

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 B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

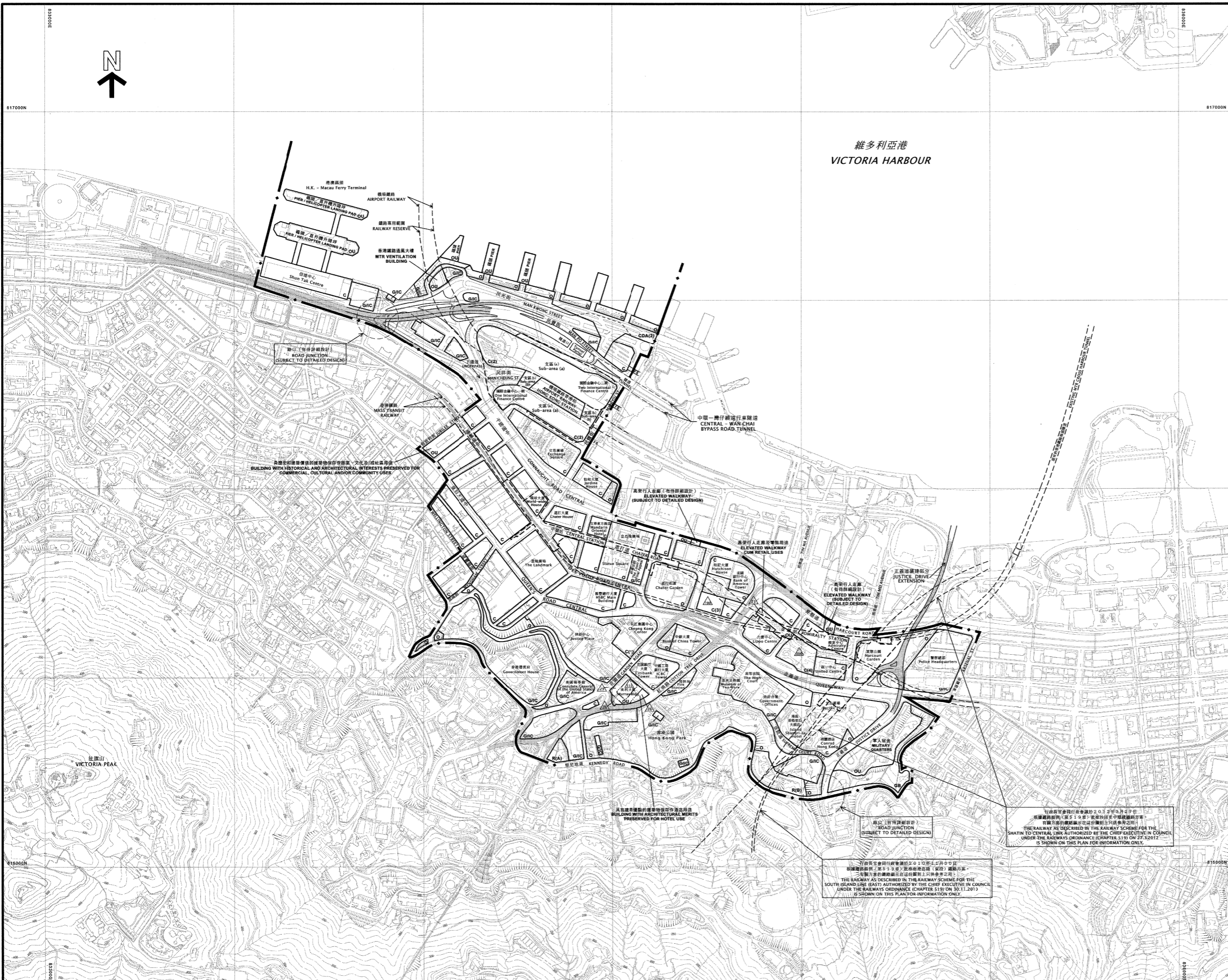
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
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)

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	29.44	27.70	商業
COMPREHENSIVE DEVELOPMENT AREA	1.89	1.78	綜合發展區
RESIDENTIAL (GROUP A)	0.22	0.21	住宅(甲類)
RESIDENTIAL (GROUP B)	0.84	0.79	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	15.23	14.33	政府、機構或社區
OPEN SPACE	15.38	14.45	休憩用地
OTHER SPECIFIED USES	5.57	5.24	其他指定用途
GREEN BELT	1.26	1.19	綠化地帶
MAJOR ROAD ETC.	36.46	34.31	主要道路等
TOTAL PLANNING SCHEME AREA	106.27	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

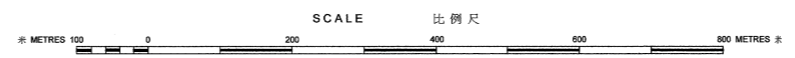


行政長官會同行政會議於2016年11月1日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
1 NOVEMBER 2016

