

中西區區議會  
《中區分區計劃大綱草圖編號 S/H4/17》

1. 目的

本文件旨在向議員簡介《中區分區計劃大綱草圖編號 S/H4/17》（下稱「大綱圖」）的修訂項目，並徵詢議員的意見。

2. 大綱圖展示期

2019 年 5 月 24 日，城市規劃委員會（下稱「城規會」）依據《城市規劃條例》第 5 條展示大綱圖，為期兩個月，以供公眾查閱。在展示期間，大綱圖存放於城規會秘書處、北角及沙田的規劃署規劃資料查詢處、港島規劃處及中西區民政諮詢中心，供市民於辦公時間內查閱。公眾人士亦可登入「法定規劃綜合網站」（<http://www2.ozp.tpb.gov.hk/gos>）瀏覽大綱圖。任何人士均可於 2019 年 7 月 24 日或之前，就有關修訂以書面方式或透過城規會網站（[https://www.info.gov.hk/tpb/tc/plan\\_making/draft\\_plan.html](https://www.info.gov.hk/tpb/tc/plan_making/draft_plan.html)）向城規會秘書處作出申述。

3. 背景

- 3.1 2018 年 8 月 10 日，城規會考慮了一宗由「政府山關注組」提交的改劃圖則申請（編號 Y/H4/12），申請改劃位於中環下亞厘畢道的香港聖公會建築群及其他用地（包括禮賓府、前政府總部、前法國外方傳道會大樓、聖約翰座堂及炮台里），由「政府、機構或社區」地帶改劃為「其他指定用途」註明「歷史保育區」地帶或「政府、機構或社區(1)」地帶，並訂明建築物高度限制，或限制任何發展至現有建築物的高度。
- 3.2 城規會經商議後決定不同意這宗申請，但要求規劃署考慮對有關的分區計劃大綱圖作出適當修訂，以確保在香港聖公會建築群的任何重建建議所涉及的城市設計事宜，會在規劃制度下得到適當考慮。
- 3.3 香港聖公會建築群的「寓保育於發展」計劃是在《二零零九至一零年施政報告》宣布的「保育中環」措施的八個項目之一。根據原有計劃，香港聖公會將保存有關用地內全部四幢歷史建築：會督府（一級歷史建築）、

聖保羅堂（一級歷史建築）、教堂禮賓樓（一級歷史建築）和舊聖公會基恩小學（二級歷史建築），而其餘現有建築物將被新建築物取代，以提供所需空間予香港聖公會的宗教、社區及醫療服務。自 2013 年起，香港聖公會檢討該「寓保育於發展」計劃，並決定在用地內發展一間非牟利私營醫院，提供公營醫院以外的醫療服務（下稱「修訂方案」）。

3.4 修訂方案中，擬議私營醫院樓高 25 層（包括 3 層地庫），建築物高度為主水平基準以上 134.8 米，整個發展計劃的總樓面面積約為 46 659 平方米。香港聖公會亦已揉合四幢歷史建築於其設計內，當中三幢一級歷史建築（即會督府、聖保羅堂及教堂禮賓樓）將會全面保留，而屬二級歷史建築的舊聖公會基恩小學的外部立面亦會保留（內部只會因應需要而作有限度及適當的改動）。香港聖公會一直就修訂方案與中西區區議會交換意見，並於 2017 年 1 月就修訂方案的詳情諮詢中西區區議會，及於 2018 年 3 月提供醫院範圍內車輛上落客及泊位設計的示意圖，以報告最新進展。

3.5 2019 年 5 月 10 日，規劃署向城規會提交改劃香港聖公會建築群為「政府、機構或社區(1)」地帶，並訂明建築物高度限制的兩個建議方案，以供考慮。經詳細考慮在視覺影響、文物保育及土地運用等方面，城規會同意方案一的建築物高度限制，即主水平基準以上 135 米（北面部分）及 80 米（南面部分）。相關文件及會議紀錄可於城規會網站瀏覽 ([https://www.info.gov.hk/tpb/tc/meetings/tpb\\_meeting.html](https://www.info.gov.hk/tpb/tc/meetings/tpb_meeting.html))。

## 4. 大綱圖的修訂項目

4.1 有關修訂包括以下項目：

**修訂項目 A1 及 A2：把位於下亞厘畢道的香港聖公會建築群由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶**

4.2 把位於下亞厘畢道的香港聖公會建築群（用地面積約 8 714 平方米）由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶，並訂明建築物高度限制為主水平基準以上 135 米（北面部分）及 80 米（南面部分）。

#### 4.3 大綱圖《註釋》的修訂如下：

- (a) 修訂「政府、機構或社區」地帶《註釋》的「備註」，以納入「政府、機構或社區(1)」支區的建築物高度限制和略為放寬的條文；及
- (b) 城規會在 2019 年 1 月 11 日公布了經修訂的法定圖則註釋總表，把「街市」納入「商店及服務行業」的用途內。因此，「商業」、「政府、機構或社區」、「住宅(甲類)」及「住宅(乙類)」地帶的《註釋》需作出相應的技術性修改。

4.4 大綱圖的《說明書》亦就上述的修訂項目作出相應修訂，以說明「政府、機構或社區(1)」支區的規劃意向及相關限制。另外亦藉此機會更新各土地用途地帶的一般資料，以反映大綱圖的最新狀況和規劃情況。

#### 5. 徵詢意見

請議員就大綱圖的修訂發表意見。

#### 6. 附錄

附錄一	《中區分區計劃大綱草圖編號 S/H4/17》
附錄二	修訂項目附表、《註釋》及《說明書》
圖一至圖三	修訂項目 A1 及 A2 的平面圖及實地照片

規劃署

2019 年 6 月



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分率 %	
COMMERCIAL	29.44	27.70	商業
COMPREHENSIVE DEVELOPMENT AREA	1.89	1.78	綜合發展區
RESIDENTIAL (GROUP A)	0.22	0.21	住宅(甲類)
RESIDENTIAL (GROUP B)	0.84	0.79	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	15.23	14.33	政府、機構或社區
OPEN SPACE	15.36	14.45	休憩用地
OTHER SPECIFIED USES	5.57	5.24	其他指定用途
GREEN BELT	1.26	1.19	綠化地帶
MAJOR ROAD ETC.	36.46	34.31	主要道路等
TOTAL PLANNING SCHEME AREA	106.27	100.00	規劃範圍總面積

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

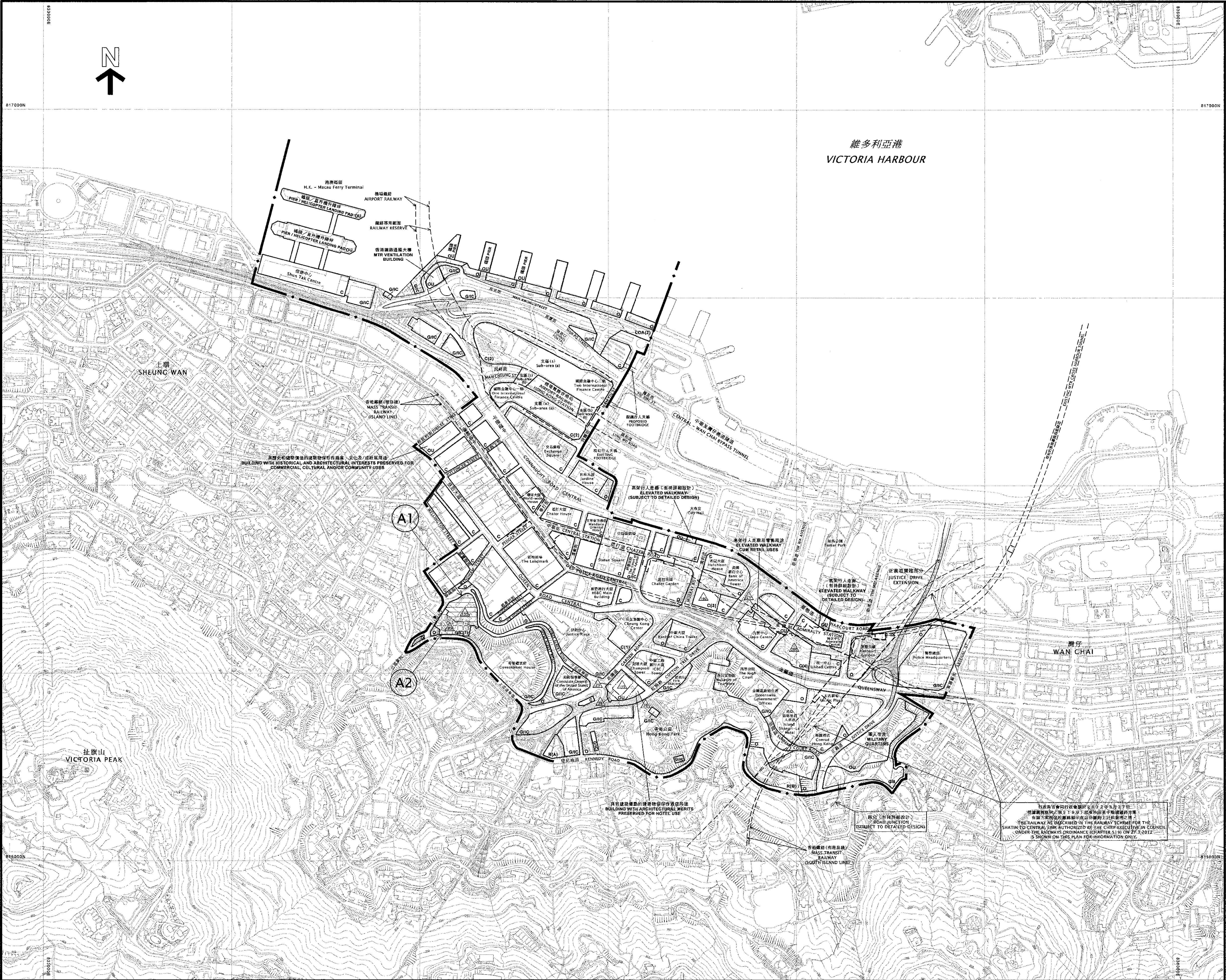
核准圖編號 S/H 4/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H4/16

