreover, reference should be made to the heritage preservation principles in the Conservation Guidelines to be set out by the Antiquities and Monuments Office for any development.

9. LAND DEVELOPMENT CORPORATION (LDC)/URBAN RENEWAL AUTHORITY (URA) DEVELOPMENT SCHEME PLAN (DSP) AREAS : Total Area 0.94ha

- 9.1 The URA was established on 1 May 2001 to replace the LDC and to take over the on-going urban renewal projects from LDC.
- 9.2 Three areas have been designated as “LDC DSP Area” and “URA DSP Area”. The land use zonings of the areas are depicted on the relevant LDC/URA DSPs and they will be implemented by the URA.

- 9.3 The DSP for Peel Street/Graham Street covers an area of 0.52 ha. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities. The LDC Peel Street/Graham Street DSP No. S/H3/LDC4/2 was approved by the CE in C on 9 November 1999.
- 9.4 The DSP for Staunton Street/Wing Lee Street covers an area of 0.2ha. URA intends to redevelop this area for commercial/residential uses to include a public open space. The URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 was approved by the CE in C on 8 May 2012.
- 9.5 The DSP for Yu Lok Lane/Centre Street covers an area of 0.22 ha. URA intends to redevelop this area for residential and retail uses to include a public open space. The URA Yu Lok Lane/Centre Street DSP No. S/H3/URA2/2 was approved by the CE in C on 27 March 2007.

10. COMMUNICATIONS

10.1 Mass Transit Railway (MTR)

The MTR service has been extended to Sheung Wan in May 1986. The WIL, which was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, ~~is scheduled for completion in 2014.~~ *The construction works of WIL commenced in July 2009 and was commissioned on 28 December 2014 with HKU and Kennedy Town Stations. The Sai Ying Pun Station of WIL was opened to the public on 29 March 2015.* 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 (including station entrances, ventilation and plant buildings in Sai Ying Pun and University Stations) within the area, as described in the authorized railway scheme, are shown on the Plan for information only.

10.2 Central Street Escalator Link

To provide a convenient pedestrian facility at Centre Street between Third Street and Bonham Road, a covered escalator link between Third Street and the access of Ying Wa Terrace, and a two-way covered escalator link between the access of Ying Wa Terrace and Bonham Road was fully commissioned in 2013.

10.3 Roads

- 10.3.1 The Hill Road Flyover linking Pok Fu Lam Road and Connaught Road West has been opened to traffic in 1981. The Rumsey Street Flyover of the Upgraded Connaught Road Scheme, which was completed in

early 1990, has enabled free-flow vehicular traffic along Connaught Road and separation of through traffic from local traffic.

- 10.3.2 The road network on the Western Reclamation has been substantially amended to take into account the alignment of WHC. The WHC and the section of Route 4 between Rumsey Street Flyover and Kennedy Town constructed as part of the WHC project have been completed and opened to traffic since April 1997. The WHC is the third cross-harbour link while this section of Route 4 provides fast and direct linkage between Western District and Central.

10.4 Waterborne Transport

- 10.4.1 Goods transported by sea to and from the Area is handled at the cargo handling basin at the Western District Public Cargo Working Area in the western end of the Western Reclamation.
- 10.4.2 Goods transported by sea to the Western Wholesale Market will be handled at the piers provided for the exclusive use of the market.

10.5 Pedestrian Circulation

- 10.5.1 In order to provide an integrated pedestrian circulation system linking all major GIC facilities and open space sites within the district, it is intended that, when opportunity arises, some private lots should be resumed for the purpose of pedestrian links between streets; and some private lanes should be surrendered to Government upon redevelopment.
- 10.5.2 Pedestrian footbridges are provided at appropriate locations to connect the existing built-up areas south of Connaught Road West with the Western Reclamation.

10.6 Hillside Escalator Link

To reduce the volume of vehicular traffic on the already congested roads connecting the Mid-levels and Central District, a covered hillside escalator link catering for pedestrian commuting traffic between Queen's Road Central and Conduit Road was completed. The section within the Area follows Cochrane Street and Shelley Street to Conduit Road in the Mid-levels.

11. UTILITY SERVICES

- 11.1 The area has piped water supply and a drainage and sewerage system. It also has adequate electricity, gas and telephone services.

- 11.2 There should be no difficulty in meeting future sewerage demand. However, many of the existing sewers including trunk sewers do not have adequate hydraulic capacity, as revealed in the Central, Western and Wan Chai West Sewerage Master Plan Study. Upgrading works are necessary to cater for existing and future developments.

12. CULTURAL HERITAGE

- 12.1 A number of important declared monuments are located within the Area. These declared monuments include the ~~Former~~ Central Police Station Compound at Hollywood Road; the former Central Magistracy at Arbuthnot Road; the Victoria Prison Compound at Old Bailey Street; the Western Market at Des Voeux Road Central; ~~the~~ Man Mo Temple ~~Compound of Sheung Wan~~ at Hollywood Road; the ~~Old~~ *old* Pathological Institute (now used as Hong Kong Museum of Medical Sciences) at Caine Lane, King's College at Bonham Road *and the façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street.* In addition, the following graded historic buildings, structures and site of archaeological interest can also be found in Sai Ying Pun and Sheung Wan:

