

HONG KONG PLANNING AREA NO. 6**DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/16A**

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

NOTES

(N.B. This forms part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of 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, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted use 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. 6

DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/16A

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library 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)", a minimum setback of 0.5m from the lot boundary fronting Jaffe Road, Lockhart Road, Cannon Street (except 1, 3, 5 and 7 Cannon Street), Jardine's Bazaar (except 30-34 and 37-39 Jardine's Bazaar) and Lee Garden Road shall be provided.
- (3) On land designated "Commercial (2)", a minimum setback of 1.5m from the lot boundary of 1 Pak Sha Road, 2 Kai Chiu Road, and 1-27 Lee Garden Road fronting Lee Garden Road, and from the lot boundary fronting Lan Fong Road shall be provided.
- (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 areas stipulated on the Plan or setback requirements 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.

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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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 or number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group A) 1", a minimum setback of 0.5m from the lot boundary fronting School Street, King Street, Shepherd Street, Sun Chun Street, Ormsby Street, Brown Street, Warren Street, Jones Street and Lai Yin Street shall be provided.
- (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.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group B) 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 of 30 storeys including carports, or the height of the existing building, whichever is the greater.
- (3) 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 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.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

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RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2 and a maximum building height of 6 storeys including carports, or the plot ratio and the 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 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.
- (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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point (not elsewhere specified) Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Government Refuse Collection Point (for "G/IC(1)" only) Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents 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 metres above Principal Datum or number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) For land within the Hong Kong Stadium where no maximum building height is stipulated on the Plan, any new development or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (3) On land designated "Government, Institution or Community (1)" ("G/IC(1)"), any application for permission for development of 'Government Refuse Collection Point' shall include in the submission the following information:
 - (i) the gross floor areas, position, dimensions and heights of all buildings/structures to be erected on the area;
 - (ii) the landscape proposals within the area;
 - (iii) the colour scheme and external finishing of all buildings/structures to be erected on the area;
 - (iv) the proposed mitigation measures to tackle any possible environmental impacts that may be caused by the proposed development during and after construction; and
 - (v) such other information as may be required by the Town Planning Board.
- (4) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (5) 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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
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For "Sports and Recreation Club" Only

Commercial Bathhouse/
 Massage Establishment
 Eating Place (Canteen only)
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Playground/Playing Field
 Private Club
 Shop and Services
 (Barber Shop and Beauty Parlour only)
 Utility Installation for Private Project

Eating Place (not elsewhere specified)
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Mass Transit Railway Vent Shaft and/or Other
 Structure above Ground Level other than
 Entrances
 Public Utility Installation
 Public Vehicle Park (excluding container vehicle)
 Religious Institution
 Shop and Services (not elsewhere specified)
 Social Welfare Facility

Planning Intention

This zone is primarily to reserve land intended for sports and recreation club uses and its ancillary facilities.

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, 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) For land where no maximum building height is stipulated on the Plan, any new development or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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.

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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 "Library" Only

Exhibition or Convention Hall Library Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Utility Installation	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation for Private Project
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Planning Intention

This zone is primarily to reserve land intended for the Hong Kong Central Library and its ancillary facilities.

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 "Residential Development with Historical Site Preserved In-situ" Only

<p>Flat Government Use (Police Reporting Centre only) House Library Residential Institution Utility Installation for Private Project</p>	<p>Ambulance Depot Educational Institution Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Market Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Entertainment (not elsewhere specified) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School Shop and Services (not elsewhere specified) (excluding Motor-vehicle Showroom) Social Welfare Facility Training Centre</p>
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In addition, on land falling within the area delineated by a pecked line on the Plan, the following uses are always permitted:

Education Centre/Visitor Centre
Exhibition or Convention Hall
Government Use (Post Office only)
Office (Audio-visual Recording Studio only)
Park and Garden
Place of Entertainment
Place of Recreation, Sports or Culture
Shop and Services (Retail Shop only)

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Site Preserved In-situ" Only (Cont'd)

Planning Intention

This zone is intended primarily to facilitate residential development with the historical Haw Par Mansion and part of its garden preserved in-situ within the site. It should also facilitate the preservation, restoration and conversion of the Haw Par Mansion and its garden to become a local heritage attraction with provision of cultural and selected commercial facilities for the enjoyment of the public.