Ms Kinnie WONG  
CLERK TO THE EXECUTIVE COUNCIL

黃潔怡女士  
行政會議秘書

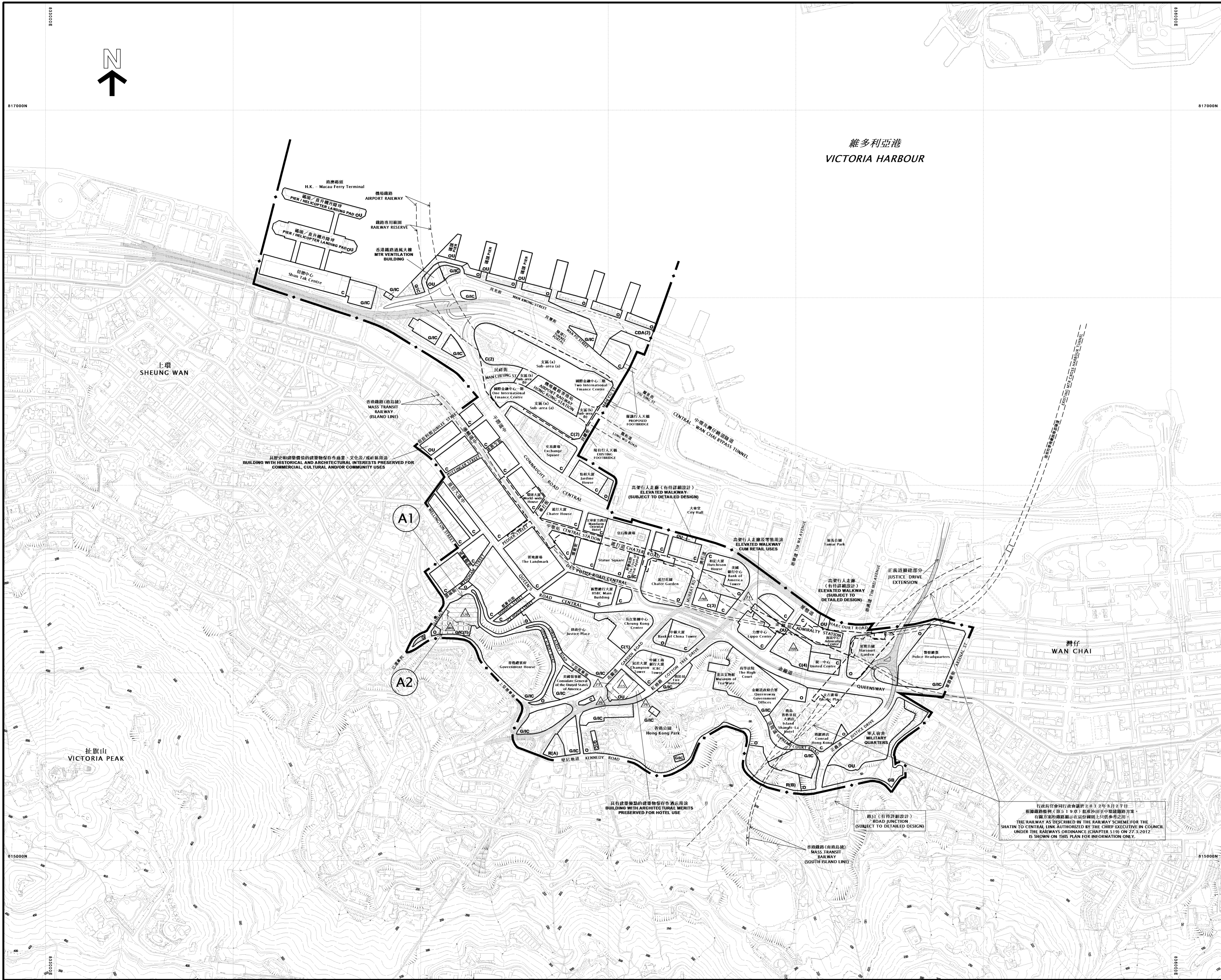
香港城市規劃委員會依據城市規劃條例擬備的中區(港島規劃區第4區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 4 - CENTRAL DISTRICT - OUTLINE ZONING PLAN



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/H/4/16





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 B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
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)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	29.44	27.70	商業
COMPREHENSIVE DEVELOPMENT AREA	1.89	1.78	綜合發展區
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OTHER SPECIFIED USES	5.57	5.24	其他指定用途
GREEN BELT	1.26	1.19	綠化地帶
MAJOR ROAD ETC.	36.46	34.31	主要道路等
TOTAL PLANNING SCHEME AREA	106.27	100.00	規劃範圍總面積

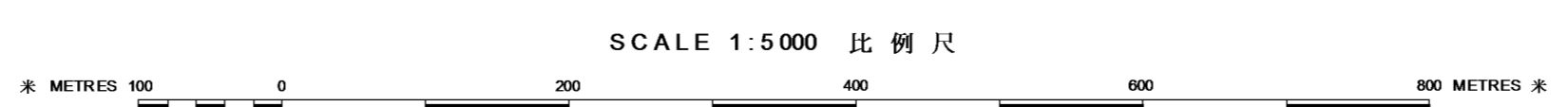
夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 4/16 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H4/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項

(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中區(港島規劃區第4區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 4 - CENTRAL DISTRICT - 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/H4/16A

HONG KONG PLANNING AREA NO. 4

APPROVED DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16A

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

NOTES

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

- (1) These Notes show the uses or developments 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 buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station (except "Other Specified Uses" annotated "Pier" and "Comprehensive Development Area (2)" zones), 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:
- toll plaza, on-street vehicle park, railway track and tram track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 4

APPROVED DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP B)	8
GOVERNMENT, INSTITUTION OR COMMUNITY	9
OPEN SPACE	<del>10</del> 11
OTHER SPECIFIED USES	<del>11</del> 12
GREEN BELT	<del>18</del> 19

COMMERCIAL

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Commercial", "Commercial (1)", "Commercial (2)" Sub-area (a),  
"Commercial (3)" and "Commercial (4)" only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point (not elsewhere specified)
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point (for "Commercial (4)" zone only)	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)



COMMERCIAL (Cont'd)

Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

For "Commercial (2)" Sub-area (b) only

Commercial Bathhouse/Massage Establishment	Institutional Use (not elsewhere specified)
Eating Place	Private Club
Elevated Walkway	
Exhibition or Convention Hall	
Government Use (not elsewhere specified)	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Public Utility Installation	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

For "Commercial", "Commercial (3)" and "Commercial (4)": 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.

For "Commercial (1)": This zone is intended primarily for comprehensive development/redevelopment for office use and the provision of public car park, Government facilities and public open space, with supporting shop, services and eating place.

For "Commercial (2)" Sub-area (a): This Sub-area 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 and regional or district commercial/shopping centre.

For "Commercial (2)" Sub-area (b): This Sub-area is intended primarily for the provision of elevated walkways to connect the northern and southern portions of Sub-area (a) of the "Commercial (2)" zone, which may include uses such as shop, services, place of entertainment and eating place.

Remarks

- (1) On land designated "Commercial (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area of 144,840m<sup>2</sup>, of which a gross floor area of not less than 700m<sup>2</sup> shall be used for Government facilities. A minimum of 800 public car parking spaces shall be provided. Public open space of not less than 5,200m<sup>2</sup> shall be provided.