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項

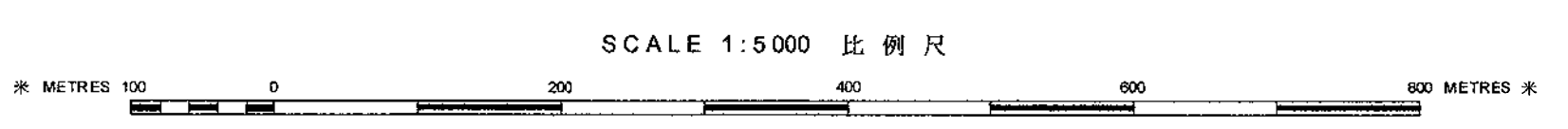
(參看附表)  
(SEE ATTACHED SCHEDULE)



2019年5月24日 按照城市規劃條例第5條展示的  
核准圖編號 S/H4/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H4/16 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
24 MAY 2019

Fiona LUNG 龍小玉  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

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



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

圖則編號  
PLAN No. S/H4/17



城市規劃委員會根據城市規劃條例(第 131 章)  
對中區分區計劃大綱核准圖編號 S/H4/16  
所作修訂項目附表

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**I. 就圖則所顯示的事項作出的修訂項目**

- A1 項 — 把位於下亞厘畢道的香港聖公會建築群北面部分由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶，並訂明建築物高度限制為主水平基準以上 135 米。
- A2 項 — 把位於下亞厘畢道的香港聖公會建築群南面部分由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶，並訂明建築物高度限制為主水平基準以上 80 米。

**II. 就圖則《註釋》作出的修訂項目**

- (a) 修訂「政府、機構或社區」地帶《註釋》的「備註」，以納入「政府、機構或社區(1)」支區的建築物高度限制和略為放寬的條文。
- (b) 刪除「商業」地帶《註釋》內第一欄用途及「住宅(乙類)」地帶第二欄用途內的「街市」，以及在「住宅(甲類)」及「政府、機構或社區」地帶內的第二欄用途內，把「商店及服務行業」修訂為「商店及服務行業(未另有列明者)」。

城市規劃委員會

2019 年 5 月 24 日

## 港島規劃區第4區

### 中區分區計劃大綱草圖編號 S/H4/17

(這是為施行《城市規劃條例》的規定而擬備的草圖)

#### 註釋

(注意：這份《註釋》是圖則的一部分)

- (1) 這份《註釋》說明圖則涵蓋範圍內的土地上經常准許的用途或發展，以及須向城市規劃委員會申請許可的用途或發展。城市規劃委員會若批給許可，可能附加或不附加條件。須取得這種許可的人士，應以特定表格向城市規劃委員會提出申請。有關的特定表格可向城市規劃委員會秘書索取，填妥後送交城市規劃委員會秘書收。
- (2) 在進行這份《註釋》所載的用途或發展(包括經常准許及可獲批給許可的用途或發展)時，必須同時遵守一切其他有關的法例、政府土地契約條款的規定，以及任何其他適用的政府規定。
- (3)
  - (a) 任何土地或建築物的現有用途，即使不符合圖則的規定，也無須更正，直至用途有實質改變或建築物進行重建為止。
  - (b) 任何用途的實質改變，或任何其他發展(就現有用途而對有關土地或建築物的發展作出輕微改動及／或修改是經常准許的，不在此限)或重建，則必須是圖則所經常准許的；或是如果必須先取得城市規劃委員會的許可，則須符合城市規劃委員會所批給許可的內容。
  - (c) 就上文(a)分段而言，「任何土地或建築物的現有用途」指－
    - (i) 首份涵蓋有關土地或建築物的法定圖則(下稱「首份圖則」)的公告在憲報刊登之前，
      - 已經存在的用途，而該項用途由展開以來一直持續進行；或
      - 與現有建築物有關並根據《建築物條例》獲得批准的用途或用途更改；以及
    - (ii) 在首份圖則公布之後，
      - 首份圖則或其後公布的任何一份圖則所准許的用途，而該項用途在有關圖則有效期內展開，而且自展開以來一直持續進行；或

- 與現有建築物有關並根據《建築物條例》獲得批准的用途或用途更改，而且在獲得批准之時，是當時有效的圖則所准許的。
- (4) 除城市規劃委員會另有訂明外，凡圖則經常准許或依據城市規劃委員會所批給許可而已經展開或實質改變用途，或已經進行發展或重建，則城市規劃委員會就該地點所批給的一切與用途或實質改變用途或發展或重建有關的許可，即告失效。
- (5) 進行詳細規劃時，路口、道路和鐵路／電車路軌的路線，以及各個地帶的界線，可能需要略為調整。
- (6) 任何土地或建築物的臨時用途(預料為期不超過五年)，只要符合一切其他有關的法例、政府土地契約條款的規定，以及任何其他政府規定，便屬經常准許的用途，無須符合有關地帶指定的用途或這份《註釋》的規定。預料為期超過五年的臨時用途，則必須符合有關地帶指定的用途或這份《註釋》的規定。
- (7) 以下是圖則涵蓋範圍內的土地上經常准許的用途或發展，但在個別地帶《註釋》第二欄所載的用途或發展則除外：
- (a) 植物苗圃、美化種植、休憩用地、避雨處、小食亭、道路、巴士／電車／公共小型巴士車站或路旁停車處、單車徑、香港鐵路車站入口、香港鐵路地下結構、的士站、大溝渠、公用事業設施管道、電線杆、電燈柱、電話亭、電訊無線電發射站(在「其他指定用途」註明「碼頭」及「綜合發展區(2)」地帶除外)、自動櫃員機和神龕的提供、保養或修葺工程；
  - (b) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、與海事有關的設施、水務工程(配水庫工程除外)及其他公共工程；以及
  - (c) 水道和墳墓的保養或修葺工程。
- (8) 圖上顯示為「道路」的地方，除上文第(7)段所載的用途或發展及下列用途或發展外，所有其他用途或發展必須向城市規劃委員會申請許可：
- 繳費廣場、路旁車位、鐵路路軌和電車路軌。
- (9) 除非另有訂明，准許的用途和發展在同一地帶內的所有附帶建築、工程和其他作業，以及所有直接有關並附屬於准許用途和發展的用途，均是經常准許的，無須另行申請規劃許可。

- (10) 在這份《註釋》內，「現有建築物」指一間實際存在，並符合任何有關法例及有關政府土地契約條款的建築物(包括構築物)。



港島規劃區第4區

中區分區計劃大綱草圖編號 S/H4/17

土地用途表

	<u>頁次</u>
商業	1
綜合發展區	4
住宅(甲類)	6
住宅(乙類)	8
政府、機構或社區	9
休憩用地	11
其他指定用途	12
綠化地帶	19

商業

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
<u>只適用於「商業」、「商業(1)」、「商業(2)」地帶支區(a)、</u> <u>「商業(3)」及「商業(4)」</u>	
救護站	播音室、電視製作室及／或電影製作室
商營浴室／按摩院	分層住宅
食肆	政府垃圾收集站(未另有列明者)
教育機構	醫院
展覽或會議廳	香港鐵路通風塔及／或高出路面的
政府垃圾收集站(只適用於「商業(4)」地帶)	其他構築物(入口除外)
政府用途(未另有列明者)	加油站
酒店	住宿機構
資訊科技及電訊業	
機構用途(未另有列明者)	
圖書館	
場外投注站	
辦公室	
娛樂場所	
康體文娛場所	
私人會所	
政府診所	
公廁設施	
公共車輛總站或車站	
公用事業設施裝置	
公眾停車場(貨櫃車除外)	
可循環再造物料回收中心	
宗教機構	
學校	
商店及服務行業	
社會福利設施	
訓練中心	
私人發展計劃的公用設施裝置	
批發行業	

(請看下頁)

**商業(續)**

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「商業(2)」地帶支區(b)

商營浴室／按摩院  
食肆  
高架行人走廊  
展覽或會議廳  
政府用途(未另有列明者)  
娛樂場所  
康體文娛場所  
公用事業設施裝置  
商店及服務行業  
私人發展計劃的公用設施裝置

機構用途(未另有列明者)  
私人會所

規劃意向

「商業」、「商業(3)」及「商業(4)」地帶：此地帶的規劃意向，主要是作商業發展，以便把涵蓋範圍發展為本港的商貿／金融中心，或區域或地區的商業／購物中心，用途可包括辦公室、商店、服務行業、娛樂場所、食肆和酒店。劃作此地帶的地點，往往是重要的就業中心。