Remarks

- (1) The area comprising the Haw Par Mansion and its garden, as delineated by a pecked line on the Plan, shall be preserved in-situ. Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) or redevelopment of an existing building or the associated garden/features within this area requires permission from the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building outside the area delineated by a pecked line on the Plan shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 47,300m² and a maximum building height (including roof-top structures) of 234.7mPD.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building inside the area delineated by a pecked line on the Plan 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 height, 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, 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.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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 "Mixed Use" Only

**Schedule I: for non-residential building or non-residential portion
of a building upon development/redevelopment/conversion**

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| <ul style="list-style-type: none"> Ambulance Depot Commercial Bathhouse/
 Massage Establishment (in non-residential
 building only) Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and
 Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility (excluding those involving
 residential care) Training Centre Utility Installation for Private Project Wholesale Trade | <ul style="list-style-type: none"> Broadcasting, Television and/or Film Studio Commercial Bathhouse/
 Massage Establishment (not elsewhere specified) 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 Social Welfare Facility (not elsewhere specified) |
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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 "Mixed Use" Only (Cont'd)

Schedule II: for residential building or residential portion of a building upon development/redevelopment/conversion

Flat
 Government Use (Police Reporting Centre,
 Post Office only)
 House
 Residential Institution
 Social Welfare Facility (residential care
 facility only)
 Utility Installation for Private Project

Eating Place
 Educational Institution
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Hotel
 Institutional Use (not elsewhere specified)
 Library
 Mass Transit Railway Vent Shaft and/or
 Other Structure above Ground Level other than
 Entrances
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Public Transport Terminus or Station
 Public Utility Installation
 Public Vehicle Park (excluding container vehicle)
 Religious Institution
 School
 Shop and Services
 Social Welfare Facility (not elsewhere specified)
 Training Centre

(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 "Mixed Use" Only (Cont'd)

Schedule III : for an existing building before redevelopment/conversion

<p>Ambulance Depot Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Library Market Office Private Club Public Clinic Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in a free-standing purpose-designed building only) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Hospital Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shops and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only) Training Centre</p>
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OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

Schedule III : for an existing building before redevelopment/conversion (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 a 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
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Public Convenience
- Recyclable Collection Centre
- Religious Institution
- School
- Training Centre

Planning Intention

This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion.

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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" only (Cont'd)

Remarks (Cont'd)

- (2) For sites on the two sides of Haven Street, a minimum setback of 0.5m from the lot boundary fronting Haven Street shall be provided.
- (3) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (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 stipulated on the Plan or the 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.

GREEN BELT

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

Planning Intention

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

HONG KONG PLANNING AREA NO. 6

DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/16A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 6

DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/16A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 6

DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/16A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Causeway Bay Outline Zoning Plan (OZP) No. S/H6/16A. 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 20 December 1968, the draft Causeway Bay OZP No. LH6/22, being the first statutory plan covering the Causeway Bay planning area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). On 22 July 1969, the approved plan was exhibited under section 8 of the Ordinance. Since then, the OZP had been amended many times to reflect the changing circumstances.
- 2.2 On 29 November 1988, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/2. On 24 October 1989, the then Governor in Council referred the approved OZP No. S/H6/2 to the Board for amendment under section 12(1)(b) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 2 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/7. On 10 October 2000, the CE in C referred the approved OZP No. S/H6/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended and exhibited for public inspection under section 5 of the Ordinance to reflect the changing circumstances.
- 2.4 On 10 July 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/9. On 25 September 2001, the CE in C referred the approved OZP No. S/H6/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/12. On 9 December 2003, the CE in C referred the approved Causeway Bay OZP No.

S/H6/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once to incorporate amendments in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board.