(Please see next page)

**COMMERCIAL (Cont'd)**

**Remarks (Cont'd)**

- (2) 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 non-domestic gross floor area of 415,900m<sup>2</sup>. Public open space of not less than 13,000m<sup>2</sup> shall be provided.
- (3) On land designated "Commercial (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 site coverage of 65% (excluding basement(s)), and maximum building height, in terms of metres above Principal Datum (including roof-top structures), as stipulated on the Plan, or the height of the existing building, whichever is the greater. A minimum of 102 public car parking spaces and 69 public motorcycle parking spaces shall be provided.
- (4) On land designated "Commercial (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 site coverage of 65% (excluding basement(s)), and maximum building height, in terms of metres above Principal Datum (including roof-top structures), as stipulated on the Plan, or the height of the existing building, whichever is the greater. Public open space of not less than 2,100m<sup>2</sup> (not less than 1,400 m<sup>2</sup> of which should be at-grade) shall be provided.
- (5) In determining the maximum gross floor area for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, public transport and railway facilities and government facilities, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on building height, site coverage, gross floor area, provision of public car parking spaces and public motorcycle parking spaces, as stated in paragraphs (1) to (4) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMPREHENSIVE DEVELOPMENT AREA**

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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Ancillary Car Park  
Bank  
Barber Shop  
Beauty Parlour  
Clinic/Polyclinic  
Commercial Bathhouse  
Educational Institution  
Fast Food Shop  
Flat  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Hotel  
Market  
Mass Transit Vent Shaft and/or Other Structure  
above Ground Level other than Entrances  
Money Exchange  
Off-course Betting Centre  
Office  
Pawn Shop  
Petrol Filling Station  
Photographic Studio  
Pier  
Place of Public Entertainment  
Place of Recreation, Sports or Culture  
Police Reporting Centre  
Post Office  
Private Club  
Private Swimming Pool  
Public Car Park  
Public Convenience  
Public Library  
Public Transport Terminus or Station  
Public Utility Installation  
Religious Institution  
Restaurant  
Retail Shop  
School  
Service Trades  
Showroom excluding Motor-vehicle Showroom  
Social Welfare Facility  
Staff Quarters  
Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, an applicant for permission for development on land designated "Comprehensive Development Area", shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the areas of proposed land uses, the nature, position, dimensions and heights of all buildings to be erected on the area;
  - (ii) the proposed total gross floor areas for various uses, total number of flats and flat sizes where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, parking spaces, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping proposals within the area;
  - (vi) programme of building development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and
  - (viii) such other information as may be required by the Town Planning Board.
- (2) On land designated "Comprehensive Development Area", no new development or addition, alteration and/or modification to the existing development shall result in a total development or redevelopment in excess of a maximum gross floor area as specified for the sub-area as set out below or the gross floor area of the existing development whichever is the greater:

Sub-Area	Restriction
CDA(2)	A maximum gross floor area of 55,740m <sup>2</sup> for retail shops, offices and hotels.

**RESIDENTIAL (GROUP A)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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 ( <i>not elsewhere specified</i> ) Training Centre

(Please see next page)

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

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

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
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.

**RESIDENTIAL (GROUP B)**

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

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**Planning Intention**

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

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
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services ( <i>not elsewhere specified</i> )
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
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) *On land designated "G/IC(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 restriction on building height, as stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

OPEN SPACE

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

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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

For "Building with Architectural Merits Preserved for Hotel Use" only

Hotel

- Commercial Bathhouse/ Massage Establishment
- Eating Place
- Exhibition or Convention Hall
- Government Use
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Public Utility Installation
- Private Club
- Residential Institution
- Shop and Services (excluding motor-vehicle showroom)
- Utility Installation for Private Project

Planning Intention

This zone is intended primarily for preserving the building façades of the existing Murray Building, and is intended for hotel use with the provision of public open space.

Remarks

- (1) Except addition, alteration and/or modification to the internal layout, roof, podium deck and/or the part of the building below podium deck, any new development or any demolition of the existing building, including the building façades and the elevated road link from Cotton Tree Drive, 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 the existing building shall result in:
  - (a) any addition on the roof and podium deck in excess of a gross floor area of 880m<sup>2</sup> and 400m<sup>2</sup> respectively; and

(Please see next page)

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

For "Building with Architectural Merits Preserved for Hotel Use" only (Cont'd)

Remarks (Cont'd)

- (b) 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) In determining the maximum gross floor area and building height for the purpose of paragraph (2) above, any floor space on the roof and podium deck that is constructed or intended for use solely as covered walkways and structures for the provision of lift(s) and stairway(s), provided that such uses and facilities are ancillary and directly related to the always permitted use, may be disregarded.
- (4) A public open space of not less than 370m<sup>2</sup> shall be provided.
- (5) Based on the individual merits of a development proposal, minor relaxation of the gross floor area and 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)

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Building with Historical and Architectural Interests Preserved for  
Commercial, Cultural and/or Community Uses" only

Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Field Study/Education/Visitor Centre  
Government Use  
Institutional Use (not elsewhere specified)  
Library  
Place of Recreation, Sports or Culture  
Public Convenience  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

Broadcasting, Television and/or Film Studio  
Commercial Bathhouse/Massage Establishment  
Office  
Place of Entertainment  
Public Utility Installation  
Religious Institution  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for preserving the building façades and special architectural features of the existing Central Market building, and revitalising the building for commercial, cultural and/or community uses with public open space to provide leisure space and greenery in Central.

Remarks

- (1) Any new development, or major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building 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 the existing building shall result in a total development in excess of a maximum building height of 4 storeys or the height of the existing building, whichever is the greater.
- (3) Public open space of not less than 1,000m<sup>2</sup> shall be provided.
- (4) 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)**

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Elevated Walkway" only

Elevated Walkway

Eating Place  
Exhibition or Convention Hall  
Public Utility Installation  
Shop and Services (excluding Motor-vehicle  
Showroom)  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the development of elevated walkway.