「商業(1)」地帶：此地帶的規劃意向，主要是綜合發展／重建作辦公室用途及闢設公眾停車場、政府設施及公眾休憩用地，並附設商店、服務行業和食肆。

「商業(2)」地帶支區(a)：此支區的規劃意向，主要是作商業發展，以便把涵蓋範圍發展為本港的商貿／金融中心，或區域或地區的商業／購物中心，用途可包括辦公室、商店、服務行業、娛樂場所、食肆和酒店。

「商業(2)」地帶支區(b)：此支區的規劃意向，主要是闢建高架行人走廊，以接駁「商業(2)」地帶支區(a)的南北部分，用途可包括商店、服務行業、娛樂場所和食肆。

(請看下頁)

**商業(續)**

**備註**

- (1) 在指定為「商業(1)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大非住用總樓面面積超過 144 840 平方米，而其中不小於 700 平方米用作提供政府設施。並提供最少 800 個公眾停車位。另須提供不小於 5 200 平方米的公眾休憩用地。
- (2) 在指定為「商業(2)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大非住用總樓面面積超過 415 900 平方米。另須提供不小於 13 000 平方米的公眾休憩用地。
- (3) 在指定為「商業(3)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大上蓋面積超過 65%(不包括地庫)，而建築物高度(以米為單位從主水平基準起計算)(包括天台構築物)不得超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。另須提供最少 102 個公眾停車位及 69 個公眾電單車停車位。
- (4) 在指定為「商業(4)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大上蓋面積超過 65%(不包括地庫)，而建築物高度(以米為單位從主水平基準起計算)(包括天台構築物)不得超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。另須提供不小於 2 100 平方米的公眾休憩用地(其中不小於 1 400 平方米的用地須設於地面)。
- (5) 為施行上文第(1)及(2)段而計算最大總樓面面積時，任何純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施、公共運輸和鐵路設施及政府設施，可免計算在內。
- (6) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)至(4)段所述的建築物高度、上蓋面積、總樓面面積，以及闢設公眾停車位及公眾電單車停車位的限制。



綜合發展區

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
	附屬停車場 銀行 理髮店 美容院 診療所／分科診療所 商營浴室 教育機構 快餐店 分層住宅 政府垃圾收集站 政府用途(未另有列明者) 酒店 街市 香港鐵路通風塔及／或高出路面的其他構築物(入口除外) 外幣兌換店 場外投注站 辦公室 當舖 加油站 照相館 碼頭 公眾娛樂場所 康體文娛場所 報案中心 郵政局 私人會所 私人游泳池 公眾停車場 公廁設施 公共圖書館 公共車輛總站或車站 公用事業設施裝置 宗教機構 酒樓餐廳 零售商店 學校 服務行業 陳列室(汽車陳列室除外) 社會福利設施 員工宿舍 私人發展計劃的公用設施裝置

(請看下頁)

**綜合發展區(續)**

**備註**

- (1) 依據《城市規劃條例》第 4A(2)條的規定，凡申請在指定為「綜合發展區」的土地範圍內進行發展，申請人須擬備一份包括以下資料的總綱發展藍圖，並將之送交城市規劃委員會核准：
- (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
  - (ii) 各種用途擬佔的整體總樓面面積、建築物單位總數及單位面積(如適用)；
  - (iii) 區內擬提供的政府、機構或社區和康樂設施、停車位及休憩用地的詳情和範圍；
  - (iv) 區內擬建道路的路線、闊度及水平度；
  - (v) 區內的美化環境建議；
  - (vi) 詳細的建築發展進度表；
  - (vii) 環境評估報告，說明擬議發展計劃可能造成的環境問題，或遇到的環境問題，並須建議舒緩此等問題的措施；及
  - (viii) 城市規劃委員會要求的其他資料。
- (2) 在指定為「綜合發展區」的土地範圍內，任何新發展，以及任何現有發展的加建、改動及／或修改，不得引致整個發展或重建計劃的最大總樓面面積超逾下列為每一小區所訂的規限，或現有發展的總樓面面積；兩者中以數目較大者為準：

小區

規限

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綜合發展區(2)	零售商店、辦公室及酒店所佔的最大總樓面面積為 55 740 平方米。
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住宅(甲類)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站	商營浴室／按摩院
分層住宅	食肆
政府用途(未另有列明者)	教育機構
屋宇	展覽或會議廳
圖書館	政府垃圾收集站
街市	醫院
康體文娛場所	酒店
政府診所	機構用途(未另有列明者)
公共車輛總站或車站(露天總站或車站除外)	香港鐵路通風塔及／或高出路面的其他構築物(入口除外)
住宿機構	辦公室
學校(只限設於特別設計的獨立校舍)	加油站
社會福利設施	娛樂場所
私人發展計劃的公用設施裝置	私人會所
	公廁設施
	公共車輛總站或車站(未另有列明者)
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	宗教機構
	學校(未另有列明者)
	商店及服務行業(未另有列明者)
	訓練中心

(請看下頁)

住宅(甲類)(續)

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除以上所列，在(a)建築物的最低三層，包括地庫；或(b)現有建築物特別設計的非住宅部分，而兩者均不包括全層或主要為停車位、上落客貨車位及／或機房的樓層，經常准許的用途亦包括：

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食肆  
教育機構  
機構用途(未另有列明者)  
場外投注站  
辦公室  
娛樂場所  
私人會所  
公廁設施  
可循環再造物料回收中心  
學校  
商店及服務行業  
訓練中心

規劃意向

此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。



住宅(乙類)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
分層住宅	救護站
政府用途(只限報案中心、郵政局)	食肆
屋宇	教育機構
圖書館	政府垃圾收集站
住宿機構	政府用途(未另有列明者)
學校(只限設於特別設計的 獨立校舍)	醫院
私人發展計劃的公用設施裝置	酒店
	機構用途(未另有列明者)
	香港鐵路通風塔及／或高出路面的 其他構築物(入口除外)
	場外投注站
	辦公室
	加油站
	娛樂場所
	康體文娛場所
	私人會所
	政府診所
	公廁設施
	公共車輛總站或車站
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	可循環再造物料回收中心
	宗教機構
	學校(未另有列明者)
	商店及服務行業
	社會福利設施
	訓練中心

規劃意向

此地帶的規劃意向，主要是作中等密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

政府、機構或社區

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能有附帶條件或無附帶條件下獲准的用途
救護站	動物寄養所
動物檢疫中心(只限設於政府建築物)	動物檢疫中心(未另有列明者)
播音室、電視製作室及／或電影製作室	懲教機構
電纜車路線及終站大樓	駕駛學校
食肆(只限食堂、熟食中心)	食肆(未另有列明者)
教育機構	分層住宅
展覽或會議廳	殯儀設施
郊野學習／教育／遊客中心	度假營
政府垃圾收集站	酒店
政府用途(未另有列明者)	屋宇
醫院	船隻加油站
機構用途(未另有列明者)	香港鐵路通風塔及／或高出路面的 其他構築物(入口除外)
圖書館	場外投注站
街市	辦公室
碼頭	加油站
康體文娛場所	娛樂場所
政府診所	私人會所
公廁設施	雷達、電訊微波轉發站、電視 及／或廣播電台發射塔裝置
公共車輛總站或車站	垃圾處理裝置(只限垃圾轉運站)
公用事業設施裝置	住宿機構
公眾停車場(貨櫃車除外)	污水處理／隔篩廠
可循環再造物料回收中心	商店及服務行業(未另有列明者)
宗教機構	私人發展計劃的公用設施裝置
研究所、設計及發展中心	動物園
學校	
配水庫	
社會福利設施	
訓練中心	
批發行業	

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

(請看下頁)

備註

- (1) 在指定為「政府、機構或社區(1)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的建築物高度(以米為單位從主水平基準起計算)超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。
- (2) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的建築物高度限制。

休憩用地

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
鳥舍	電纜車路線及終站大樓
郊野學習／教育／遊客中心	食肆
公園及花園	展覽或會議廳
涼亭	政府垃圾收集站
行人專區	政府用途(未另有列明者)
野餐地點	度假營
運動場	香港鐵路通風塔及／或高出路面的
散步長廊／廣場	其他構築物(入口除外)
公廁設施	碼頭
休憩處	娛樂場所
動物園	康體文娛場所
	私人會所
	公共車輛總站或車站
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	宗教機構
	配水庫
	商店及服務行業
	帳幕營地
	私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供戶外公共空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。



其他指定用途

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「具有建築優點的建築物保存作酒店用途」

酒店	商營浴室／按摩院 食肆 展覽或會議廳 政府用途 辦公室 娛樂場所 康體文娛場所 公用事業設施裝置 私人會所 住宿機構 商店及服務行業(汽車陳列室除外) 私人發展計劃的公用設施裝置
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規劃意向

此地帶的規劃意向，主要是保存現有美利大廈的建築物外牆及用作酒店用途，並提供公眾休憩用地。

備註

- (1) 除了內部間隔、天台、平台層及／或建築物於平台層以下的部分的加建、改動及／或修改外，任何新發展或現有建築物(包括建築物外牆和連接紅棉路的高架連接路)的拆卸，必須根據《城市規劃條例》第16條向城市規劃委員會申請許可。
- (2) 任何新發展，或現有建築物的加建、改動及／或修改，不得引致：
  - (a) 天台和平台層上任何加建部分的總樓面面積分別超過 880 和 400 平方米；以及

(請看下頁)

**其他指定用途(續)**

只適用於「具有建築優點的建築物保存作酒店用途」(續)