- Chinese Young Men's Christian Association (YMCA) of Hong Kong at Bridges Street
- Kwong Fook I Tsz at Tai Ping Shan Street
- The Main Block of Tung Wah Hospital at Po Yan Street
- Old Upper Levels Police Station at High Street
- ~~Façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street~~
- Old Lunatic Asylum *Chinese Block* (now known as the *Eastern Street* Methadone ~~Centre~~*Clinic*) at Eastern Street
- Old Tsan Yuk Maternity Hospital (now known as the Western District Community Centre) at Western Street
- Tsung Tsin Mission of Hong Kong Kau Yan Church at High Street
- East Wing, St Louis School at Third Street
- St. Anthony's School
- St. Anthony's Catholic Church
- Caritas Ling Yuet Sin Kindergarten
- Western Magistracy
- No. 1 Queen's Road West
- No. 62 Hollywood Road
- Pottinger Street
- Ladder Street
- St. Anthony's House at Pok Fu Lam Road
- No. 9 Yu Lok Lane
- No. 10 Yu Lok Lane
- No. 207 Des Voeux Road West
- No. 35 Bonham Road
- No. 4 Hospital Road

- Former Police Married Quarters at Hollywood Road (Former Central School Site)
- Bridges Street Market
- Underground Public Latrine at the corner of Aberdeen Street and Staunton Street
- Pak Tsz Lane

12.2 *On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been also given proposed gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.*

12.3 Prior consultation with the Antiquities and Monuments Office *of the Leisure and Cultural Services Department* should be made for any development, *redevelopment*, or rezoning proposals *that* might affect ~~these monuments/buildings/sites~~ *the above sites of archaeological interests, declared monuments, graded historic buildings/structures, new items pending grading assessment and their immediate environs.*

13. IMPLEMENTATION

13.1 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.

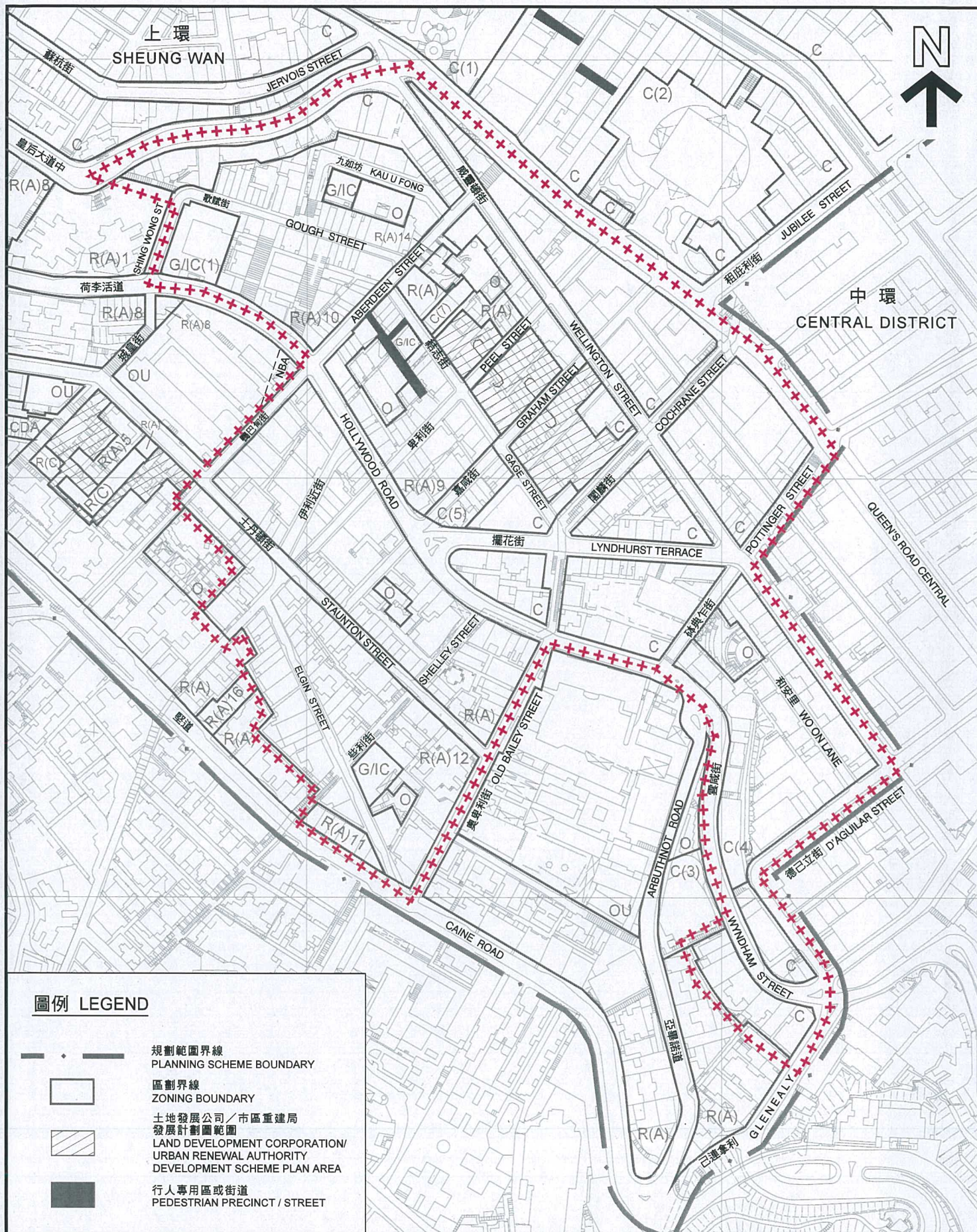
13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Central and Western District Council would also be consulted as appropriate.

- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, 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)

- Plan 1 - SOHO and Its Immediate Adjoining Area
- Plans 2 to 4 - Footpath and Road Widening Requirements

TOWN PLANNING BOARD
SEPTEMBER 2013 _____ 2016



本摘要圖於2011年6月24日擬備，所根據的資料為測量編號11-SW-8A, B, C, D及11-SW-13A, B
EXTRACT PLAN PREPARED ON 24.6.2011 BASED ON SURVEY SHEETS No. 11-SW-8A, B, C, D AND 11-SW-13A, B

蘇豪和緊連地區
SOHO AND ITS IMMEDIATE ADJOINING AREA

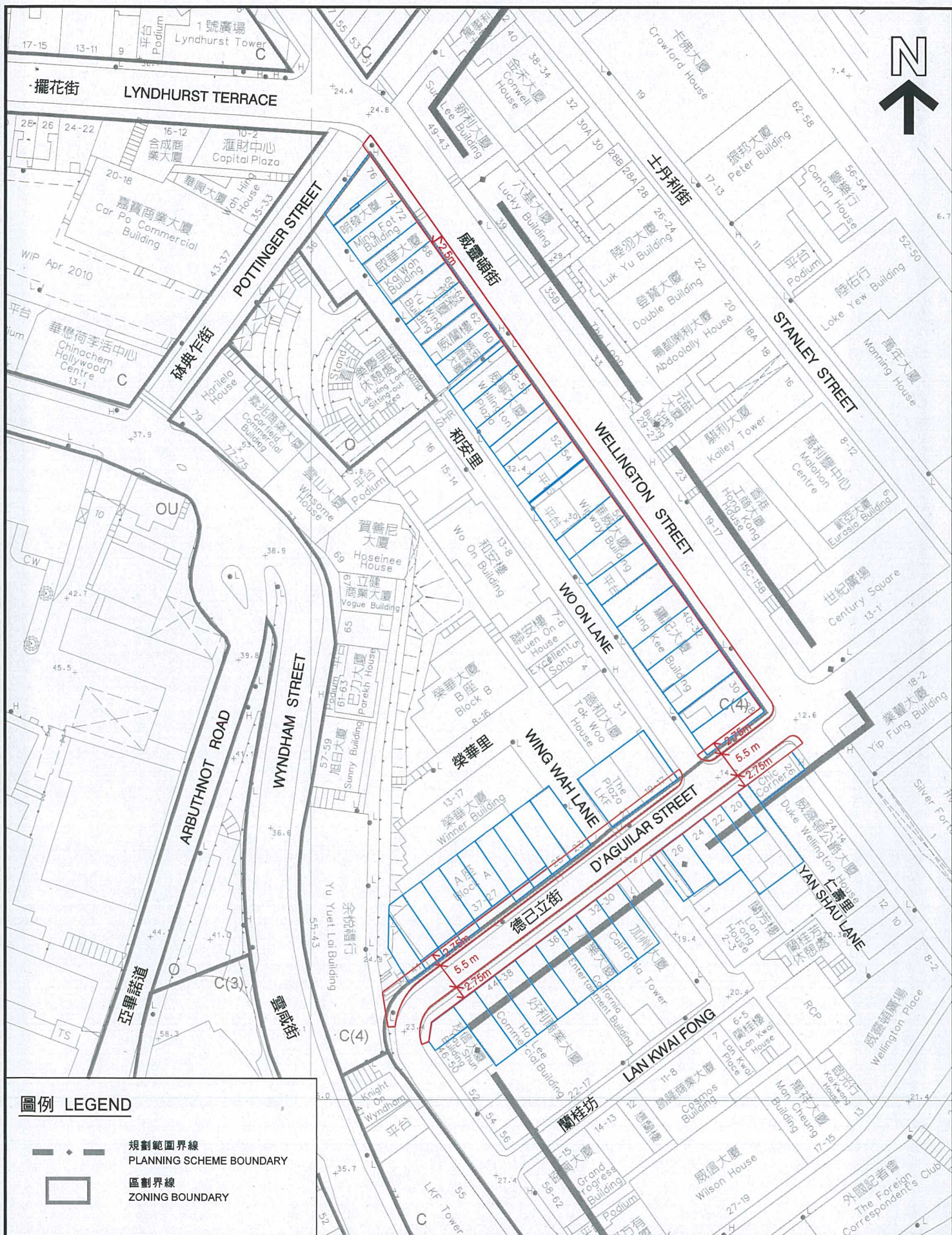
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METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/42

圖 PLAN
1



圖例 LEGEND

- 規劃範圍界線
PLANNING SCHEME BOUNDARY
- 區劃界線
ZONING BOUNDARY

本摘要圖於2011年6月24日擬備，所根據的資料為測量編號11-SW-8D
EXTRACT PLAN PREPARED ON 24.6.2011
BASED ON SURVEY SHEET No.
11-SW-8D