- 2.6 On 13 September 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/14. On 6 July 2010, the CE in C referred the approved Causeway Bay OZP No. S/H6/14 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 17 September 2010 under section 12(2) of the Ordinance.
- 2.7 On 17 September 2010, the draft Causeway Bay OZP No. S/H6/15 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP incorporated amendments to impose building height restrictions for various development zones, to rezone “Commercial/Residential” (“C/R”) sites to “Commercial” (“C”), “Residential (Group A)” (“R(A)”), or “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zones and to rezone various sites to reflect the planning intention or the as-built conditions. During the plan exhibition period, a total of 165 valid representations and 5 related comments were received. On 11 March 2011, the Board decided to propose amendments to the draft OZP to meet/partially meet some representations. The proposed amendments were published on 1 April 2011 under section 6C(2) of the Ordinance. Three valid further representations were received. On 24 June 2011, the Board gave consideration to the further representations and decided to amend the OZP by the proposed amendments under sections 6F(8) and 6G of the Ordinance.
- 2.8 The Board’s decisions on some representations were the subjects of judicial reviews (JRs). According to the ~~Court’s~~ *Courts’* rulings on the JRs and the related appeals, the non-building area requirement at the Hysan Place site was quashed and the Board’s decisions made on 11 March 2011 in respect of those representations related to the JRs had to be remitted to the Board for consideration. A review of the development restrictions on the draft OZP was ~~therefore~~ conducted *in 2017*.
- 2.9 On 26 January 2018, the draft Causeway Bay OZP No. S/H6/16 (~~the Plan~~), incorporating mainly amendments to the building height restrictions, and non-building area and building gap requirements for “C”, “OU(MU)” and “R(A)1” sites, was exhibited for public inspection under section 7 of the Ordinance. *During the two-month exhibition period, a total of 247 representations were received. On 8.5.2018, the representations were published for three weeks for public comments. A total of 7 comments were received. After giving consideration to the representations and comments on 14.9.2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.*
- 2.10 On _____ 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Causeway Bay OZP, which was subsequently renumbered as S/H6/17. On _____ 2019, the approved Causeway Bay OZP No. S/H6/17 (*the Plan*) was exhibited for public inspection under section 9(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 adjustment 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 Causeway Bay area and not to overload the road network in this area.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is shown by a heavy broken line on the Plan. The Area covers about 96.43 hectares of land. It is bounded by Gloucester Road in the north, Wun Sha Street and Tai Hang Road in the east, So Kon Po in the south and the Hong Kong Stadium and Percival Street in the west.
- 5.2 The Area includes the commercial/residential developments to the west of Victoria Park and the So Kon Po and Tai Hang areas. The developments in So Kon Po are mainly for recreation, Government, institution or community (GIC) uses whilst Tai Hang is mainly a residential area.

- 5.3 There are a number of district recreational facilities including the Hong Kong Stadium at So Kon Po, the Causeway Bay Recreation Ground and a number of recreation clubs in the Area.

6. POPULATION

Based on the 2011 Population Census, the population of the Area was estimated by the Planning Department as about 31,500. It is estimated that the planned population of the Area would be about 41,500.

7. BUILDING HEIGHT RESTRICTIONS

- 7.1 The Causeway Bay Area has transformed into a commercial and entertainment district. 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 provide better planning control on the development intensity and building height upon development/redevelopment, to prevent excessively tall or out-of-context buildings and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Causeway Bay OZP was undertaken in 2010 with a view to incorporating appropriate building height restrictions on the Plan for various development zones not yet subject to building height restrictions.
- 7.2 The review in 2010 has taken into account urban design considerations and various factors including preservation of public view from the major vantage point at the Cultural Complex in Tsim Sha Tsui, the stepped height concept in general as recommended in the Urban Design Guidelines Study, 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 rights.
- 7.3 To comply with the ~~Court's~~ *Courts'* rulings on the JRs and related appeals on the draft OZP, a review of the building height restrictions taking into account the implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was conducted in 2017. To provide flexibility for future redevelopment to comply with SBDG, a building height restriction of 135 metres above Principal Datum (mPD) is stipulated for the "C", "C(1)", "C(2)" and "OU(MU)" sites generally. A maximum building height of 200mPD is adopted for the "C" and "C(2)" zones covering Hysan Place and Lee Garden One to generally reflect the existing heights of these two landmark buildings. A lower height band of 30mPD is imposed on the "C(2)" sites on the two sides of Pak Sha Road to maintain the low-rise character of the area. For the inland area, maximum building heights of 100mPD to 165mPD are generally stipulated for the "R(A)1" zone west of Wun Sha Street.
- 7.4 Specific building height restrictions for the "Government, Institution or Community" ("G/IC") and "OU" zones in terms of number of storeys or mPD, which mainly reflect the building heights of existing and committed developments, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.

- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) was undertaken in 2010 (AVA 2010) to assess the existing wind environment and the likely impact of the building heights of the development sites within the Area on the pedestrian wind environment. According to the findings of AVA, the major prevailing annual wind comes from the north-east, north and east directions, and the prevailing summer wind mainly comes from the east, south-east and south-west directions. The major air paths for penetration of wind to the inland area include the existing open spaces and recreational sports grounds, Gloucester Road, Kingston Street, Paterson Street, Cannon Street, Great George Road, Sugar Street, Hennessy Road, Yee Wo Street and Tai Hang Road. With the presence of flat and open area in Victoria Park and sports ground and low-rise “G/IC” and “OU” sites in the Causeway Bay and So Kon Po areas, the southern and eastern parts of the Area enjoy a great deal of breezes from the north.
- 7.6 To facilitate better air ventilation in the Area, the AVA (2010) has recommended that existing open area and low-rise “G/IC” or “OU” sites and the major breezeways should be maintained to allow penetration of wind inland. Non-building area, building gap and setback requirements are stipulated on the draft OZP to facilitate the air ventilation at major ventilation corridors. Furthermore, future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podiums, wider gap between buildings, disposition and perforation of building towers to align with the prevailing winds.
- 7.7 An updated AVA was conducted in 2017 to assess the impact of relaxing the building height restrictions for the “C”, “C(1)”, “C(2)” and “OU(MU)” sites and the northern part of the “R(A)1” zone in the Wun Sha Street area and to review the non-building area and building gap requirements on the draft OZP based on the assumption that redevelopments would follow SBDG. It is recognized that a general increase in building height on an area basis would further elevate the already high urban canopy created by tall buildings. A larger wind shadow would inevitably be created in the downstream areas. Yet by widening narrow streets, improving permeability among buildings and developments and ensuring effective air paths, such impact would be alleviated. While measures in SBDG are working towards this end, relying on SBDG alone would not be sufficient to ensure good air ventilation at the district level as concerned building design measures are drawn up on the basis of and confined to individual development sites. The beneficial effect could be localized and may not have taken into account the need of a wider area. Designating non-building area and building gap requirements at strategic level on the OZP to maintain major air paths or create inter-connected air paths and building design measures to reduce ground coverage and create building permeability particularly at low level are considered necessary and more important to densely developed area having poor wind environment. Major air paths should be maintained at a width of at least 15m as far as practicable. On this basis, the non-building areas that can contribute to creating or maintaining an air path of district significance have been incorporated on the Plan. At building design level, developers are strongly encouraged to follow SBDG to achieve higher building permeability and reducing ground coverage in future redevelopments to improve the wind environment.

- 7.8 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; and
 - (f) 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.
- 7.9 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as stated in 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.

Non-Building Areas

- 7.10 In order to facilitate ventilation along major corridors, non-building areas are designated between the western end of Kingston Street and the eastern end of Jaffe Road with 8m in width, and on the two sides of Sugar Street with 1.5m in width.
- 7.11 As the designation of non-building areas is primarily for the purpose of above ground air ventilation, the non-building area requirements will not apply to underground developments. No above ground structure is allowed, except that landscape feature, boundary fence/boundary wall, or minor structure (for footbridge connection or covered walkway, etc.) that is designed to allow high air porosity may be allowed.

Setbacks

- 7.12 To improve the pedestrian circulation and walking environment in the Area, setback requirements are imposed for the "C(1)", "C(2)", "R(A)1" and "OU(MU)"

sites as stipulated in the Notes for these zones in order to widen the footpaths fronting Lockhart Road, Jaffe Road, Cannon Street, Lan Fong Road, Jardine's Bazaar and Lee Garden Road to about 3.5m; and to widen the footpaths fronting Haven Street and in the Wun Sha Street area to about 2m to 2.5m (see Plans 1 to 4).

- 7.13 The setback requirements will not apply to underground developments. A minimum clear headroom of 3.5m from ground level should be provided for free pedestrian passage without obstruction.

8. LAND USE ZONINGS

8.1 Commercial ("C") : Total Area 10.46 hectares

- 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 to the north and south of Hennessy Road, generally bounded by Gloucester Road to the north and east, Percival Street to the west and Leighton Road to the south-east.
- 8.1.3 For the "C(2)" sites on the two sides of Pak Sha Road, they are subject to maximum building height of 30mPD having regard to the existing low-rise and special character of this local area. In future, any redevelopment for the area should be comprehensively planned and supported by an urban design plan and technical assessments including in particular traffic impact assessment and visual impact assessment. The concerned parties could submit a comprehensive redevelopment scheme to the Board for consideration through application under section 12A of the Ordinance.
- 8.1.4 On land designated "C(1)", a minimum setback of 0.5m from the lot boundary fronting the southern side of Jaffe Road, Lockhart Road, Cannon Street (i.e. except 1, 3, 5 and 7 Cannon Street), Jardine's Bazaar (except 30-34 and 37-39 Jardine's Bazaar) and Lee Garden Road (Plans 1 and 2) shall be provided. On land designated "Commercial (2)", a minimum setback of 1.5m from the lot boundary of 1 Pak Sha Road, 2 Kai Chiu Road, and 1-27 Lee Garden Road fronting Lee Garden Road, and from the lot boundary fronting Lan Fong Road (Plan 2) shall be provided.
- 8.1.5 Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.
- 8.1.6 Under exceptional circumstances, for development/redevelopments, minor relaxation of the non-building area or setback requirements may be considered by the Board on application.