**備註(續)**

- (b) 整個發展的建築物高度(以米為單位從主水平基準起計算)超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。
- (3) 為施行上文第(2)段而計算最大總樓面面積和建築物高度時，任何在天台和平台層上純粹建造為或擬用作有蓋行人道和用以提供升降機及樓梯的構築物的樓面空間，只要這些用途和設施是附屬於經常准許的用途及與其直接有關，可免計算在內。
- (4) 須提供一塊不小於 370 平方米的公眾休憩用地。
- (5) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展計劃的情況，考慮略為放寬上文第(2)段所述的總樓面面積和建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「具歷史和建築價值的建築物保存作商業、文化及／或社區用途」

食肆	播音室、電視製作室及／或電影製作室
教育機構	商營浴室／按摩院
展覽或會議廳	辦公室
郊野學習／教育／遊客中心	娛樂場所
政府用途	公用事業設施裝置
機構用途(未另有列明者)	宗教機構
圖書館	私人發展計劃的公用設施裝置
康體文娛場所	
公廁設施	
學校	
商店及服務行業	
社會福利設施	
訓練中心	

規劃意向

此地帶的規劃意向，主要是保存現有中環街市大樓的建築物外牆和建築特色，以及把大樓活化作商業、文化及／或社區用途和提供公眾休憩用地，以便在中區提供消閑地方和營造綠化景致。

備註

- (1) 任何新發展，或在現有建築物的加建、改動及／或修改或拆卸現有建築物的外牆和主要的建築特色，必須根據《城市規劃條例》第 16 條向城市規劃委員會申請許可。
- (2) 任何新發展，或在現有建築物的加建、改動及／或修改，不得引致整個發展的最高建築物高度超過 4 層，或現有建築物的高度，兩者中以數目較大者為準。
- (3) 須提供不小於 1 000 平方米的公眾休憩用地。
- (4) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展計劃的情況，考慮略為放寬上文第(2)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「高架行人走廊」

高架行人走廊	食肆 展覽或會議廳 公用事業設施裝置 商店及服務行業(汽車陳列室除外) 私人發展計劃的公用設施裝置
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規劃意向

此地帶的規劃意向，主要是作高架行人走廊發展。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「高架行人走廊及零售用途」

商營浴室／按摩院	機構用途(未另有列明者)
食肆	香港鐵路通風塔及／或高出路面的
高架行人走廊	其他構築物(入口除外)
展覽或會議廳	私人會所
政府用途(未另有列明者)	
娛樂場所	
康體文娛場所	
公共車輛總站或車站	
公用事業設施裝置	
商店及服務行業	
私人發展計劃的公用設施裝置	

規劃意向

此地帶的規劃意向，主要是提供附有零售用途的高架行人走廊。

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的建築物高度(以米為單位從主水平基準起計算)超過該圖所定的最高建築物高度，或現有建築物的高度，兩者中以數目較大者為準。
- (2) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的建築物高度限制。

(請看下頁)

其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「碼頭」

政府用途  
碼頭

食肆  
展覽或會議廳  
船隻加油站  
辦公室  
公用事業設施裝置  
公眾停車場(貨櫃車除外)  
商店及服務行業(未另有列明者)  
私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是作碼頭用途。

備註

當局視為數不超過 10 個，每個面積不超過 10 平方米的商店及服務行業攤檔為「碼頭」附屬用途。

(請看下頁)



其他指定用途(續)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途

只適用於「碼頭／直升機升降坪」

政府用途	食肆
直升機升降坪	展覽或會議廳
直升機加油站	船隻加油店
碼頭	辦公室
	公眾停車場(貨櫃車除外)
	商店及服務行業(未另有列明者)

規劃意向

此地帶的規劃意向，主要是作碼頭和直升機升降坪用途。

備註

當局視為數不超過10個，每個面積不超過10平方米的商店及服務行業攤檔為「碼頭」附屬用途。

適用於所有其他地點(上文未有列明者)

圖上指定的用途	政府用途(未另有列明者)
	私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向是預留土地作圖上指定的用途。

綠化地帶

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能有附帶條件或無附帶條件下獲准的用途
農業用途	動物寄養所
燒烤地點	播音室、電視製作室及／或電影製作室
政府用途(只限報案中心)	電纜車路線及終站大樓
自然保護區	郊野學習／教育／遊客中心
自然教育徑	分層住宅
農地住用構築物	政府垃圾收集站
野餐地點	政府用途(未另有列明者)
公廁設施	度假營
帳幕營地	屋宇
野生動物保護區	香港鐵路通風塔及／或高出路面的 其他構築物(入口除外)
	加油站
	康體文娛場所
	公共車輛總站或車站
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	雷達、電訊微波轉發站、電視 及／或廣播電台發射塔裝置
	宗教機構
	住宿機構
	學校
	配水庫
	社會福利設施
	私人發展計劃的公用設施裝置
	動物園

規劃意向

此地帶的規劃意向，主要是保育已建設地區／市區邊緣地區內的現有天然環境，防止市區式發展滲入這些地區，以及提供更多靜態康樂地點。根據一般推定，此地帶不宜進行發展。

港島規劃區第 4 區

中區分區計劃大綱草圖編號 S/H4/17

說明書

## 港島規劃區第 4 區

### 中區分區計劃大綱草圖編號 S/H4/17

#### 說明書

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## 港島規劃區第 4 區

### 中區分區計劃大綱草圖編號 S/H4/17

(這是為施行《城市規劃條例》的規定而擬備的草圖)

#### 說明書

注意：就《城市規劃條例》而言，不應視本《說明書》為圖則的一部分。

#### **1. 引言**

本《說明書》旨在闡述城市規劃委員會(下稱「城規會」)擬備《中區分區計劃大綱草圖編號 S/H4/17》時就各土地用途地帶所訂定的規劃意向和目的，以協助大眾了解該圖的內容。

#### **2. 擬備該圖的權力依據及程序**

- 2.1 一九六一年八月十一日，城規會根據《城市規劃條例》(下稱「條例」)的規定，展示首份涵蓋中區的法定圖則，即《中區分區計劃大綱草圖編號 LH3/12》。自此之後，分區計劃大綱圖曾數度經當時的總督會同行政局核准後發還城規會以作修訂，以便配合環境的變遷。一九八九年一月十日，當時的總督會同行政局核准重新編號為 S/H4/3 的分區計劃大綱圖。
- 2.2 一九八九年十月二十四日，當時的總督會同行政局根據條例第 12(1)(b)(ii)條，把分區計劃大綱核准圖編號 S/H4/3 發還城規會以作修訂。
- 2.3 一九九二年六月十七日和一九九四年四月十九日，城規會獲得根據條例第 3(1)(a)條所給予的兩項指示，分別需要把圖則涵蓋的範圍擴大至包括中環填海計劃第 I 期範圍和第 II 期範圍。城規會其後再修訂圖則，主要是把中環填海計劃第 I 期和第 II 期的土地用途地帶建議納入圖內。日後擬議闢拓的中環填海計劃第 III 期的範圍，亦已在圖上標示。
- 2.4 一九九八年四月二十七日，城規會獲得指示，把原屬中區的部分土地以及中環填海計劃第 II 期的土地從規劃區第 4 區範圍內剔出。剔出的土地連同擬議的中環填海計劃第 III 期範圍將組成一個新的規劃區第 24 區，納入另一分區計劃大綱草圖編號 S/H24/1 內。自此之後，中區分區計劃大綱圖曾作出三次修訂，並根據條例第 7 條展示，以供公眾查閱。

- 2.5 一九九九年十一月九日，行政長官會同行政會議根據條例第 9(1)(a)條，核准中區分區計劃大綱草圖，其後圖則重新編號為 S/H4/8。二零零零年十月十日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《中區分區計劃大綱核准圖編號 S/H4/8》發還城規會以作修訂。圖則其後曾作出三次修訂，並根據條例第 5 或第 7 條展示，以供公眾查閱。
- 2.6 二零零三年二月十八日，行政長官會同行政會議根據條例第 9(1)(a)條，核准中區分區計劃大綱草圖，其後圖則重新編號為 S/H4/12。二零零三年九月三十日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《中區分區計劃大綱核准圖編號 S/H4/12》發還城規會以作修訂。圖則其後曾作出一次修訂，並根據條例第 5 條展示，以供公眾查閱。
- 2.7 二零一三年四月九日，行政長官會同行政會議根據條例第 9(1)(a)條，核准中區分區計劃大綱草圖，圖則其後重新編號為 S/H4/14。
- 2.8 二零一三年六月四日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《中區分區計劃大綱核准圖編號 S/H4/14》發還城規會以作修訂。圖則其後曾作出一次修訂，並根據條例第 5 條展示，以供公眾查閱。
- 2.9 二零一六年十一月一日，行政長官會同行政會議根據條例第 9(1)(a)條，核准中區分區計劃大綱草圖，圖則其後重新編號為 S/H4/16。二零一六年十一月十一日，《中區分區計劃大綱核准圖編號 S/H4/16》根據條例第 9(5)條展示，以供公眾查閱。
- 2.10 二零一九年四月三十日，行政長官會同行政會議根據條例第 12(1)(b)(ii)條，把《中區分區計劃大綱核准圖編號 S/H4/16》發還城規會以作修訂。二零一九年五月十日，圖則發還以作修訂一事根據條例第 12(2)條在憲報上公布。
- 2.11 二零一九年五月二十四日，城規會根據條例第 5 條，展示《中區分區計劃大綱草圖編號 S/H4/17》(下稱「該圖」)，以供公眾查閱。該圖所收納的修訂主要包括把香港聖公會建築群用地由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶。