(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

For "Elevated Walkway cum Retail Uses" Only

Commercial Bathhouse/Massage Establishment	Institutional Use (not elsewhere specified)
Eating Place	Mass Transit Railway Vent Shaft and/or Other
Elevated Walkway	Structure above Ground Level other than
Exhibition or Convention Hall	Entrances
Government Use (not elsewhere specified)	Private Club
Place of Entertainment	
Place of Recreation, Sports or Culture	
Public Transport Terminus or Station	
Public Utility Installation	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for the provision of an elevated walkway with retail uses.

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 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 restrictions on building height, as 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)**

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Pier" Only

Government Use  
Pier

Eating Place  
Exhibition or Convention Hall  
Marine Fuelling Station  
Office  
Public Utility Installation  
Public Vehicle Park (excluding container  
vehicle)  
Shop and Services (not elsewhere specified)  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for pier use.

Remarks

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

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Pier/Helicopter Landing Pad" only

Government Use  
Helicopter Landing Pad  
Helicopter Refuelling Station  
Pier

Eating Place  
Exhibition or Convention Hall  
Marine Fuelling Station  
Office  
Public Vehicle Park (excluding container  
vehicle)  
Shop and Services (not elsewhere specified)

Planning Intention

This zone is intended primarily for pier and helicopter landing pad uses.

Remarks

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

For All Other Sites (Not Listed Above)

As specified on the Plan

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

Planning Intention

This zone is intended to reserve land for uses specified on the Plan.

**GREEN BELT**

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

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**Planning Intention**

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

HONG KONG PLANNING AREA NO. 4

APPROVED *DRAFT* CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16A

EXPLANATORY STATEMENT

## HONG KONG PLANNING AREA NO. 4

### APPROVED DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16A

#### EXPLANATORY STATEMENT

<u>Contents</u>	<u>Page</u>
1. Introduction	1
2. Authority for the Plan and Procedures	1
3. Object of the Plan	<del>23</del>
4. Notes of the Plan	3
5. The Planning Scheme Area	3
6. Population	4
7. Land Use Zonings	
7.1 Commercial	4
7.2 Comprehensive Development Area	<del>56</del>
7.3 Residential (Group A)	6
7.4 Residential (Group B)	6
7.5 Government, Institution or Community	6
7.6 Open Space	7
7.7 Other Specified Uses	<del>78</del>
7.8 Green Belt	11
8. Communications	<del>112</del>
9. Utility Services	13
10. Cultural Heritage	<del>1314</del>
11. Implementation	<del>1415</del>

## HONG KONG PLANNING AREA NO. 4

### APPROVED-DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16A

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

#### EXPLANATORY STATEMENT

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

#### 1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Central District Outline Zoning Plan (OZP) No. S/H4/16A. 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 11 August 1961, the draft Central District OZP No. LH3/12, being the first statutory plan covering the Central District, was exhibited under the Town Planning Ordinance (the Ordinance). Since then, the OZP had been approved by the then Governor in Council (G in C) and referred back for amendment several times to reflect the changing circumstances. The OZP renumbered as S/H4/3 was approved by the then G in C on 10 January 1989.
- 2.2 On 24 October 1989, the then G in C referred the approved OZP No. S/H4/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.3 On 17 June 1992 and 19 April 1994, two directives in accordance with section 3(1)(a) of the Ordinance for the extension of the coverage of the OZP to incorporate the Central Reclamation Phases I and II of Central Reclamation (CRI and CRII) was also obtained. Subsequently, the OZP was amended mainly to incorporate the zoning proposals for CRI and CRII. The extent of the proposed future Central Reclamation Phase III (CRIII) area was also shown indicatively on the OZP.
- 2.4 On 27 April 1998, a directive was obtained to excise part of the Central District area and CRII from the Planning Area No. 4 to form a new Planning Area No. 24 with the proposed CRIII as shown on the draft OZP No. S/H24/1. Since then, the Central District OZP had been amended three times and exhibited for public inspection under section 7 of the Ordinance.
- 2.5 On 9 November 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/8. On 10 October 2000, the CE in C referred the approved Central District OZP No. S/H4/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under sections 5 or 7 of the Ordinance.

- 2.6 On 18 February 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/12. On 30 September 2003, the CE in C referred the approved Central District OZP No. S/H4/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 9 April 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/14. ~~On 19 April 2013, the approved Central District OZP No. S/H4/14 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.8 On 4 June 2013, the CE in C referred the approved Central District OZP No. S/H4/14 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 June 2013 under section 12(2) of the Ordinance.~~ ***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***
- ~~2.9 On 11 December 2015, the draft Central District Outline Zoning Plan No. S/H4/15 incorporating amendments mainly to rezone the Murray Road Multi-storey Car Park site from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Commercial (3)” (“C(3)”); to rezone the eastern part of the Queensway Plaza site from an area shown as ‘Road’ and “Open Space” (“O”) to “Commercial (4)” (“C(4)”; and to rezone the western part of the Queensway Plaza site from an area shown as ‘Road’ and “Commercial” (“C”) to “Other Specified Uses” (“OU”) annotated “Elevated Walkway cum Retail Uses”, was exhibited for public inspection under section 5 of the Ordinance. During the two month exhibition period, a total of 72 representations were received. On 11 March 2016, the Board published the representations for public comments and, in the first three weeks of the publication period, 14 comments were received. After giving consideration to the representations and comments on 17 June 2016, the Board decided not to uphold the representations.~~
- 2.10~~9~~ On 1 November 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/16. On 11 November 2016, the approved Central District OZP No. S/H4/16 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 ***On 30 April 2019, the CE in C referred the approved Central District OZP No. S/H4/16 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 May 2019 under section 12(2) of the Ordinance.***
- 2.11 ***On XX May 2019, the draft Central District Outline Zoning Plan No. S/H4/17 (the Plan) incorporating amendments mainly to rezone the Hong Kong Sheng Kung Hui Compound site from “G/IC” to “G/IC(1)”, 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 road networks so that development/redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is intended to illustrate only 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 zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted 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 Central District 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 Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

**5. THE PLANNING SCHEME AREA**

- 5.1 The boundary of the Planning Scheme Area (the Area) is shown in a heavy broken line on the Plan. It is bounded by Victoria Harbour to the north and it adjoins the Planning Area No. 24 along the Connaught Road Central/Harcourt Road corridor. It reaches Arsenal Street to the east and has a more zigzag boundary to its south and west, which reflects the division between Central and the Sheung Wan/Mid-Levels area. The size of the Area is 106.27 hectares.
- 5.2 The Area is the centre of existing business activities and the heart of civic and Government activities of Hong Kong. The Central harbourfront in the northern part of the Area provided land for new commercial developments and a continuous waterfront promenade intersects with six piers connecting to

the Central Extension Area, and the west-end portal of the ~~proposed waterfront trunk road tunnel~~ (i.e. Central - Wan Chai Bypass).