擴闊行人路及道路的要求 FOOTPATH AND ROAD WIDENING REQUIREMENTS

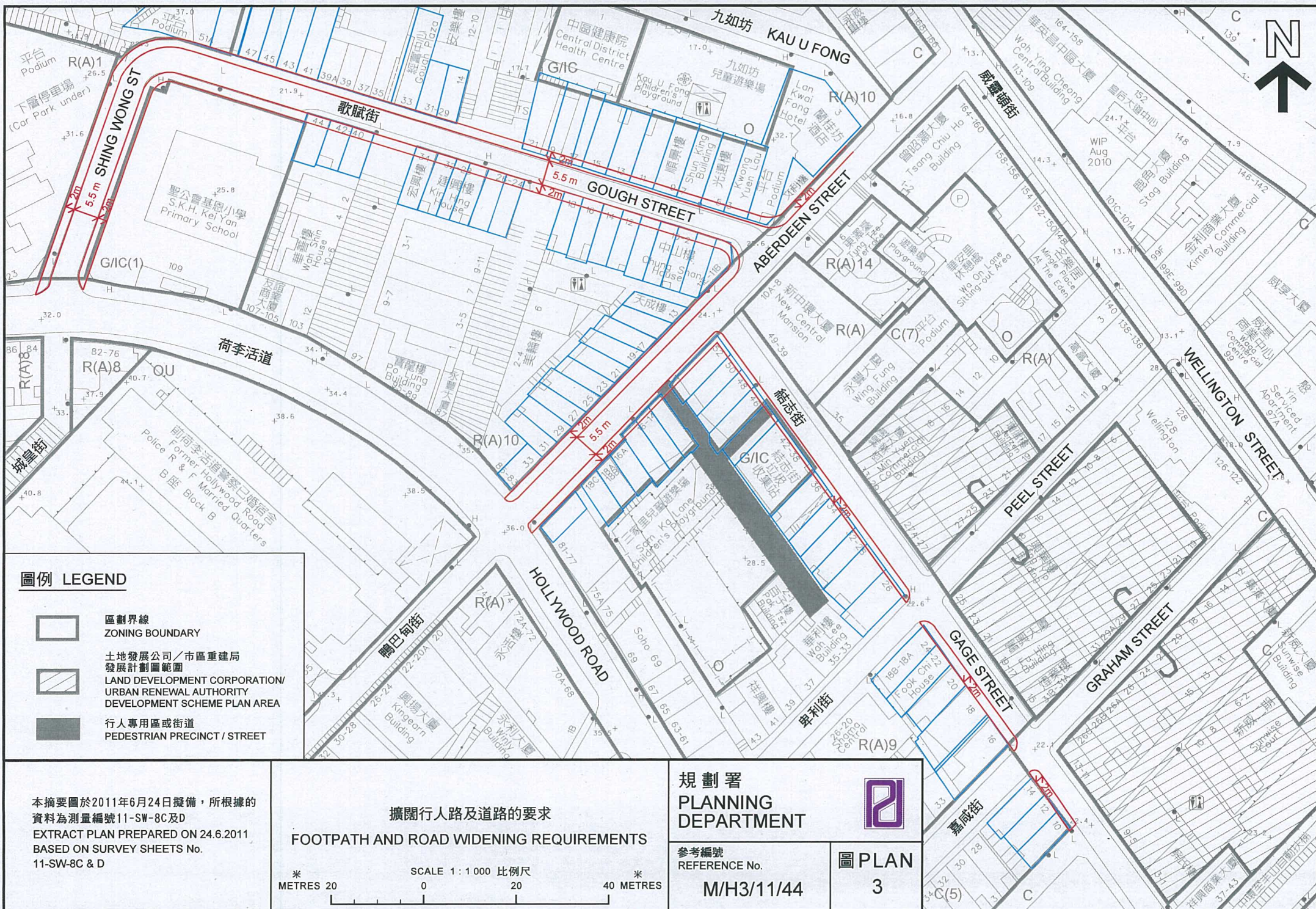
米 METRES 20 0 20 40 METRES
SCALE 1:1 000 比例尺

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/H3/11/43



圖 PLAN
2



圖例 LEGEND

- 區劃界線
ZONING BOUNDARY
- 土地發展公司／市區重建局
發展計劃圖範圍
LAND DEVELOPMENT CORPORATION/
URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREA
- 行人專用區或街道
PEDESTRIAN PRECINCT / STREET

本摘要圖於2011年6月24日擬備，所根據的資料為測量編號11-SW-8C及D
EXTRACT PLAN PREPARED ON 24.6.2011
BASED ON SURVEY SHEETS No.
11-SW-8C & D

