

Wan Chai Development Phase II Review

Draft Revised Wan Chai North Outline Zoning Plan No. S/H25/1C

HONG KONG PLANNING AREA NO.25

DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C

(Being 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 tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, railway station entrance, 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; and
 - (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.
- (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 and railway 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.25

DRAFT WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/1C

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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 Petrol Filling Station Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 centres and regional or district commercial/shopping centres. These areas are usually major employment nodes.

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	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Exhibition or Convention Hall
Field Study/Education/Visitor Centre	Helicopter Landing Pad
Government Refuse Collection Point	Helicopter Fuelling Station
Government Use (not elsewhere specified)	Hotel
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Petrol Filling Station
Pier	Place of Entertainment
Place of Recreation, Sports or Culture	Private Club
Public Clinic	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services
Recyclable Collection Centre	Utility Installation for Private Project (not elsewhere specified)
Religious Institution	
Research, Design and Development Centre	
School	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project (Underground Pumphouse only)	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height specified below or the height of the existing building (including structure(s)), whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
G/IC(1)	A maximum building height of 50 metres above Principal Datum
G/IC(2)	A maximum building height of 20 metres above Principal Datum
G/IC(3)	A maximum building height of 15 metres above Principal Datum
G/IC(4)	A maximum building height of 10 metres above Principal Datum

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

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

Eating Place Exhibition or Convention Hall Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Shop and Services Utility Installation for Private Project	Educational Institution Government Use School (other than in free-standing purpose designed school building)
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Planning Intention

This zone is intended primarily for the provision of exhibition and convention facilities.

For "Exhibition Centre with Commercial Development" Only

Eating Place Exhibition or Convention Hall Flat Hotel Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Shop and Services Social Welfare Facility Utility Installation for Private Project	Educational Institution Government Use School (other than in free-standing purpose- designed school building)
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Planning Intention

This zone is intended primarily for the provision of exhibition and convention facilities and commercial and business uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Waterfront Promenade and Water Recreation Related Uses" only

Field Study/Education/Visitor Centre Government Use Park and Garden Picnic Area Pier Place of Recreation, Sports or Culture Playground/Playing Field Promenade Public Convenience Public Utility Installation (Underground Pumphouse only) Sitting Out Area Utility Installation for Private Project (Underground Pumphouse only) Water Recreation Centre	Eating Place Place of Entertainment Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Shop and Services Utility Installation for Private Project (not elsewhere specified)
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Planning Intention

This zone is intended primarily for the provision of public waterfront promenade and low-rise and low-density public water recreation related uses serving the need of the general public.

Remarks

- (1) Any building development should be restricted to the landward portion of the zone as demarcated by the thin pecked line on the Plan; and no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) in the said landward portion shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 1,650m² and a maximum building height of 20 metres above Principal Datum.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Public Waterfront Promenade and Water Recreation Related Uses" only (Cont'd)

Remarks (Cont'd)

- (2) In determining the maximum gross floor area 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, 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 restrictions on the gross floor area and the building height stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Waterfront Related Commercial and Leisure Uses" Only

Eating Place Education/Visitor Centre Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Shop and Services	Government Use (not elsewhere specified) Private Club Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for low-rise and low-density waterfront related commercial developments and leisure uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height and a maximum gross floor area specified below:

Sub-area	Restriction
OU(1)	A maximum gross floor area of 1,800m ² and a maximum building height of 15 metres above Principal Datum
OU(2)	A maximum gross floor area of 1,100m ² and a maximum building height of 10 metres above Principal Datum
OU(3)	A maximum gross floor area of 1,000m ² and a maximum building height of 10 metres above Principal Datum

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Waterfront Related Commercial and Leisure Uses" only (Cont'd)

Remarks (Cont'd)

- (2) In determining the maximum gross floor area 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, 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 restrictions on the gross floor area and the building height stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sports and Recreation Club" Only

Place of Recreation, Sports and Culture Private Club	Eating Place Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Religious Institution Shop and Services Social Welfare Facility Utility Installation for Private Project
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Planning Intention

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

Remarks

- (1) No new development or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height specified below or the height of the existing building (including structure(s)), whichever is the greater:

Sub-area	Restriction
OU(4)	A maximum building height of 20 metres above Principal Datum
OU(5)	A maximum building height of 25 metres above Principal Datum

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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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 "Amenity Area" Only

Amenity Area	Government Use Public Utility Installation Utility Installation for Private Project
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Planning Intention

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

For "Cross Harbour Tunnel Vent Shaft" only

Cross Harbour Tunnel Vent Shaft	Government Use Public Utility Installation 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 intended for the provision of the Cross Harbour Tunnel vent shaft.

For "Landscaped Elevated Walkway" Only

Elevated Walkway Government Use	Public Utility Installation
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Planning Intention

This zone is intended for the provision of landscaped elevated walkways.

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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
<u>For "Helipad" Only</u>	
Government Use Helicopter Fuelling Station Helicopter Landing Pad	Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for the provision of a helipad.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 400m² and a maximum building height of 20 metres above Principle Datum.
- (2) In determining the maximum gross floor area 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, 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 restrictions on the building height and gross floor area 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 "Petrol Filling Station" Only

Petrol Filling Station	Government Use Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Utility Installation for Private Project
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Planning Intention

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

For "Pier" Only

Government Use Pier Public Convenience	Eating Place Exhibition or Convention Hall Marine Fuelling Station Public Utility Installation Shop and Services Utility Installation for Private Project
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Planning Intention

This zone is intended for the provision of pier.

Remarks

- (1) Kiosks not greater than 10m² each in area and not more than 10 in number for use as eating place and/or shop and services are considered as ancillary to "Pier" use.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 20m above Principle Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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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 "Railway Ventilation Building" Only

Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	Exhibition or Convention Hall Government Use Public Utility Installation
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Planning Intention

This zone is intended for the provision of railway ventilation buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (Cont'd)

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

Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	Exhibition or Convention Hall Government Use Public Utility Installation
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Planning Intention

This zone is intended for the provision of railway station facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 "Central – Wan Chai Bypass Exhaust Vent" Only

Road Tunnel Exhaust Vent

Government Use
Public Utility Installation

Planning Intention

This zone is intended for the provision of an exhaust vent for the Central – Wan Chai Bypass.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 25 metres above Principal Datum or the height of the existing building (including structure(s)), whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.