- 5.3 The majority of the Area has already been developed. However, the redevelopment potential for some old commercial buildings is high. Further improvements to the environment can be achieved by assembling land for comprehensive development.
- 5.4 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

## 6. POPULATION

~~Based on the 2016~~ According to the 2011 Population *By-c* Census, the population of the Area was *estimated by the Planning Department as* about ~~1,8501,550~~. It is estimated that the planned population of the Area would be about ~~2,7043,290~~.

## 7. LAND USE ZONINGS

7.1 Commercial ("C") : Total Area 29.44 hectares

- 7.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 7.1.2 The majority of the Area is zoned for this purpose to provide accommodation for the business and financial sectors of Hong Kong. Whilst well-established commercial/office developments are concentrated along Connaught Road Central, Des Voeux Road Central and Queen's Road Central, new establishments have already spread to the fringes of the Area.
- 7.1.3 The "C(1)" zone at Queen's Road Central covers Cheung Kong Center. It is intended primarily for comprehensive development/redevelopment for office use and the provision of public car park, Government facilities and public open space, with supporting shop, services and eating place. ~~The Cheung Kong Center development is the subject of a comprehensive redevelopment scheme approved by the Board, which covers the sites previously occupied by Hilton Hotel, Garden Road Multi Storey Car Park and Beaconsfield House. According to the approved scheme, the development includes an office building on the ex-Hilton Hotel site, 800 public car parking spaces at basement levels for the reprovisioning of the ex-Garden Road Multi Storey Car Park, as well as a public toilet and Government office premises to replace the facilities in the ex-Beaconsfield House. Public open space~~



(including Cheung Kong Park) is provided on three levels rising from Queen's Road Central to Garden Road.

~~7.1.4~~ For proper planning control, it is stipulated in the Notes of the "C(1)" zone that any development/redevelopment in this zone is subject to *The development is restricted to* a maximum non-domestic gross floor area of 144,840m<sup>2</sup>, of which a gross floor area of not less than 700m<sup>2</sup> shall be used for Government facilities. A minimum of 800 public car parking spaces shall be provided. Public open space of not less than 5,200m<sup>2</sup> shall also be provided.

7.1.54 The IFC development is zoned "C(2)", which comprises the two portions separated by Man Cheung Street (Sub-area (a)) and connected by two elevated shopping walkways (Sub-area (b)). A large portion of the ground floor and underground floor spaces within the development are used for the Airport Railway Hong Kong Station and its associated facilities including the Airport Railway Express Line, in-town check-in terminal, public transport interchange facilities, car park, laybys and loading/unloading bays as well as the Tung Chung Line. The above-ground IFC development includes One and Two IFC, IFC Mall, Four Seasons Hotel and Four Seasons Place. The development is restricted to a maximum gross floor area of 415,900m<sup>2</sup>. Public open space of not less than 13,000m<sup>2</sup> shall be provided within the development.

7.1.65 The "C(3)" zone at Murray Road is ~~currently occupied by the Murray Road Multi-storey Car Park. It will be~~ *being* redeveloped for commercial use mainly for office development. A maximum site coverage of 65% and building height of 190mPD (including roof-top structures) are stipulated. A minimum of 102 public car parking spaces and 69 public motorcycle parking spaces should be provided within the site upon redevelopment. The site will form an important pedestrian connection linking the commercial developments in Admiralty and Central by means of a footbridge network.

7.1.76 The "C(4)" zone at Queensway is currently occupied by the Queensway Plaza. It will be redeveloped for commercial use mainly for office development. A maximum site coverage of 65% and building height of 200mPD (including roof-top structures) are stipulated. An existing refuse collection point would be reprovisioned within the site upon redevelopment. Public open space of not less than 2,100m<sup>2</sup> (not less than 1,400 m<sup>2</sup> of which should be at-grade) shall be provided. The site is centrally located amongst various commercial/government uses and situated above a major transportation hub in Admiralty. It plays a major role in providing an important pedestrian connection to the adjoining developments and the nearby transportation facilities, and to those in a wider area in Central and Wanchai. A Planning and Design Brief (PDB) which sets out the development requirements and urban design considerations ~~will be~~ *has been* prepared for the site to guide its future redevelopment. A master layout plan making reference to the PDB shall be submitted by the respective developer(s) to the Government under the lease to ensure an

integrated and compatible layout for the development at the site before development proceeds.

7.1.87 Minor relaxation of the restrictions on building height, site coverage, gross floor area and provision of public car parking spaces and public motorcycle parking spaces may be considered by the Board on application. Each application will be considered on its own merits.

7.2 Comprehensive Development Area (“CDA”) : Total Area 1.89 hectares

7.2.1 The purpose of the “CDA” zone is intended to encourage and ensure development/redevelopment of the area in a comprehensive manner. For any development proposal within this zone, submission of planning application in the form of a Master Layout Plan would be required by the Board for approval.

7.2.2 The “CDA” site (“CDA(2)”) comprises three piers and the adjacent inland area. Whilst the operation of the existing piers would need to be maintained, proposed development within the site is now under review by the Government with reference to the recommendation of the “Urban Design Study for the New Central Harbourfront”.

7.3 Residential (Group A) (“R(A)”) : Total Area 0.22 hectare

7.3.1 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.