擴闊行人路及道路的要求 FOOTPATH AND ROAD WIDENING REQUIREMENTS

SCALE 1:1 000 比例尺
METRES 20 0 20 40 METRES

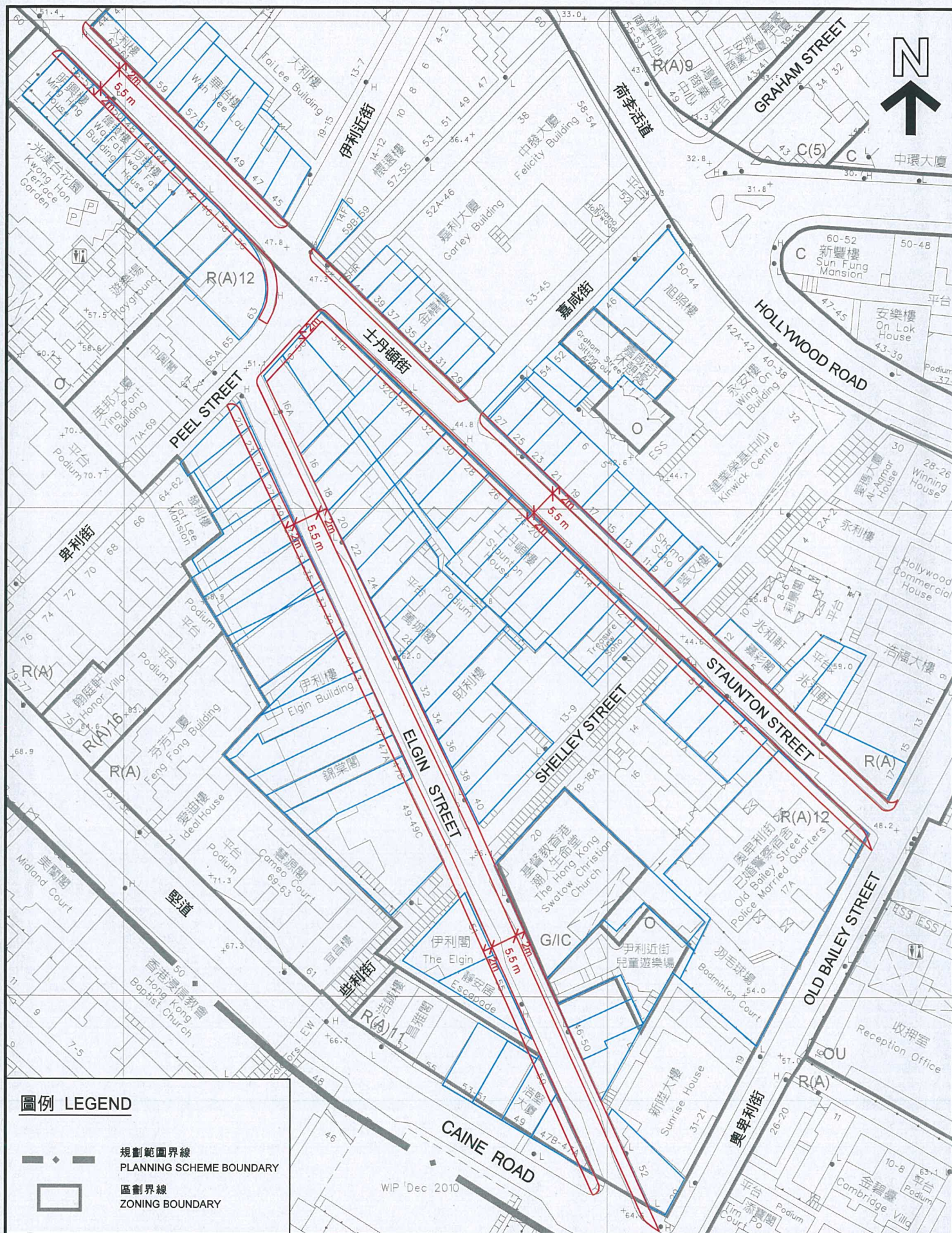
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H3/11/44

圖 PLAN
3



本摘要圖於2011年6月24日擬備，所根據的資料為測量編號11-SW-8C及D
EXTRACT PLAN PREPARED ON 24.6.2011
BASED ON SURVEY SHEETS No.
11-SW-8C & D