### 3. 擬備該圖的目的

- 3.1 該圖旨在顯示規劃區內概括的土地用途地帶及主要的道路網，以便把規劃區內的發展／重建計劃納入法定規劃管制之內。
- 3.2 該圖只顯示規劃區內概括的發展原則。該圖是一小比例圖，所以在詳細規劃時，各運輸路線及各土地用途地帶的界線，可能需要略為調整。
- 3.3 由於該圖所顯示的是土地的概括用途地帶，因此有些住宅地帶會涵蓋並非預算作建築發展用途和土地契約未賦予發展權的細小狹長土地，例如限作花園、斜坡維修及通道等用途的地方。按照一般原則，在計算地積比率及上蓋面積時，這些地方不應計算在內。在住宅地帶內進行發展，應限制在已獲批發展權的屋地內，以保存中區的特色和景致，並避免使當地道路網不勝負荷。

### 4. 該圖的《註釋》

- 4.1 該圖附有一份《註釋》，分別說明規劃區和某一地帶內經常准許的各類用途或發展，以及城規會在接獲申請後可能在有附帶條件或沒有附帶條件的情況下批准的各類用途或發展。條例第16條有關申請規劃許可的規定，使當局可較靈活地規劃土地用途及更有效地管制發展，以配合不斷轉變的社會需要。
- 4.2 為使公眾易於明白起見，規劃署專業事務部備有一份《釋義》，把《註釋》內部分詞彙的定義列出，以供公眾索閱。這份《釋義》亦可從城規會的網頁下載（網址為<http://www.info.gov.hk/tpb>）。

### 5. 規劃區

- 5.1 規劃區（下稱「該區」）的界線在圖上以粗虛線顯示。該區北及維多利亞港，並沿干諾道中／夏慤道走廊與規劃區第24區接壤；東抵軍器廠街；而西、南兩面的界線則為中區與上環／半山區的分界，呈「之」字形。該區的總面積為106.27公頃。
- 5.2 該區是香港現有商業活動樞紐，也是政府及文娛活動中心。位於該區北部的中環海濱提供土地作新的商業發展和一條貫通六座碼頭並連接中區擴展區的延綿海濱長廊，以及中環灣仔繞道西端出入口。
- 5.3 該區大部分土地都已發展。不過，有一些舊商業樓宇的重建潛力很高。區內環境可透過徵集土地作綜合發展而進一步改善。

5.4 該區涵蓋維多利亞港海旁的土地。任何會影響該等土地的發展計劃，都必須充分顧及城規會所發表的《維多利亞港理想宣言》和《保護海港條例》(第 531 章)的規定。

## 6. 人口

根據二零一六年中期人口統計的資料，規劃署估計該區的人口約為 1 850 人。該區的規劃人口預計約為 2 704 人。

## 7. 土地用途地帶

### 7.1 商業：總面積 29.44 公頃

7.1.1 此地帶的規劃意向，主要是作商業發展，以便把涵蓋範圍發展為本港的商貿／金融中心，或區域或地區的商業／購物中心，用途可包括辦公室、商店、服務行業、娛樂場所、食肆和酒店。劃作此地帶的地點，往往是重要的就業中心。

7.1.2 該區大部分土地已劃作此用途，以便為本港的商界和金融界提供辦公地方。雖然區內主要的商業／辦公室樓宇集中在干諾道中、德輔道中及皇后大道中兩旁，但新建的商業／辦公室樓宇已擴展至該區邊緣。

7.1.3 位於皇后大道中的「商業(1)」地帶涵蓋長江集團中心。此地帶的規劃意向，主要是綜合發展／重建作辦公室用途及闢設公眾停車場、政府設施及公眾休憩用地，並附設商店、服務行業和食肆。有關發展的最大非住用總樓面面積限為 144 840 平方米(其中不小於 700 平方米用作提供政府設施)，並提供最少 800 個公眾停車位。另須提供不小於 5 200 平方米的公眾休憩用地。

7.1.4 國際金融中心發展劃為「商業(2)」地帶，並且涵蓋被民祥街分隔(支區(a))及由兩道高架行人購物廊(支區(b))連接的兩個部分。發展項目地面一層和地下的樓面空間主要用作機場鐵路香港站及相關設施，包括機場鐵路機場快綫、市區內預辦登機手續櫃位、公共交通交匯處設施、停車場、避車處和上落客貨車位以及東涌綫。地面以上的國際金融中心發展包括國際金融中心一和二期、國際金融中心商場、四季酒店和四季滙。發展項目的最大總樓面面積限為 415 900 平方米，其內須提供不少於 13 000 平方米的公眾休憩用地。



7.1.5 位於美利道的「商業(3)」地帶正在重建作商業用途，主要進行辦公室發展，最大上蓋面積訂為 65%(不包括地庫)，最高建築物高度(包括天台構築物)則訂為主水平基準上 190 米。在重建後，該用地內須提供最少 102 個公眾停車位及 69 個公眾電單車停車位。該用地將成為重要的行人通道，以行人天橋網絡連接中環及金鐘的商業發展項目。

7.1.6 位於金鐘道的「商業(4)」地帶現時為金鐘廊，並將重建作商業用途，主要進行辦公室發展，最大上蓋面積訂為 65%(不包括地庫)，最高建築物高度(包括天台構築物)則訂為主水平基準上 200 米。在重建後，該用地內須重置現有的垃圾收集站，另須提供不小於 2 100 平方米的公眾休憩用地(其中不小於 1 400 平方米的用地須設於地面)。該用地位於各類商業／政府用地的中心，並位處金鐘的主要交通樞紐上蓋。在提供行人通道以連接毗鄰發展項目和附近運輸設施，以及連接中區及灣仔較廣闊地區方面，該用地擔當重要的角色。當局已為該用地擬備一份規劃設計大綱，列述發展要求及城市設計的考慮因素，為日後的重建項目提供指引。個別發展商須根據契約的規定，參照該份規劃設計大綱，向政府提交一份總綱發展藍圖，以確保在進行發展前，能為發展項目擬定整體及協調的布局。

7.1.7 城規會如接獲申請，可考慮略為放寬建築物高度、上蓋面積、總樓面面積，以及闢設公眾停車位及公眾電單車停車位的限制。每宗申請均會按個別情況考慮。

## 7.2 綜合發展區：總面積 1.89 公頃

7.2.1 綜合發展區的規劃目的，是鼓勵及確保該區的發展／重建計劃以綜合方式進行。在此地帶進行任何發展計劃，均須透過提交一份總綱發展藍圖的形式，向城規會申請規劃許可。

7.2.2 該塊「綜合發展區」用地(「綜合發展區(2)」)涵蓋三座碼頭及毗鄰的內陸土地。現有碼頭將來仍須繼續運作，而用地內的擬議發展，現正由政府根據「中環新海濱城市設計研究」的建議進行檢討。

7.3 住宅(甲類)：總面積 0.22 公頃

7.3.1 此地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低三層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途。

7.3.2 只有一塊位於堅尼地道北面、介乎聖約瑟書院與山頂纜車軌之間的面積較小土地劃作此用途。此地帶內現時有一個私人會所和多幢住宅樓宇。

7.4 住宅(乙類)：總面積 0.84 公頃

7.4.1 此地帶的規劃意向，主要是作中等密度的住宅發展；服務住宅區一帶地方的商業用途，如向城規會提出申請，或會獲得批准。

7.4.2 位於堅尼地道北面鄰近域多利兵房舊址的土地已劃作此用途，並已發展作住宅用途。

7.5 政府、機構或社區：總面積 15.23 公頃

7.5.1 此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

7.5.2 該區現有的主要政府辦公樓宇計有律政中心、金鐘道政府合署及海港政府大樓。其他別具特色的重要建築物包括香港禮賓府、終審法院、前法國傳道會大樓及高等法院。區內亦有若干主要的政府設施，包括位於紅棉路的消防局及一座公眾多層停車場。

7.5.3 除政府辦公樓宇外，該區亦有數幢主要的機構建築物，包括美國領事館、聖約翰大教堂、會督府及梅夫人婦女會。這些建築物在香港有悠久的歷史，其中一些更列為法定古蹟。

7.5.4 鄰近正義道與法院道交界的英國領事館及英國文化協會，亦劃入此地帶。

7.5.5 其他政府、機構或社區設施計有四座電力支站，其中兩座靠近中區政府碼頭，一座位於民光街和民寶街交界，另一座則在海港政府大樓東面。有一個政府、機構

或社區設施羣位於中區政府碼頭南面和西南面，所涵蓋的設施計有一個公廁、一座污水抽水站和香港海關建築羣。在該區西面較遠處位於民光街及林士街交界處有一個休憩處連地下泵房。中環二號碼頭南面亦有一塊未指定用途的「政府、機構或社區」用地。

- 7.5.6 位於下亞厘畢道 1 號的香港聖公會建築群劃為「政府、機構或社區(1)」地帶，該處北面部分的建築物高度限為主水平基準上 135 米，南面部分的建築物高度限為主水平基準上 80 米，目的是確保該用地的任何新發展及／或重建在城市設計方面與用地內的歷史建築物和周邊地區互相協調。城規會如接獲申請，可考慮略為放寬建築物高度限制。每宗申請均會按個別情況考慮。