8.2 Residential (Group A) ("R(A)") : Total Area 3.21 hectares

- 8.2.1 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. The existing residential areas bounded by Tung Lo Wan Road, Wun Sha Street and Tai Hang Road are zoned for this purpose.
- 8.2.2 On land designated "R(A)1", a minimum setback of 0.5m from the lot boundary fronting School Street, King Street, Shepherd Street, Sun Chun Street, Ormsby Street, Brown Street, Warren Street, Jones Street and Lai Yin Street (Plan 4) shall be provided to improve the pedestrian walking environment.
- 8.2.3 The "R(A)1" zone to the west of Wun Sha Street is characterized by arrays of narrow local streets running at right angle to each other and forming a grid pattern. Such street pattern is conducive to physical connectivity, visual permeability and pedestrian movement within the residential neighbourhood. To preserve the intimately-scaled street character and discourage large developments destroying the street pattern, these local streets should be retained and should not be built over upon development and redevelopment in the area.
- 8.2.4 Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.
- 8.2.5 Under exceptional circumstances, for development/redevelopments, minor relaxation of the setback requirements may be considered by the Board on application.

8.3 Residential (Group B) ("R(B)") : Total Area 5.22 hectares

- 8.3.1 This zoning is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.3.2 This zoning covers the Fontana Gardens and the area in the vicinity of Tai Hang Road and Tai Hang Drive.
- 8.3.3 In view of the limited road capacity and the need to maintain a medium-density character in the area, developments within the "R(B)" zone are subject to a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater.
- 8.3.4 A site at 50A-C to 54 Tai Hang Road is designated as "R(B)1". In this sub-area, developments are subject to a maximum building height of 30 storeys including carports to reflect the medium-rise character of the existing developments.

8.3.5 Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.

8.4 Residential (Group C) ("R(C)") : Total Area 3.84 hectares

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

8.4.2 This zoning covers two residential areas. One is around Fuk Kwan Avenue, Li Kwan Avenue and Yik Kwan Avenue. Another one is along Tai Hang Road. Developments are restricted to a maximum plot ratio of 2 and a maximum building height of 6 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater, mainly on the account of poor road access and the intention to preserve the existing low-density character of the areas.

8.4.3 Minor relaxation of the plot ratio and building height restrictions may be considered by the Board. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality. Each application will be considered on its own merits.

8.5 Government, Institution or Community ("G/IC") : Total Area 15.64 hectares

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, particularly 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 Existing facilities include St. Paul's Hospital, Tung Wah Eastern Hospital, Hong Kong Stadium, the bus terminus at Tung Lo Wan Road, schools, markets and public utility installations, etc.

8.5.3 A site at the junction of Victoria Park Road and Gloucester Road is designated as "G/IC(1)". In this sub-area, development of any Government refuse collection point requires planning permission from the Board. Information such as building design, landscape proposal and mitigation measures to tackle any possible environmental impacts shall be included in the planning application for the consideration of the Board.

8.5.4 For Hong Kong Stadium, in order to preserve the open character of the site, any new development or redevelopment of an existing building at the

open sport field part of the site requires permission from the Board under section 16 of the Town Planning Ordinance.

- 8.5.5 Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

8.6 Open Space (“O”) : Total Area 5.51 hectares

This zone is intended primarily for the provision of outdoor open-air public space for both active and/or passive recreational uses serving the needs of local residents as well as the general public. The major existing open spaces within the Area include the Causeway Bay Sports Ground at Causeway Road and So Kon Po Recreation Ground at Eastern Hospital Road.

8.7 Other Specified Uses (“OU”) : Total Area 10.71 hectares

- 8.7.1 This zone is intended primarily to provide/reserve land for specific purposes or uses. Development and redevelopment in the “OU” zones are subject to maximum building heights 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, particularly 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.

- 8.7.2 A number of existing sports and recreation clubs are zoned “OU” annotated “Sports and Recreation Club”. They include the Chinese Recreation Club, the Indian Recreation Club and the Disciplined Services Recreation and Sports Club. In order to preserve the open character of these recreation clubs/ground, any new development or redevelopment of an existing building at the open sport field part of the site requires permission from the Board under section 16 of the Town Planning Ordinance.

- 8.7.3 A site at Moreton Terrace is used as the Central Library.

- 8.7.4 The Tiger Balm Garden site between Tai Hang Road and Tai Hang Drive is zoned “OU” annotated “Residential Development with Historical Site Preserved In-situ” with the intention primarily to facilitate residential development with Haw Par Mansion and part of its garden preserved in-situ within the site. The site has been developed into a residential development (the Legend) with the historical Haw Par Mansion and part of its garden preserved in-situ, as delineated by a pecked line on the Plan, for public enjoyment through private initiative.