擴闊行人路及道路的要求 FOOTPATH AND ROAD WIDENING REQUIREMENTS

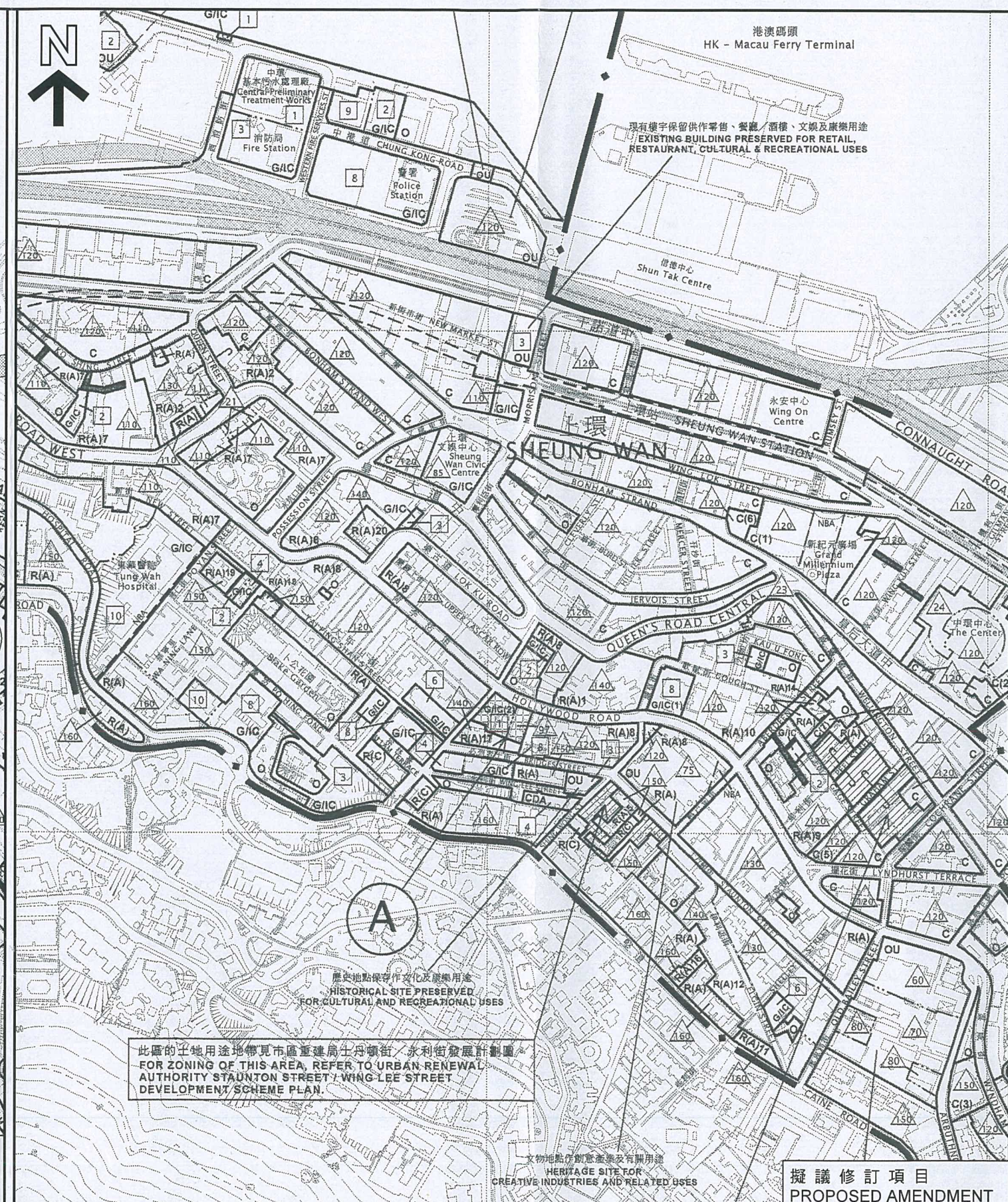
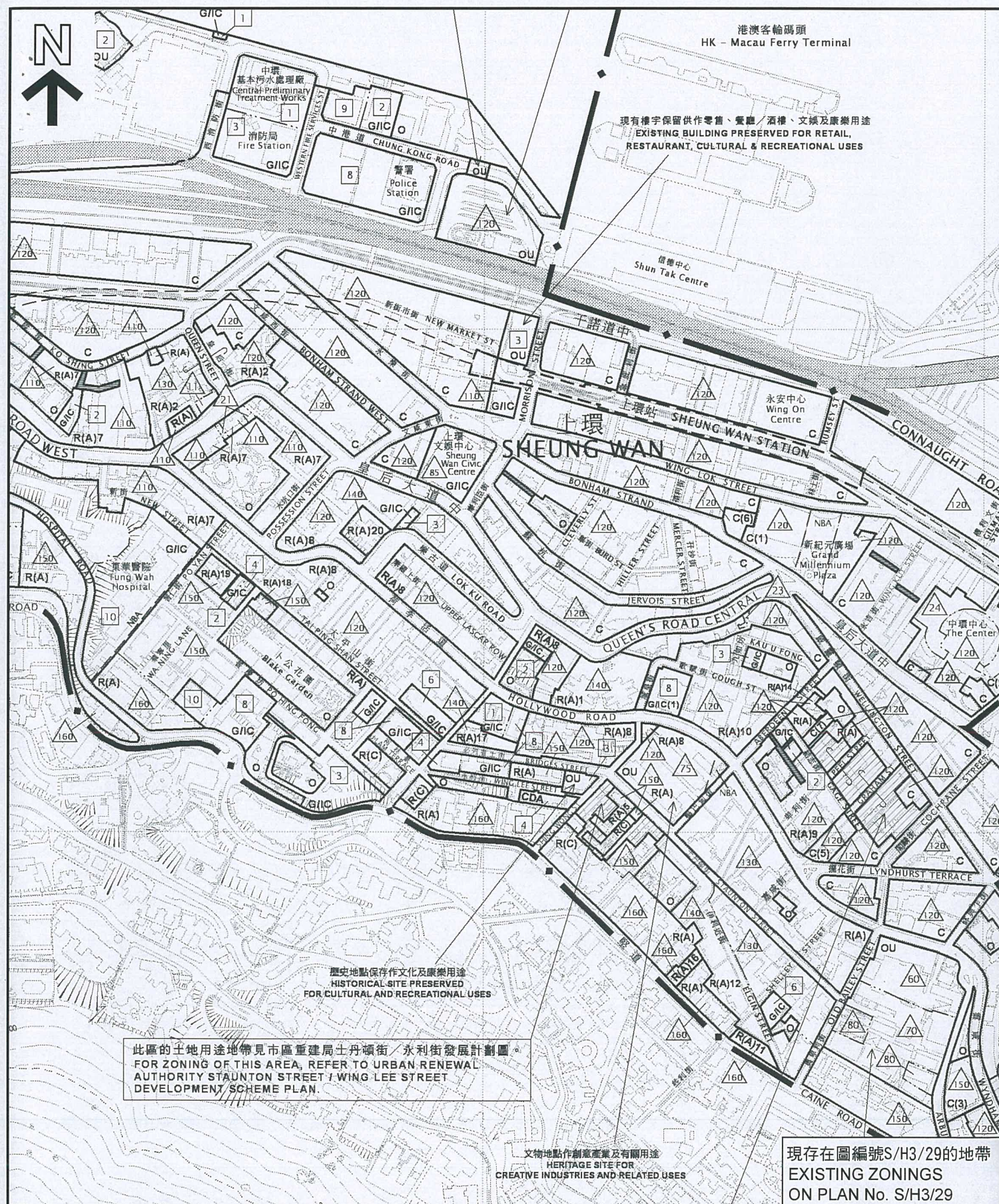
米 METRES 20 0 20 40 METRES
SCALE 1:1 000 比例尺

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/H3/11/45



圖 PLAN
4



分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

西營盤及上環分區計劃大綱核准圖編號S/H3/29的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/29

