

## Outline Zoning Plan Amendments

### Building Height and/or Plot Ratio Restrictions Review on Outline Zoning Plans

In order to provide better planning control, address the public aspiration for a better living environment and greater certainty in the statutory planning system, the OZPs have been progressively reviewed to stipulate, where appropriate, development restrictions to guide future development and redevelopment. Up to the end of 2011, the Board had reviewed 32 OZPs to incorporate building height and/or PR restrictions. Another three OZPs were reviewed in the period from 2012 to 2014. In determining the building height restrictions, the Board would generally take into account relevant considerations including urban design, local topography and characteristics, air ventilation, and the need to balance the public interests and private development right.

### *Kwai Chung Outline Zoning Plan*

Kwai Chung comprises a mix of residential, commercial, industrial uses as well as major territorial facilities such as the container port. In order to prevent out-of-context buildings in the area, the Kwai Chung OZP No. S/KC/26 was exhibited on 20 April 2012 mainly to incorporate building height restrictions for various development zones not yet subject to such restriction.

The building height concept for Kwai Chung aimed at exemplifying the valley-like terrain of the area while preserving the backdrop of Golden Hill, with higher building height bands near the MTR stations while lower building height bands along the waterfront area. The Kwai Chung Container Terminals at the gateway of breezeway and adjacent to the visual corridor of Rambler Channel were subject to building height restrictions ranging from 25mPD to 110mPD to reflect their existing building heights.

After giving consideration to the 13 representations and 1,925 comments on 12 and 26 October 2012 in respect of the OZP, the Board decided not to propose any amendment to the OZP to meet seven of the representations and to defer consideration of the remaining representations related the building height restriction imposed on the Kwai Chung Container Terminals. PlanD was requested to liaise with the representers regarding their future expansion proposals and to assess the cumulative impact of the proposals for further consideration of the representations by the Board. In April 2015, the Board further considered these remaining representations and agreed to propose amendments to the OZP.

### *Tsuen Wan Outline Zoning Plan*

Tsuen Wan is one of the oldest new towns comprising a mix of land uses with high-rise developments clustering above and around the MTR Tsuen Wan and Tsuen Wan West Stations. In order to prevent the proliferation of out-of context high-rise buildings in the area, the draft Tsuen Wan OZP No. S/TW/29 incorporating amendments mainly to impose building height restrictions for various development zones was exhibited on 24 February 2012.

A building height profile was adopted with descending building heights from the high-rise developments around the twin town nodes at the MTR stations towards the surrounding areas. The lower building height profile in the industrial areas at the urban fringe and the old town centre was maintained to enhance air ventilation. Beyond the town centre, stepped height concept with descending building heights from Tso Kung Tam to the village type developments in Fu Yung Shan was adopted.

After giving consideration to the seven representations and 620 comments on 14 September 2012 in respect of the OZP, the Board decided to revise the maximum building height for part of the "G/IC" zone covering the site of Chuen Yuen Church at Tai Uk Street to meet one of the representations. No further representation was received. The OZP was subsequently amended once to rezone a site at Yeung Uk Road for residential cum commercial uses. On 7 January 2014, CE in C approved the draft OZP which was renumbered as S/TW/31.

### *Chai Wan Outline Zoning Plan*

The Chai Wan area is predominantly residential with industrial and business developments concentrated to the west of the MTR Chai Wan Station and in the Chai Wan East area. The draft Chai Wan OZP No. S/H20/20 incorporating amendments mainly to impose building height restrictions for various development zones and PR restrictions for the "I" and "OU" annotated "Business" ("OU(B)") zones was exhibited for public inspection on 20 January 2012.

A building height profile ranging from 70mPD to 140mPD for most of Chai Wan and 160mPD to 210mPD for the hill-slope areas was adopted.

After giving consideration to the 284 representations and one comment in respect of the OZP, the Board decided on 27 July 2012 not to propose any amendment to the OZP. On 5 February 2013, CE in C approved the draft Chai Wan OZP which was renumbered as S/H20/21.

## Other Amendment

### ***Central District (Extension) Outline Zoning Plan***

The location of the Central Military Dock (CMD) was shown on the Central District (Extension) OZP when the plan was first approved in 2000. As the detailed design and delineation of the CMD were later confirmed and the construction works were reaching their final stages, on 15 February 2013, the draft Central District (Extension) OZP was exhibited for public inspection under section 7 of the Ordinance to reflect the final delineation and the land use of the CMD on the OZP by rezoning of CMD from "O" to "OU" annotated "Military Use (1)" ("OU(MU)1"). A total of 9,812 representations and 9,228 comments were received. Vast majority of the representations and comments received were against the amendments, mainly on the grounds of no justification for the proposed change of zoning, no need for the CMD on the Central harbourfront, adverse impact for people enjoying the continuous harbourfront, the possible law enforcement issues and insufficient consultation.

In view of the vast number of representations and comments received, the Board conducted a special meeting with 18 sessions held from November 2013 to February 2014 to consider the representations and comments and adopted special meeting arrangements, such as allotting a 10-minute speaking time to each presenter/commenter. During the hearing sessions, the Board noted that CMD was needed by the Garrison for defence purpose. The Garrison had agreed to open it to the public as a part of the promenade when it was not in military use. The "OU(MU)1" zoning was considered appropriate to reflect the planning intention and the primary use of the site. After giving consideration to the representations and comments in respect of the OZP, the Board decided on 14 February 2014 not to propose any amendment to the OZP.