- 8.7.5 The land bounded by Gloucester Road to the north and east, Great George Street generally to the south and The Excelsior to the west, the sites on Haven Street, and the area bounded by Moreton Terrace, Tung Lo Wan Road and Causeway Road are zoned “OU(MU)” to reflect the existing mixed commercial/residential land uses. This zone is intended primarily

for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a new/converted building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion. In general, for existing buildings, development control on the uses within these buildings is similar to that of a building under the previous "C/R" zone (Schedule III). Separate schedules are provided for residential buildings or residential portion of a composite building (Schedule II), and non-residential buildings or non-residential portion of a composite building (Schedule I) upon development/redevelopment/conversion.

- 8.7.6 Individual sites close to nearby heavily trafficked roads are subject to adverse road traffic noise impacts. Where appropriate, the building design of new development/redevelopment on these sites which include residential use should take into account the need to mitigate the traffic noise impact from these roads.
- 8.7.7 For the "OU(MU)" sites on Haven Street, a minimum setback of 0.5m from the lot boundary fronting Haven Street (Plan 3) shall be provided to improve the pedestrian walking environment.
- 8.7.8 Under exceptional circumstances, for development/redevelopment, minor relaxation of the non-building area or setback requirements may be considered by the Board on application.

8.8 Green Belt ("GB") : Total Area 21.37 hectares

This zone covers the hillslopes to the west of Tai Hang Road. The planning intention of this zone is primarily for conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type developments and to provide additional outlets for passive recreational uses. It is mainly Government land and is generally not suitable for development. However, with tree planting and landscaping, it can provide a pleasant backdrop to the Area. Passive recreational uses may be possible at selected locations. There is a general presumption against development within this zone to promote conservation of the natural environment.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 The main arterial roads running through the Area include Gloucester Road and Causeway Road to the north. Access to the Island Eastern Corridor is located to the northeast. Within the Area, there are a number of district

distributor roads including Tai Hang Road which provide access to the south.

- 9.1.2 The elevated road system linking Tai Hang Road and Gloucester Road has improved the traffic conditions in the Yee Wo Street area. The Hung Hing Road flyover has been serving as the eastern egress from Wan Chai North to Causeway Bay and North Point.

9.2 Public Transport

The Area is also served by the Mass Transit Railway with 2 stations: the Causeway Bay Station and the Tin Hau Station.

9.3 Pedestrian Streets

- 9.3.1 Pedestrianization of streets is considered an effective way to minimize vehicular-pedestrian conflicts and is favourable to the pedestrian walking environment and safety. Currently, several streets such as part of Paterson Street and Jardine's Crescent are used as full-time pedestrian streets. Some streets such as Pak Sha Road, part of Lockhart Road, East Point Road and part of Great George Street are used as part-time pedestrian streets.

- 9.3.2 Traffic calming measures are also implemented in a number of streets in Causeway Bay including Russell Street, Lee Garden Road, Lan Fong Road, Yun Ping Road and Kai Chiu Road.

10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements for utility services upon full development.

11. CULTURAL HERITAGE

- 11.1 There are one declared monument, namely the Race Course Fire Memorial at So Kon Po, and nine graded historic buildings/structures in the Area:

- (a) St. Mary's Church at 2A Tung Lo Wan Road;
- (b) St. Paul's Convent Church at Tung Lo Wan Road;
- (c) Haw Par Mansion at Tai Hang Road;
- (d) Tung Wah Eastern Hospital at 19 Eastern Hospital Road;
- (e) Scout Den of Queen's College at Causeway Road;
- (f) 4 Wang Fung Terrace;
- (g) 2 Li Kwan Avenue;
- (h) No. 12 School Street; and
- (i) No. 4 Second Lane.