修訂項目A
AMENDMENT ITEM A

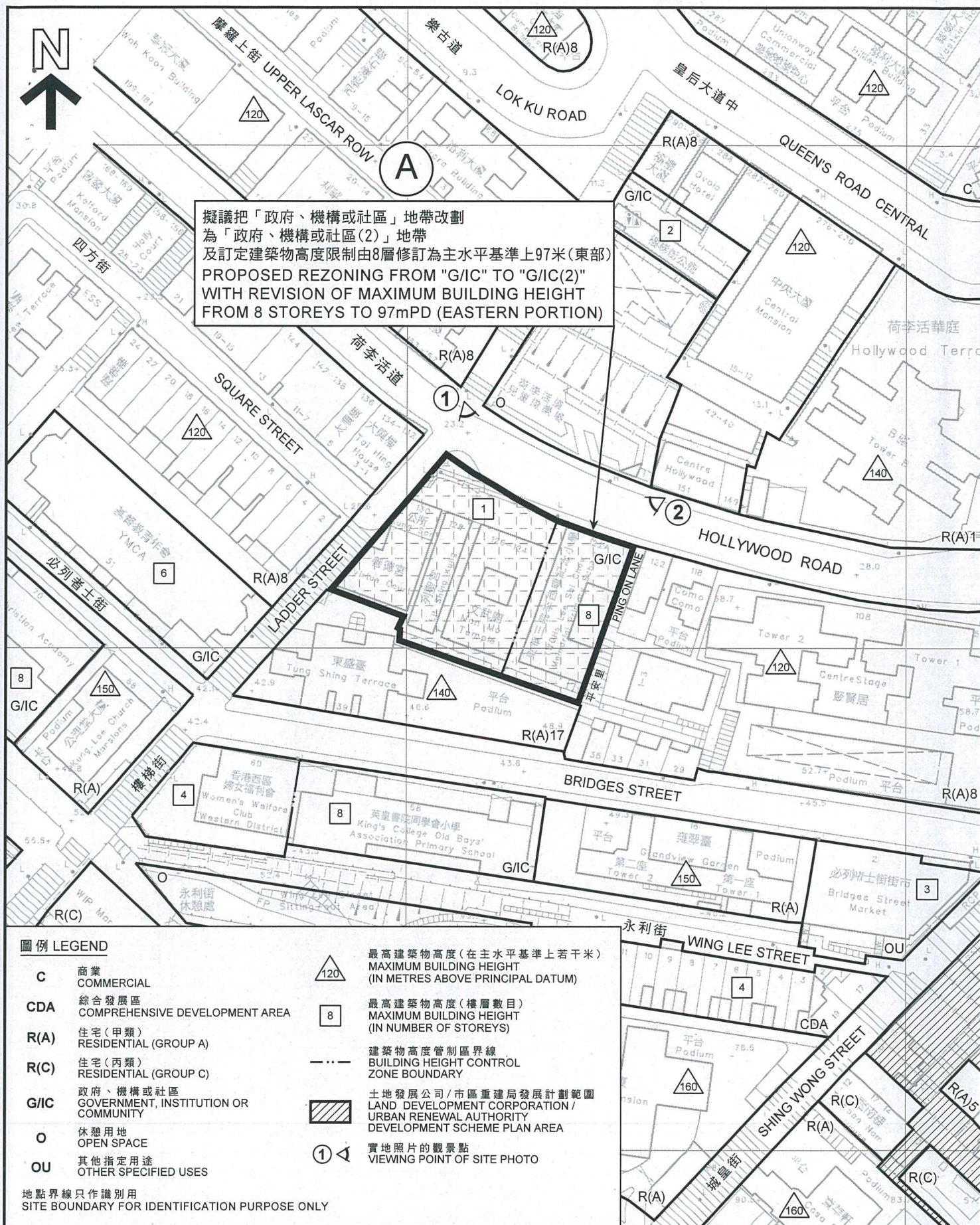
SCALE 1:5 000 比例尺
100 200 300 400 米
METRES

本摘要圖於2016年8月26日擬備，
所根據的資料為於2013年9月10日
核准的分區計劃大綱圖編號S/H3/29
EXTRACT PLAN PREPARED ON 26.8.2016
BASED ON OUTLINE ZONING PLAN No. S/H3/29
APPROVED ON 10.9.2013

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H3/16/6

圖 PLAN
1



平面圖 SITE PLAN

西營盤及上環分區計劃大綱核准圖
編號S/H3/29的擬議修訂項目

PROPOSED AMENDMENT TO
APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/29

修訂項目A
AMENDMENT ITEM A

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H3/16/6

圖 PLAN

2

本摘要圖於2016年8月25日擬備，
所根據的資料為測量圖編號
11-SW-8A和8C

EXTRACT PLAN PREPARED ON 25.8.2016
BASED ON SURVEY SHEETS No.
11-SW-8A & 8C



擬議把「政府、機構或社區」地帶改劃
為「政府、機構或社區(2)」地帶
及訂定建築物高度限制由8層修訂為主水平基準上97米(東部)
PROPOSED REZONING FROM "G/IC" TO "G/IC(2)"
WITH REVISION OF MAXIMUM BUILDING HEIGHT
FROM 8 STOREYS TO 97mPD (EASTERN PORTION)

地點界線只作識別用
SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2016年8月25日擬備，所根據的
資料為地政總署於2015年12月16日拍得的
航攝照片編號CW117272

EXTRACT PLAN PREPARED ON 25.8.2016
BASED ON AERIAL PHOTO No. CW117272
TAKEN ON 16.12.2015 BY
LANDS DEPARTMENT

西營盤及上環分區計劃大綱核准圖
編號S/H3/29的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/29
修訂項目A
AMENDMENT ITEM A