#### 7.6 休憩用地：總面積 15.36 公頃

- 7.6.1 此地帶的規劃意向，主要是提供戶外公共空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。
- 7.6.2 區內現有的大型休憩用地計有皇后像廣場、遮打花園及香港公園，吸引不少市民和遊客遊玩休憩，特別是香港公園，該公園是利用域多利兵房舊址大部分土地發展而成，現已成為香港其中一處主要消閑康樂地點。
- 7.6.3 香港鐵路金鐘站東面的夏花園，是一塊建在地下公眾停車場上蓋的地區休憩用地。
- 7.6.4 在中環新海濱的範圍內將闢建一條長約一公里的延綿海濱長廊，供公眾享用。雖然海旁休憩用地會被渡輪碼頭的入口處分隔，但低層的長廊部分仍是一塊連貫無間的公眾休憩用地。中環填海計劃第 III 期和灣仔發展計劃第 II 期完成後，在林士街與北角之間將有一條延綿的海濱長廊。當局日後會在長廊內栽種植物美化環境，並設置小食亭及合適的街道設施，為長廊增添活力和姿彩。現有和擬議的海旁休憩用地將連成一個連貫的休憩用地網絡，並與行人通道融為一體，讓行人前往海濱和眺望海濱景致。

#### 7.7 其他指定用途：總面積 5.57 公頃

- 7.7.1 此地帶主要是提供／預留土地作特定的目的和用途。所涵蓋範圍包括已指定作保存和活化用途的中環街市

及美利大廈、三座碼頭(即中區政府碼頭、二號和三號碼頭)、港澳碼頭、正義道軍營、鄰近中區政府碼頭的香港鐵路通風大樓、連接日後中區海旁範圍的高架行人走廊以及現有金鐘廊的西部。

### 中環街市

7.7.2 中環街市用地以德輔道中、域多利皇后街、皇后大道中及租庇利街為界線，涵蓋約 0.4 公頃土地。中環街市大樓為擬議三級歷史建築，建於一九三九年，是當時包浩斯建築和實用功能主義建築的典範，其特色是外牆採用流線型的現代風格和橫向線型設計。面向域多利皇后街及租庇利街的外牆，連同大樓的一些建築特色，例如位於中庭兩端的主樓梯、支柱的結構方格網、位處中央的中庭，以及一些具代表性的街市攤檔，應予以保存。在開展工程之前，須向古物古蹟辦事處(下稱「古蹟辦」)提交保育建議方案，以供古蹟辦審批。中環街市用地劃為「其他指定用途」註明「具歷史和建築價值的建築物保存作商業、文化及／或社區用途」地帶。此地帶的規劃意向是保存中環街市大樓的外牆和上述特色，以及把大樓活化作商業、文化及／或社區用途，並提供消閑地方和公眾休憩用地，供中區的上班族、市民和遊客享用。用地內須提供最小 1 000 平方米的公眾休憩用地。

7.7.3 為符合現今法定條例和其他政府規定，現有建築物是准許進行若干加建、改動及／或修改工程包括結構加固工程。當局為作出妥善的規劃管制而採用了下列發展管制機制：

- (i) 在此「其他指定用途」地帶內的現有建築物不得重建。任何新發展均須根據條例第 16 條向城規會取得許可。此外，任何在建築物外牆和其建築特色上的主要加建、改動及／或修改或拆卸，亦必須取得規劃許可；
- (ii) 任何新發展，或現有建築物的加建、改動及／或修改，不得引致整個發展的最高建築物高度超過四層，或現有建築物的高度，兩者中以數目較大者為準；以及
- (iii) 城規會可依據規劃許可審批制度，考慮略為放寬建築物高度限制。每宗申請均會按個別情況考慮。

#### 前美利大廈

7.7.4 前美利大廈(香港美利酒店)的建築風格及外牆設計特色具建築優點，包括防止過多直射日光的窗戶，以及由平台樓層伸延至閣樓樓層的高拱門。連接紅棉路的高架連接路，也是前美利大廈重要的設計特色之一。「其他指定用途」註明「具有建築優點的建築物保存作酒店用途」地帶的規劃意向是保存前美利大廈的建築物外牆及用作酒店用途，並提供公眾休憩用地供市民和遊客享用。在此地帶的西南部將提供一塊不小於370平方米的公眾休憩用地。所有附屬於或與酒店用途直接有關的用途，例如附屬商店和服務行業、餐飲設施，以及會議展覽設施，均屬經常准許的用途。

7.7.5 下列規劃管制適用於此地帶：

- (i) 在此「其他指定用途」地帶內的現有建築物不得重建。除了內部間隔、天台、平台層及／或建築物於平台層以下的部分的加建、改動及／或修改外，任何新發展或現有建築物(包括建築物外牆和連接紅棉路的高架連接路)的拆卸必須根據條例第16條向城規會申請許可。天台和平台層上作任何加建部分的總樓面面積，分別不得超過880和400平方米。在計算天台和平台層加建部分的最大總樓面面積時，有蓋行人道和用以提供升降機及樓梯的構築物可免計算在內；
- (ii) 此地帶內的建築物須符合該圖所定的最高建築物高度限制，以管制日後發展所造成的視覺影響。前美利大廈佔用的範圍，該處的最高建築物高度為主水平基準上115米，這個高度限制容許在現有天台上加建新構築物，加建部分須從建築物外牆退入至少5米，其高度不得超過5米。現有的平台層可進行改動及／或修改，但現時的覆蓋範圍和整體高度須維持在主水平基準上23米或以下。平台上新加建部分應局限於用地東南部，該處的最高建築物高度為主水平基準上26米。在計算最高建築物高度時，有蓋行人道和用以提供升降機及樓梯的構築物可免計算在內；以及
- (iii) 為了提供彈性讓發展項目能採用創新的設計，城規會在接獲申請後可考慮略為放寬總樓面面積和建築物高度限制。每宗申請均會按個別情況考慮。

- 7.7.6 天台或平台層上任何新構築物所採用的建築風格，必須與美利大廈一致而不應損及其現有建築特色。所有現有樹木，包括根部生長在地庫層的古樹名木，應盡量予以保留，並應鼓勵在用地和平台層的圍牆上進行綠化。
- 7.7.7 沿用地東北面界線連接前美利大廈與冠君大廈的通道，現在圖上顯示為「道路」，將繼續開放給市民使用，以及為由中區消防局開出的消防車提供緊急車輛通道。該通道也可為酒店提供避車處和上落客貨設施，供旅遊巴和貨車使用。
- 7.7.8 用地的行人通道應繼續開放給市民使用，其中包括：
- (i) 通往冠君大廈的高架行人走廊；
  - (ii) 通往香港公園的隧道；
  - (iii) 通往律政中心(東座)的隧道；以及
  - (iv) 通往聖約翰大廈(纜車終站)的地面過路處。

其他

- 7.7.9 中區政府碼頭和中環二、三號碼頭在該圖上劃作「其他指定用途」註明「碼頭」地帶。當局須利用此難得的機會，為所有渡輪碼頭構築物(除西緣的政府碼頭除外)的上蓋進行設計，使發展成公眾休憩用地。二號和三號碼頭的上蓋已闢設花園。
- 7.7.10 政府碼頭南面一塊鄰近海堤西緣的土地已指定作「香港鐵路通風大樓」。
- 7.7.11 有兩條高架行人走廊已劃作「其他指定用途」註明「高架行人走廊」，其中一條橫跨夏道，讓行人可由海富中心直達規劃區第24區添馬艦用地上的政府總部及立法會綜合大樓。另一條是將來可供行人橫過干諾道中的通道，其兩端分別是規劃區第24區的大會堂現址，以及在其南面的友邦金融中心。這條走廊的詳細路線及設計，須待進一步研究方可確定。
- 7.7.12 正義道軍營用地已劃作「其他指定用途」註明「軍人宿舍」，主要預留作軍事和附屬宿舍用途。

7.7.13 港澳碼頭劃為「其他指定用途」註明「碼頭／直升機升降坪」地帶，主要預留作碼頭和直升機升降坪用途。

7.7.14 現有金鐘廊的西部劃為「其他指定用途」註明「高架行人走廊及零售用途」地帶，其規劃意向主要是提供附有零售設施的高架行人走廊，在金鐘及中環之間提供行人連接，作為區內整體行人流通網絡的一部分。該用地的天台花園須加以改善，以供公眾享用。

#### 7.8 綠化地帶：總面積 1.26 公頃

此地帶涵蓋該區東南邊緣軍人宿舍後面的草木茂生山坡。礙於地理環境所限，該處不宜作任何發展。此地帶的規劃意向，主要是保育已建設地區／市區邊緣地區內的現有天然環境，防止市區式發展滲入這些地區，以及提供更多靜態康樂地點。根據一般推定，此地帶不宜進行發展。

### 8. 交通

#### 8.1 道路：總面積 36.46 公頃

8.1.1 現時經該區的主要東西行道路計有夏慤道／干諾道；地區幹路則有金鐘道／皇后大道中及德輔道。紅棉路及花園道是連接該區與半山區的主要南北道路，而雪廠街及雲咸街則是主要供區內南北交通往來的通道。

8.1.2 該區發展迅速，加上駛經該區的車輛數量日增，致使繁忙時間出現交通擠塞。為紓緩擠塞情況，當局已進行「干諾道改善計劃」，包括興建夏慤道天橋、畢打街隧道及林士街天橋，但這個已改善的運輸網容量也接近飽和。