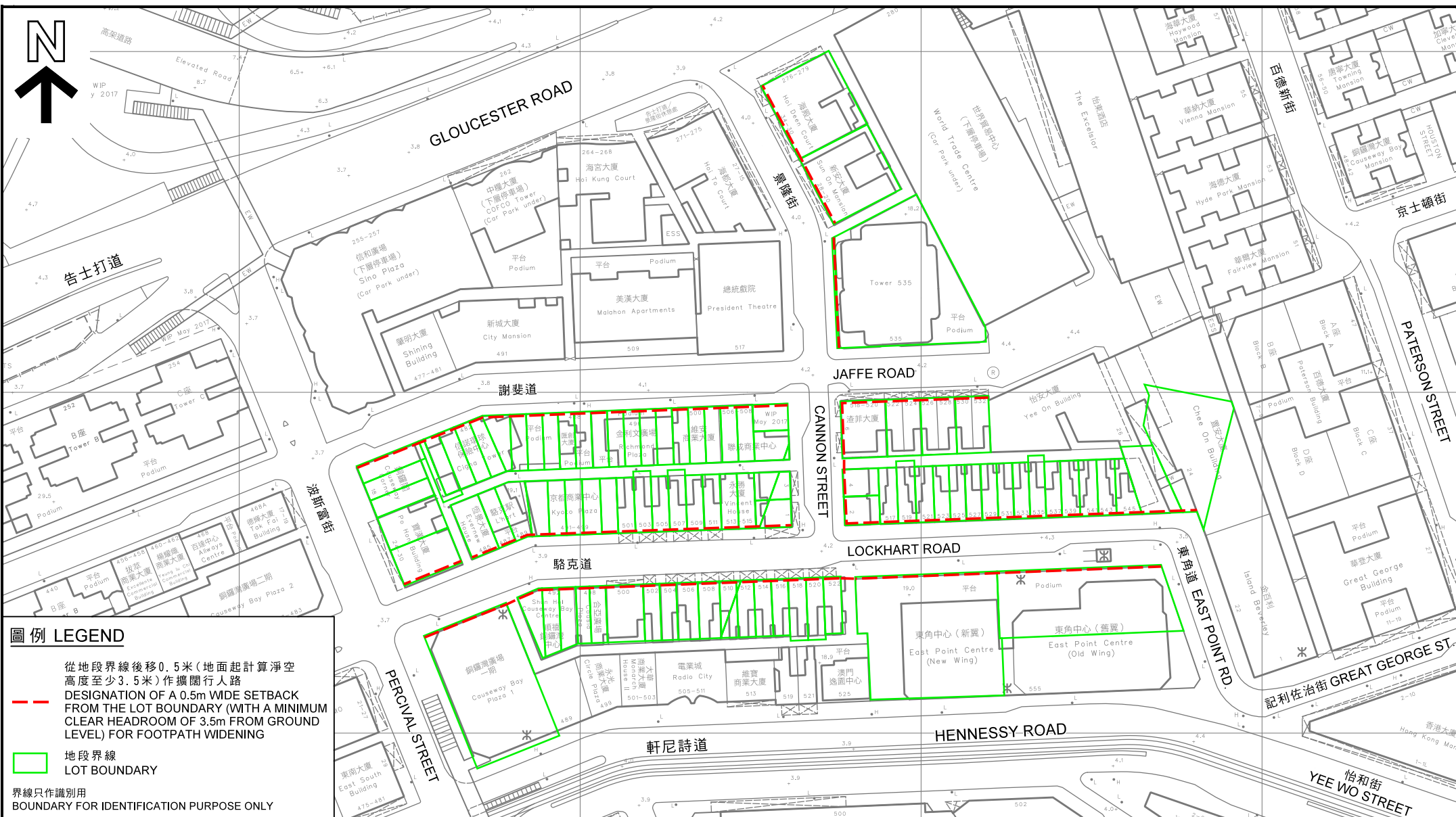
- 11.2 Every effort should be made to preserve the declared monument and historical buildings/structures mentioned above. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals might affect the above declared monument, historic buildings/structures and their immediate environs.

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zoning 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.
- 12.2 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 Wan Chai District Council would be consulted as appropriate.
- 12.3 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 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, 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)

Plans 1 to 4 - Footpath Widening Requirements



圖例 LEGEND

從地段界線後移0.5米(地面起計算淨空高度至少3.5米)作擴闊行人路
 DESIGNATION OF A 0.5m WIDE SETBACK FROM THE LOT BOUNDARY (WITH A MINIMUM CLEAR HEADROOM OF 3.5m FROM GROUND LEVEL) FOR FOOTPATH WIDENING

— 地段界線
 LOT BOUNDARY

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年11月6日擬備，
 所根據的資料為測量圖編號
 11-SW-10C及D
 EXTRACT PLAN PREPARED ON 6.11.2017
 BASED ON SURVEY SHEETS No.
 11-SW-10C & D