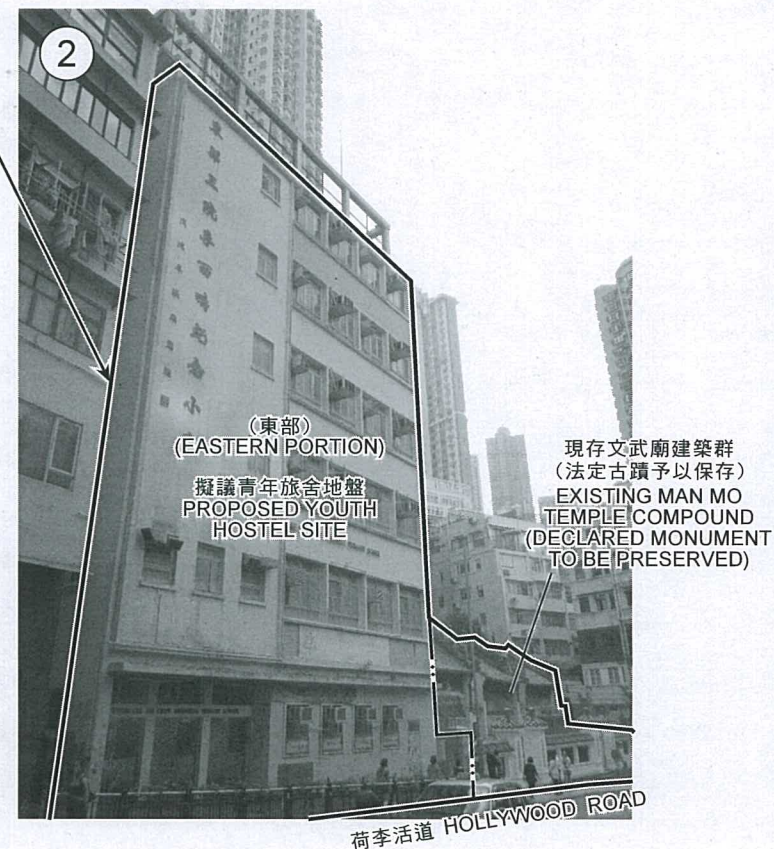
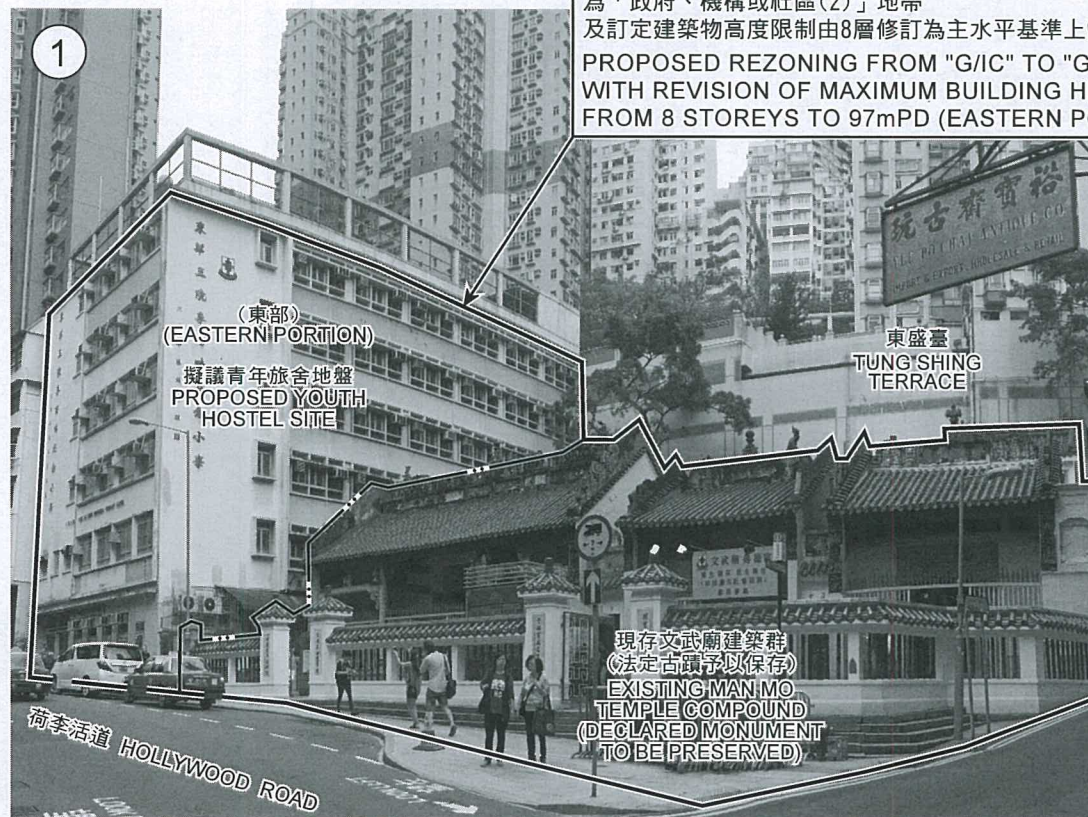
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/16/6

圖 PLAN
3

A



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2016年8月25日擬備，所根據的
資料為攝於2016年4月23日(左)及
2015年11月9日(右)的實地照片
EXTRACT PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS TAKEN ON
23.4.2016 (LEFT) & 9.11.2015 (RIGHT)

西營盤及上環分區計劃大綱核准圖
編號S/H3/29的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/29
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/16/6

圖 PLAN
4