7.3.2 Only a relatively small area north of Kennedy Road, located between St. Joseph’s College and the Peak Tramway, is zoned for such use. The area is currently occupied by a private club and a number of residential buildings.

7.4 Residential (Group B) (“R(B)”) : Total Area 0.84 hectare

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

7.4.2 A site located to the north of Kennedy Road near the former Victoria Barracks is zoned for this purpose and has already been developed for residential use.

7.5 Government, Institution or Community (“G/IC”) : Total Area 15.23 hectares

7.5.1 This zone is intended primarily for the provision of Government, institution and community (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.

- 7.5.2 Major existing Government office buildings in the Area include the Justice Place, Queensway Government Offices and Harbour Building. Other important landmarks include the Government House, the Court of Final Appeal, the Former French Mission Building and the High Court. Some essential Government facilities are also located within this Area including the fire station at Cotton Tree Drive and a public multi-storey car park.
- 7.5.3 Apart from Government office buildings, the Area also hosts several major institutional buildings which include the United States Consulate, St. John's Cathedral, ~~and~~ Bishop's House, and The Helena May. These buildings have a long history in Hong Kong and some are declared monuments.
- 7.5.4 The British Consulate and British Council located near the junction of Justice Drive and Supreme Court Road are also under this zoning.
- 7.5.5 Other GIC facilities include four electricity sub-stations, two near the Central Government Pier, one at the junction of Man Kwong Street and Man Po Street, and the remaining one to the east of Harbour Building. A cluster of GIC facilities is located to the south and southwest of the Central Government Pier which include a public toilet, a sewage pumping station and the Customs and Excise Compound. To the further west of the Area, a sitting-out area with pumping station underneath is located at the junction of Man Kwong Street and Rumsey Street. An undesignated "G/IC" site is also located to the south of Central Pier 2.
- 7.5.6 *The Hong Kong Sheng Kung Hui (HKSKH) Compound at 1 Lower Albert Road is zoned "G/IC(1)" with a building height restriction of (135mPD or 120mPD, pending TPB's decision) for its northern portion and 80mPD for its southern portion to ensure that any new development and/or redevelopment at the site will be compatible, in urban design term, with the historic buildings within the site and the surrounding areas. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.*
- 7.6 Open Space ("O") : Total Area 15.36 hectares
- 7.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.6.2 Major existing open spaces in the Area include the Statue Square, Chater Garden, and Hong Kong Park which are well patronized. In particular the Hong Kong Park, developed on a large portion of the former Victoria Barracks, serves as a major recreation and leisure area in Hong Kong.

- 7.6.3 Harcourt Garden, located to the east of the Admiralty Mass Transit Railway Station, is a district open space developed on top of an underground public car park.
- 7.6.4 The new Central harbourfront area provides about 1km continuous waterfront promenade for public enjoyment. Although the waterfront open space is interspersed with entrance areas to ferry piers, it is in effect a continuous public open space at the lower promenade level. With the completion of CRIII and Wan Chai Development Phase II (WDII), there will be a continuous waterfront promenade from Rumsey Street to North Point. Amenity planting, refreshment kiosks and appropriate street furniture are provided to add life and variety. The existing and proposed waterfront open spaces together form a coherent open space network. Integrated with the pedestrian links, they provide physical and visual access to the harbourfront.
- 7.7 Other Specified Uses (“OU”) : Total Area 5.57 hectares
- 7.7.1 This zoning is primarily to provide/reserve land for specific purpose and uses. It covers Central Market and Murray Building designated for preservation and revitalisation, three piers (i.e. the Central Government Pier, Pier 2 and Pier 3), Hong Kong-Macau Ferry Terminal, Ching Yi To Barracks, the Mass Transit Railway ventilation building near the Central Government Pier, the elevated walkways connecting the future central waterfront area and the western part of the existing Queensway Plaza.

#### Central Market

- 7.7.2 The Central Market site, bounded by Des Voeux Road Central, Queen Victoria Street, Queen’s Road Central and Jubilee Street, covers an area of about 0.4 ha. The Central Market is a Proposed Grade 3 historic building. Built in 1939, it is an example of Bauhaus and Functionalism at that time, with the façades characterised by streamlined modern style and slim horizontal lines. The façades, facing the Queen Victoria Street and Jubilee Street, and the special architectural features of the building, such as the grand staircases at the two ends of the atrium, the structural grid for columns, the central atrium and the selected representative market stalls, should be preserved. A conservation management plan shall be submitted to the Antiquities and Monuments Office (AMO) for approval prior to the commencement of works. The site is zoned “OU” annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses”. The planning intention is to preserve the façades and the aforementioned features, and to revitalise the building for commercial, cultural and/or community uses with the provision of leisure space and public open space for the enjoyment of the working population in Central, the general public and tourists. A minimum of 1,000m<sup>2</sup> of public open space should be provided within the site.

- 7.7.3 To comply with current statutory regulations and other Government requirements, some addition, alteration and/or modification works to the existing building, including structural strengthening works, are always permitted. For proper planning control, the following development control mechanism is adopted:
- (i) Redevelopment of the existing building is not allowed in this “OU” zone. Any new development requires permission from the Board under section 16 of the Ordinance. Moreover, any major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building also requires planning permission;
  - (ii) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of a maximum building height of 4 storeys or the height of the existing building, whichever is the greater; and
  - (iii) Minor relaxation of the building height restriction may be considered by the Board through the planning permission system and each case will be considered on its individual merits.

**Former Murray Building**

7.7.4 **Former** Murray Building (*The Murray*) possesses high architectural merits in respect of the character and features of the façade design, including the window design which avoids intrusion of excessive direct sunlight and high arches extending from the podium floor to mezzanine floor. The ~~existing~~ elevated road link from Cotton Tree Drive is also an important design feature of **Former** Murray Building. The “OU” annotated “Building with Architectural Merits Preserved for Hotel Use” zone is intended to preserve the building façades of the **Former** ~~existing~~ Murray Building and is intended for hotel use with the provision of public open space for the enjoyment of the public and tourists. A public open space of not less than 370m<sup>2</sup> shall be provided in the southwestern part of the zone. All uses which are ancillary and directly related to the hotel use such as ancillary shops and services, food and beverage facilities, and exhibition and convention facilities are always permitted.