8.1.3 為應付該區北部日後的交通流量增長，當局已鋪築一條長 3.7 公里的海旁幹路隧道(即中環灣仔繞道)，貫通整個中環至灣仔填海區。中環灣仔繞道及東區走廊連接路起自中環一處公路交匯處，一直伸延至北角的另一交匯處，把林士街天橋延長部分與東區走廊連接起來。該條隧道的西面入口設於機場鐵路香港站北面。

#### 8.2 香港鐵路及機場鐵路

8.2.1 中區現有的鐵路服務包括香港鐵路港島線和荃灣線，以及由香港鐵路有限公司營辦的機場鐵路。日後的南

港島線及沙田至中環線，亦會服務該區。上述香港鐵路路線和三個車站，即金鐘站、中環站及機場鐵路香港站的位置已在該圖上顯示。長遠來說，機場鐵路將向東伸延，穿越中環填海計劃第 II 期和第 III 期範圍，然後與將來的北港島綫匯合。當局已因應區內的交通需要／增長情況，檢討機場鐵路的擴展計劃。

8.2.2 機場鐵路機場快線的終站設於機場鐵路香港站內，該車站內設有市內預辦登機手續服務。

### 8.3 渡輪服務

海旁設有多座渡輪碼頭，為離島提供服務。港澳碼頭則繼續充當來往香港與澳門的渡輪碼頭。

### 8.4 巴士服務

交易廣場、機場鐵路香港站及金鐘廊地區現時分別設有公共車輛總站。

### 8.5 電車服務

現時沿德輔道中及金鐘道有電車行走，為該區及其他地區提供廉宜的公共交通服務。

### 8.6 行人通道

8.6.1 四通八達的高架行人天橋系統已成為中區的特色。這系統把中環的商業地方連接起來，貫聯各類土地用途活動，包括商業樓宇、休憩用地、渡輪碼頭、巴士總站及香港鐵路車站，為行人提供安全方便的通道網。「半山自動扶梯」進一步加強了中區與半山區的行人通道聯系。

8.6.2 上述高架行人道路網將擴展至海旁範圍，並以多條大型南北行人走廊(部分行人走廊會設有零售商店)，連接現有地區與渡輪碼頭及海旁範圍。

8.6.3 此外，擬議海濱長廊會沿海旁穿越整個中環至灣仔填海區，為行人提供一條新的通路。

### 8.7 有關設施

道路及鐵路通風塔及／或高出路面的其他構築物的位置，均會



在涵蓋中區的發展大綱圖上顯示。由於這些設施的設計會對重要的填海區構成顯著的景觀影響，若這些設施並非根據《鐵路條例》或《道路(工程、使用及補償)條例》而在憲報上公布的附屬設施，便會被列為第二欄用途，須先取得城規會的規劃許可才可進行。

## 9. 公用設施

該區的供水、電力、煤氣、電話服務及排水設施一應俱全。

## 10. 文化遺產

10.1 該區有若干歷史建築物／構築物，應盡一切努力予以保存。該區的法定古蹟及經評定等級的歷史建築物／構築物詳列下表：

<u>歷史建築物及構築物</u>	<u>類別</u>	<u>地點</u>
舊最高法院外部	法定古蹟	中環皇后像廣場
舊三軍司令官邸	法定古蹟	紅棉路
前法國外方傳道會大樓	法定古蹟	炮台里 1 號
梅夫人婦女會主樓外部	法定古蹟	花園道 35 號
香港禮賓府	法定古蹟	上亞厘畢道
聖約翰座堂	法定古蹟	花園道 4-8 號
聖約瑟書院北座及西座	法定古蹟	堅尼地道 7 號
都爹利街石階及煤氣路燈	法定古蹟	都爹利街
和平紀念碑	法定古蹟	遮打道皇后像廣場
會督府	一級	下亞厘畢道 1 號
舊牛奶公司倉庫	一級	下亞厘畢道 2 號
舊域多利軍營， 羅年信大樓	一級	紅棉路香港公園內
舊域多利軍營卡素樓	一級	堅尼地道 7A 號
舊域多利軍營偉華樓	一級	紅棉路香港公園內
聖保羅堂	一級	己連拿利道 76 號
砵甸乍街	一級	砵甸乍街
中國銀行大廈	一級	德輔道中 2A 號
馬田氏樓	一級	上亞厘畢道 1 號

歷史建築物及構築物	類別	地點
前中區政府合署用地中座、東座及西座	一級	中環
舊聖公會基恩小學(別稱廣傑樓)	二級	己連拿利道
畢打行	擬議一級	畢打街12號
舊域多利軍營GG座	二級	正義道
中環街市	擬議三級	德輔道中80號

10.2 二零零九年三月十九日，古物諮詢委員會(下稱「古諮會」)公布了1444幢歷史建築物的名單，當中所列的區內建築物／構築物亦獲擬議評級。古諮會除公布1444幢歷史建築物的名單外，還公布了新項目名單，這些項目會由古諮會評級。有關這1444幢歷史建築物的名單及新項目的詳細資料，已上載至古諮會的網站(<http://www.aab.gov.hk>)。任何發展計劃、重建計劃或改劃地帶建議如可能影響該等建築物／構築物，應事先徵詢古蹟辦的意見。

## 11. 規劃的實施

11.1 雖然當局目前仍會容忍不符合有關地帶的法定規定的現有用途，但任何用途的實質更改及任何其他發展／重建都必須是該圖所經常准許的；或是如果必須先取得城規會的許可，則須符合城規會所批給許可的內容。城規會已就市區和新市鎮地區內的現有用途的釋義制定了一套指引。任何人士如欲要求享有「現有用途權利」，應參閱這份指引，並且必須提供足夠的證據，以證明確有資格享有這項權利。至於執行各個地帶規定的工作，主要由屋宇署、地政總署和其他簽發牌照的部門負責。

11.2 該圖提供一個概括的土地用途大綱。規劃署根據這個大綱為該區擬備更詳細的非法定圖則。政府部門在規劃公共工程及預留土地時，都以這些詳細圖則作為依據。地政總署負責批地事宜。土木工程拓展署聯同當事部門以及工務部門如路政署及建築署負責統籌各類公共工程項目。在實施該圖的過程中，當局亦會在適當時候徵詢中西區區議會的意見。

11.3 城規會將會按個別情況審批每宗規劃申請。一般來說，城規會考慮規劃申請時，會顧及所有有關的規劃因素，其中可能包括政府內部發展大綱圖及發展藍圖以及城規會所頒布的指引。政府內部發展大綱圖及發展藍圖均存於規劃署，以供公眾查閱。城規會所頒布的指引，可於城規會的網頁瀏覽，或向城規會秘

書處及規劃署專業事務部索閱。至於規劃許可的申請表格及《申請須知》，可從城規會的網頁下載，亦可向城規會秘書處，以及規劃署專業事務部及有關的地區規劃處索取。申請書須夾附有關資料，供城規會考慮。

城市規劃委員會  
二零一九年五月

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/16  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A1 – Rezoning of the northern portion of the Hong Kong Sheng Kung Hui (HKSKH) Compound at Lower Albert Road from “Government, Institution or Community” (“G/IC”) to “G/IC(1)” and stipulation of a building height restriction of 135 metre above Principal Datum (mPD).
- Item A2 – Rezoning of the southern portion of the HKSKH Compound at Lower Albert Road from “G/IC” to “G/IC(1)” and stipulation of a building height restriction of 80mPD.

**II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for the “G/IC” zone to incorporate building height restrictions and minor relaxation clause for the “G/IC(1)” sub-zone.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial” zone and from Column 2 of the Notes for the “Residential (Group B)” zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “Residential (Group A)” and “G/IC” zones.

Town Planning Board

24 May 2019

## **HONG KONG PLANNING AREA NO. 4**

### **DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

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

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

## **HONG KONG PLANNING AREA NO. 4**

### **DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

#### **Schedule of Uses**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial”, “Commercial (1)”, “Commercial (2)” Sub-area (a), “Commercial (3)” and “Commercial (4)” only</u>	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point (not elsewhere specified)
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point (for “Commercial (4)” zone only)	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

**COMMERCIAL (Cont'd)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial (2)” Sub-area (b) only

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

Planning Intention

For “Commercial”, “Commercial (3)” and “Commercial (4)”: This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

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

For “Commercial (2)” Sub-area (a): This Sub-area is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre.