銅鑼灣區 CAUSEWAY BAY AREA

擴闊行人路的規定
FOOTPATH WIDENING REQUIREMENTS

SCALE 1:1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
M/H6/17/8

圖 PLAN
 1



圖例 LEGEND

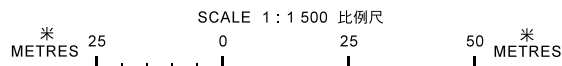
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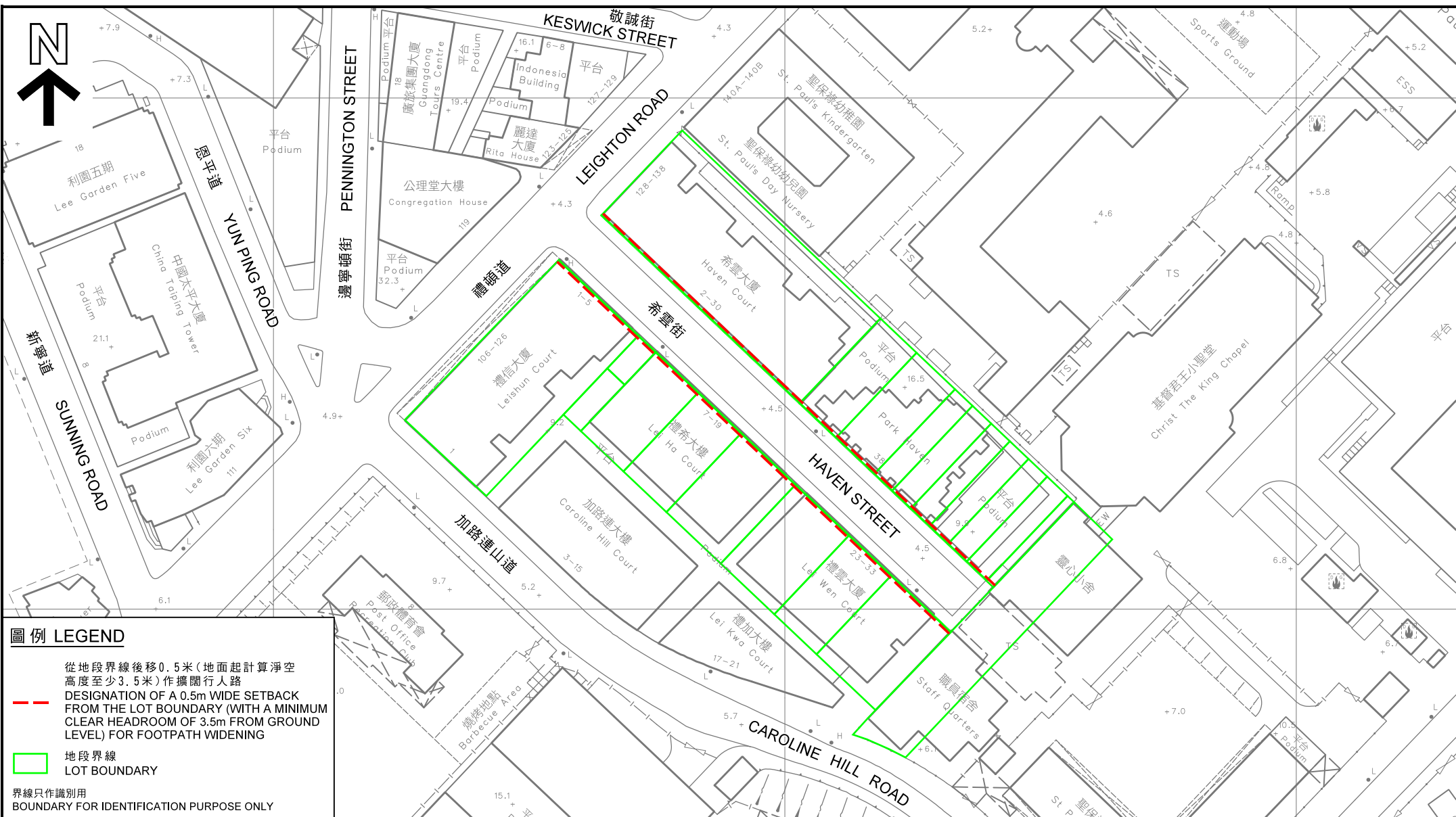


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**圖 PLAN
2**



圖例 LEGEND

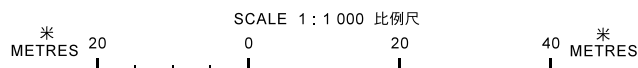
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銅鑼灣區 CAUSEWAY BAY AREA

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**圖 PLAN
3**



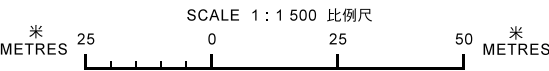
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-
- 界線只作識別用
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銅鑼灣區 CAUSEWAY BAY AREA

**擴闊行人路的規定
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**圖 PLAN
 4**