7.7.5 The following planning controls are applicable to this zone:

- (i) redevelopment of the existing building is not allowed in this “OU” zone. Except addition, alteration and/or modification to the internal layout, roof, podium deck and/or the part of the building below podium deck, any new development or any demolition of the existing building, including the building façades and the elevated road link from Cotton Tree Drive, requires permission from the Board under section 16 of the Ordinance. Any additions on the roof and podium deck shall

not exceed a gross floor area of 880m<sup>2</sup> and 400m<sup>2</sup> respectively. In determining the maximum gross floor area of the additions on the roof and podium deck, covered walkways and structures for the provision of lift(s) and stairway(s) may be disregarded;

- (ii) this zone is subject to the maximum building heights as stipulated on the Plan to control the visual impact of any future development. The maximum building height of 115mPD for the part occupied by the existing Murray Building itself allows additional new structure(s) on the existing roof. Such new addition(s) on the roof should be set back at least 5m from the building façades and should not exceed a height of 5m. Alteration and/or modification to the existing podium deck will be allowed provided that its existing footprint and the general level are maintained at not more than 23mPD. Any new addition(s) on the podium deck should be confined to the southeastern portion of the site with a maximum building height of 26mPD. In determining the maximum building height, covered walkways and structures for the provision of lift(s) and stairway(s) may be disregarded; and
- (iii) to provide flexibility for innovative design, 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 individual merits.

7.7.6 Any new structures on the roof or the podium deck should follow a similar architectural language as that of Murray Building and should not undermine the existing architectural character of the building. All the existing trees, including the Old and Valuable Tree rooted at the basement level, should be preserved as far as possible. Greening on the site and the perimeter walls of the podium deck should be encouraged.

7.7.7 The ~~existing~~ access road between *the Former* Murray Building and *Champion Tower*~~Citibank Plaza~~ along the northeastern boundary of the site, which is shown as 'Road' on the OZP, will continue to be open for public use and serve as an emergency vehicular access for fire engines from the Central Fire Station. It may also be used for providing lay-by and loading/unloading facilities for coaches and goods vehicles for the ~~future~~ hotel.

7.7.8 The ~~existing~~ pedestrian connections at the site should continue to be open for public access, namely:

- (i) the elevated walkway to *Champion Tower*~~Citibank Plaza~~;
- (ii) the subway to Hong Kong Park;
- (iii) the subway to *Justice Place*~~Central Government Offices~~ (East Wing); and
- (iv) the at-grade crossing to St. John's Building (Peak Tram

Terminal).

Others

- 7.7.9 The Central Government Pier and Central Piers 2 and 3 are zoned “OU” annotated “Pier” on the Plan. With the exception of the Government Pier at the western end, the roofs of all the ferry pier structures, which offer an unique design opportunity, should be developed as public open space. Roof-top gardens are already provided on Piers 2 and 3.
- 7.7.10 A site near the western end of the seawall to the south of the Government Pier is designated as “MTR Ventilation Building”.
- 7.7.11 Two elevated walkways are zoned “OU” annotated “Elevated Walkway”. One of them is the walkway over Harcourt Road which is to provide pedestrian connection between the Admiralty Centre and the ~~proposed~~ *Central* Government *Offices* Headquarters and Legislative Council *Complex* Building at the Tamar Site in Planning Area No. 24. Another one is to provide a future linkage across Connaught Road Central between the City Hall site in Planning Area No. 24 and the opposite *AIA Central* ~~commercial~~ site to its south. Further study will be undertaken on the detailed alignment and design of these elevated walkways.
- 7.7.12 The Ching Yi To Barracks site is zoned “OU” annotated “Military Quarters” and is intended primarily for military and its ancillary quarters uses.
- 7.7.13 The Hong Kong-Macau Ferry Terminal is zoned “OU” annotated “Pier/Helicopter Landing Pad” and is intended primarily for pier and helicopter landing pad uses.
- 7.7.14 The western part of the existing Queensway Plaza is zoned “OU” annotated “Elevated Walkway cum Retail Uses” and is intended primarily for the provision of an elevated walkway with retail facilities to provide a pedestrian connection between Admiralty and Central as part of an overall pedestrian circulation network in the area. The rooftop garden of the site should be enhanced for public enjoyment.
- 7.8 Green Belt (“GB”) : Total Area 1.26 hectares

This zoning covers the well-wooded hillslopes behind the military quarters at the south-east boundary which, because of the topography, is not suitable for development. The “GB” zone is primarily intended for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

## 8. COMMUNICATIONS

### 8.1 Roads : Total Area 36.46 hectares

8.1.1 The existing principal routes for the east-west traffic through the Area are via Harcourt Road/Connaught Road, whereas Queensway/Queen's Road Central and Des Voeux Road are the district distributors. On the other hand, Cotton Tree Drive and Garden Road provide the major north-south links between the Area and the Mid-Levels. Ice House Street and Wyndham Street also provide for additional north-south traffic though mainly local in nature.

8.1.2 To relieve traffic congestion during peak hours generated from the rapid development of the Area and due to the growth of through traffic, the "Upgraded Connaught Road Scheme" including Harcourt Road Flyover, Pedder Street Underpass and Rumsey Street Flyover has been implemented. However, the improved transport network is also reaching capacity.

8.1.3 To cater for the future growth in through traffic passing through the northern part of the Area, a 3.7 km long waterfront trunk road tunnel (i.e. Central - Wan Chai Bypass) running through the whole Central and Wan Chai Reclamation *has been completed*~~will be constructed~~. The Central - Wan Chai Bypass and Island Eastern Corridor Link ~~will~~ runs from a highway interchange at Central to another interchange at North Point connecting Rumsey Street Flyover Extension with the Island Eastern Corridor. The west-end portal of the tunnel *is*~~will be~~ located to the north of the Airport Railway Hong Kong Station.

### 8.2 Mass Transit Railway (MTR) and Airport Railway Line (ARL)

8.2.1 Central District is currently served by the existing Mass Transit Railway (MTR) Island Line and Tsuen Wan Line. It is also served by the Airport Railway operated by the MTR Corporation Limited (MTRCL). It will also be served by the South Island Line and Shatin to Central Link. The MTR alignment and the three stations, namely, Admiralty Station, Central Station, and the Airport Railway Hong Kong Station, are shown on the Plan. In the long term, the airport railway would be extended eastward across the CRII and CRIII areas to connect with the future North Hong Kong Island Line. The programme of the airport railway extension has been reviewed taking account of the traffic need / growth in the area.

8.2.2 Terminal services and in-town check-in facilities for the Airport Railway Express Line are provided at the Airport Railway Hong Kong Station.

### 8.3 Ferry Services

A number of ferry piers are provided at the waterfront to provide services to the outlying islands. The Hong Kong-Macau Ferry Terminal, on the other hand, is the terminal for the Hong Kong/Macau ferry services.



#### 8.4 Bus Services

Public transport termini are currently provided on the ground level of the Exchange Square, the Airport Railway Hong Kong Station and the Admiralty area.

#### 8.5 Tram Services

There is an existing tram service running along Des Voeux Road Central and Queensway, providing an economical means of public transport serving the Area and other areas.

#### 8.6 Pedestrian Circulation

8.6.1 A special feature of Central District is the comprehensive elevated pedestrian footbridge system which provides safe and convenient pedestrian connections between the commercial areas, linking up various types of land use activities including commercial buildings, open spaces, ferry piers, bus termini and MTR stations. The Mid-Levels Hillside Escalator Link has further enhanced the pedestrian connections between Central District and the Mid-Levels.

8.6.2 This elevated pedestrian network will be extended to the harbourfront area, with major north-south walkways (some of which will include retail elements) connecting the existing areas to the ferry piers and harbourfront area.

8.6.3 The proposed waterfront promenade also forms part of the pedestrian link running through the whole Central and Wan Chai Reclamation along the ~~future~~-waterfront.

#### 8.7 Related Facilities

The locations of the road and railway ventilation shafts and/or other structures above ground level will be indicated on the outline development plan covering the Central District area. Since the design of these facilities will have significant visual impact on the important reclamation area, these facilities are Column 2 uses, subject to planning permission from the Board, if not gazetted as ancillary facilities under the Railways Ordinance or Roads (Works, Use and Compensation) Ordinance.

### 9. UTILITY SERVICES

The Area is adequately provided with water supply, electricity, gas, telephone and drainage services.

**10. CULTURAL HERITAGE**

10.1 There are a number of historical buildings/structures within the Area. Every effort should be made to preserve them. The following is a list of declared monuments and graded historical buildings/structures:

<u>Historical Building &amp; Structure</u>	<u>Status</u>	<u>Location</u>
The Exterior of the Old Supreme Court	Declared Monument	Statue Square, Central
Flagstaff House	Declared Monument	Cotton Tree Drive
Former French Mission Building	Declared Monument	1 Battery Path
The Exterior of the Main Building, the Helena May	Declared Monument	35 Garden Road
Government House	Declared Monument	Upper Albert Road
St. John's Cathedral	Declared Monument	4-8 Garden Road
North and West Blocks of St. Joseph's College	Declared Monument	7 Kennedy Road
Duddell Street Steps and Gas Lamps	Declared Monument	Duddell Street
Cenotaph	Declared Monument	Statue Square, Chater Road
Bishop's House	Grade 1	1 Lower Albert Road
Old Dairy Farm Depot	Grade 1	2 Lower Albert Road
Old Victoria Barracks, Rawlinson House	Grade 1	Hong Kong Park, Cotton Tree Drive
Old Victoria Barracks, Cassels Block	Grade 1	7A Kennedy Road
Old Victoria Barracks, Wavell Block	Grade 1	Hong Kong Park, Cotton Tree Drive
St. Paul's Church	Grade 1	76 Glenealy Road
Pottinger Street	Grade 1	Pottinger Street
Bank of China Building	Grade 1	2A Des Voeux Road Central
Church Guest House	Grade 1	1 Upper Albert Road
Former Central Government Offices Site, Main Wing, East Wing and West Wing	Grade 1	Central
Old S.K.H. Kei Yan Primary School (alias, Kong Kit Building)	Grade 2	Glenealy Road
Pedder Building	Proposed Grade 1	12 Pedder Street
Block GG of the Old Victoria Barracks	Grade 2	Justice Drive
Central Market	Proposed Grade 3	80 Des Voeux Road Central

10.2 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>. Prior consultation with the AMO should be made if any developments, re-developments or rezoning proposals may affect these buildings/structures.

## **11. IMPLEMENTATION**

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, Lands Department and various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site 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 Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Central and Western District Council would also be consulted as appropriate.
- 11.3 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 and layout plans and the 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.

**Provision of Major Community Facilities and Open Space in Central District**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	0.27 ha	10.54	10.61	+10.34 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	0.27 ha	3.94	4.48	+4.21 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	2 classrooms	31	31	+29 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	2 classrooms	0	0	-2 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	0 classroom	4	4	+4 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	0	1	1	+1
Hospital	5.5 beds per 1,000 persons	59.5 beds	0	0	-59.5 beds
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	1	1	+1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	1	1	+1

District Elderly Community Centres	One in each new development area with a population of around 170,000 or above*	N/A	0	0	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing*	N/A	0	0	N/A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above^*	13	2	2	-11
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above^*	16	0	0	-16
Library	1 district library for every 200,000 persons	0	0	0	0
Sport Centre	1 per 50,000 to 65,000 persons	0	2	2	+2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons	0	0	0	0
Post Office	Accessible within 1.2km in urban area	N/A	0	0	N/A

Note: The planned population of Central District is about 2,704. If including transient population, the overall figure is about 10,818.

# The requirements exclude planned population of transients and the provision is based on the information as at April 2019.

^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

\* This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.