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

Remarks

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

(Please see next page)

**COMMERCIAL (Cont'd)**

**Remarks (Cont'd)**

- (2) On land designated “Commercial (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area of 415,900m<sup>2</sup>. Public open space of not less than 13,000m<sup>2</sup> shall be provided.
- (3) On land designated “Commercial (3)”, no new development, or addition, alteration, and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 65% (excluding basement(s)), and maximum building height, in terms of metres above Principal Datum (including roof-top structures), as stipulated on the Plan, or the height of the existing building, whichever is the greater. A minimum of 102 public car parking spaces and 69 public motorcycle parking spaces shall be provided.
- (4) On land designated “Commercial (4)”, no new development, or addition, alteration, and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 65% (excluding basement(s)), and maximum building height, in terms of metres above Principal Datum (including roof-top structures), as stipulated on the Plan, or the height of the existing building, whichever is the greater. Public open space of not less than 2,100m<sup>2</sup> (not less than 1,400 m<sup>2</sup> of which should be at-grade) shall be provided.
- (5) In determining the maximum gross floor area for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, public transport and railway facilities and government facilities, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on building height, site coverage, gross floor area, provision of public car parking spaces and public motorcycle parking spaces, as stated in paragraphs (1) to (4) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMPREHENSIVE DEVELOPMENT AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	<ul style="list-style-type: none"><li>Ancillary Car Park</li><li>Bank</li><li>Barber Shop</li><li>Beauty Parlour</li><li>Clinic/Polyclinic</li><li>Commercial Bathhouse</li><li>Educational Institution</li><li>Fast Food Shop</li><li>Flat</li><li>Government Refuse Collection Point</li><li>Government Use (not elsewhere specified)</li><li>Hotel</li><li>Market</li><li>Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances</li><li>Money Exchange</li><li>Off-course Betting Centre</li><li>Office</li><li>Pawn Shop</li><li>Petrol Filling Station</li><li>Photographic Studio</li><li>Pier</li><li>Place of Public Entertainment</li><li>Place of Recreation, Sports or Culture</li><li>Police Reporting Centre</li><li>Post Office</li><li>Private Club</li><li>Private Swimming Pool</li><li>Public Car Park</li><li>Public Convenience</li><li>Public Library</li><li>Public Transport Terminus or Station</li><li>Public Utility Installation</li><li>Religious Institution</li><li>Restaurant</li><li>Retail Shop</li><li>School</li><li>Service Trades</li><li>Showroom excluding Motor-vehicle Showroom</li><li>Social Welfare Facility</li><li>Staff Quarters</li><li>Utility Installation for Private Project</li></ul>

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**

**Remarks**

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

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

**RESIDENTIAL (GROUP A)**

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

(Please see next page)

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

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

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

**Planning Intention**

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

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	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.



**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 Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier 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 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 (not elsewhere specified) 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) On land designated "G/IC(1)", no new development, or addition, alteration, and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restriction on building height, as stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OPEN SPACE**

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

**Planning Intention**

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

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Building with Architectural Merits Preserved for Hotel Use” only</u>	
Hotel	Commercial Bathhouse/ Massage Establishment Eating Place Exhibition or Convention Hall Government Use Office Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Private Club Residential Institution Shop and Services (excluding motor-vehicle showroom) Utility Installation for Private Project

**Planning Intention**

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

**Remarks**

- (1) Except addition, alteration and/or modification to the internal layout, roof, podium deck and/or the part of the building below podium deck, any new development or any demolition of the existing building, including the building façades and the elevated road link from Cotton Tree Drive, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in:
  - (a) any addition on the roof and podium deck in excess of a gross floor area of 880m<sup>2</sup> and 400m<sup>2</sup> respectively; and

(Please see next page)

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

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

Remarks (Cont'd)

- (b) a total development in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (3) In determining the maximum gross floor area and building height for the purpose of paragraph (2) above, any floor space on the roof and podium deck that is constructed or intended for use solely as covered walkways and structures for the provision of lift(s) and stairway(s), provided that such uses and facilities are ancillary and directly related to the always permitted use, may be disregarded.
- (4) A public open space of not less than 370m<sup>2</sup> shall be provided.
- (5) Based on the individual merits of a development proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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

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 “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” only</u>	
Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution	Commercial Bathhouse/Massage Establishment
Exhibition or Convention Hall	Office
Field Study/Education/Visitor Centre	Place of Entertainment
Government Use	Public Utility Installation
Institutional Use (not elsewhere specified)	Religious Institution
Library	Utility Installation for Private Project
Place of Recreation, Sports or Culture	
Public Convenience	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	

**Planning Intention**

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

**Remarks**

- (1) Any new development, or major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of a maximum building height of 4 storeys or the height of the existing building, whichever is the greater.
- (3) Public open space of not less than 1,000m<sup>2</sup> shall be provided.
- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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<u>For “Elevated Walkway” only</u>	
Elevated Walkway	Eating Place Exhibition or Convention Hall Public Utility Installation Shop and Services (excluding Motor-vehicle Showroom) Utility Installation for Private Project

Planning Intention

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

(Please see next page)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Elevated Walkway cum Retail Uses" Only</u>	
Commercial Bathhouse/Massage Establishment	Institutional Use (not elsewhere specified)
Eating Place	Mass Transit Railway Vent Shaft and/or Other
Elevated Walkway	Structure above Ground Level other than
Exhibition or Convention Hall	Entrances
Government Use (not elsewhere specified)	Private Club
Place of Entertainment	
Place of Recreation, Sports or Culture	
Public Transport Terminus or Station	
Public Utility Installation	
Shop and Services	
Utility Installation for Private Project	

**Planning Intention**

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

**Remarks**

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

(Please see next page)



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

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

Government Use  
Pier

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

Planning Intention

This zone is intended primarily for pier use.

Remarks

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

(Please see next page)

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

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier/Helicopter Landing Pad" only

Government Use	Eating Place
Helicopter Landing Pad	Exhibition or Convention Hall
Helicopter Refuelling Station	Marine Fuelling Station
Pier	Office
	Public Vehicle Park (excluding container vehicle)
	Shop and Services (not elsewhere specified)

Planning Intention

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

Remarks

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

For All Other Sites (Not Listed Above)

As specified on the Plan	Government Use (not elsewhere specified)
	Utility Installation for Private Project

Planning Intention

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

**GREEN BELT**

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. 4**

**DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

**EXPLANATORY STATEMENT**

## **HONG KONG PLANNING AREA NO. 4**

### **DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

#### **EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 4**

### **DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

(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 Central District Outline Zoning Plan (OZP) No. S/H4/17. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

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

- 2.6 On 18 February 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/12. On 30 September 2003, the CE in C referred the approved Central District OZP No. S/H4/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 9 April 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/14.
- 2.8 On 4 June 2013, the CE in C referred the approved Central District OZP No. S/H4/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 1 November 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Central District OZP, which was subsequently renumbered as S/H4/16. On 11 November 2016, the approved Central District OZP No. S/H4/16 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 On 30 April 2019, the CE in C referred the approved Central District OZP No. S/H4/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10 May 2019 under section 12(2) of the Ordinance.
- 2.11 On 24 May 2019, the draft Central District Outline Zoning Plan No. S/H4/17 (the Plan) incorporating amendments mainly to rezone the Hong Kong Sheng Kung Hui Compound site from “G/IC” to “G/IC(1)”, was exhibited for public inspection under section 5 of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks so that development/redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is intended to illustrate only the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development

right in order to maintain the character and amenity of the Central District and not to overload the road network in the area.

#### **4. NOTES OF THE PLAN**

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

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The boundary of the Planning Scheme Area (the Area) is shown in a heavy broken line on the Plan. It is bounded by Victoria Harbour to the north and it adjoins the Planning Area No. 24 along the Connaught Road Central/Harcourt Road corridor. It reaches Arsenal Street to the east and has a more zigzag boundary to its south and west, which reflects the division between Central and the Sheung Wan/Mid-Levels area. The size of the Area is 106.27 hectares.
- 5.2 The Area is the centre of existing business activities and the heart of civic and Government activities of Hong Kong. The Central harbourfront in the northern part of the Area provided land for new commercial developments and a continuous waterfront promenade intersects with six piers connecting to the Central Extension Area, and the west-end portal of the Central - Wan Chai Bypass.
- 5.3 The majority of the Area has already been developed. However, the redevelopment potential for some old commercial buildings is high. Further improvements to the environment can be achieved by assembling land for comprehensive development.
- 5.4 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

#### **6. POPULATION**

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 1,850. It is estimated that the planned population of the Area would be about 2,704.



## 7. LAND USE ZONINGS

### 7.1 Commercial (“C”) : Total Area 29.44 hectares

- 7.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 7.1.2 The majority of the Area is zoned for this purpose to provide accommodation for the business and financial sectors of Hong Kong. Whilst well-established commercial/office developments are concentrated along Connaught Road Central, Des Voeux Road Central and Queen’s Road Central, new establishments have already spread to the fringes of the Area.
- 7.1.3 The “C(1)” zone at Queen’s Road Central covers Cheung Kong Center. It is intended primarily for comprehensive development/redevelopment for office use and the provision of public car park, Government facilities and public open space, with supporting shop, services and eating place. The development is restricted to a maximum non-domestic gross floor area of 144,840m<sup>2</sup>, of which a gross floor area of not less than 700m<sup>2</sup> shall be used for Government facilities. A minimum of 800 public car parking spaces shall be provided. Public open space of not less than 5,200m<sup>2</sup> shall also be provided.
- 7.1.4 The IFC development is zoned “C(2)”, which comprises the two portions separated by Man Cheung Street (Sub-area (a)) and connected by two elevated shopping walkways (Sub-area (b)). A large portion of the ground floor and underground floor spaces within the development are used for the Airport Railway Hong Kong Station and its associated facilities including the Airport Railway Express Line, in-town check-in terminal, public transport interchange facilities, car park, laybys and loading/unloading bays as well as the Tung Chung Line. The above-ground IFC development includes One and Two IFC, IFC Mall, Four Seasons Hotel and Four Seasons Place. The development is restricted to a maximum gross floor area of 415,900m<sup>2</sup>. Public open space of not less than 13,000m<sup>2</sup> shall be provided within the development.
- 7.1.5 The “C(3)” zone at Murray Road is being redeveloped for commercial use mainly for office development. A maximum site coverage of 65% (excluding basements) and building height of 190mPD (including roof-top structures) are stipulated. A minimum of 102 public car parking spaces and 69 public motorcycle parking spaces should be provided within the site upon redevelopment. The site will form an important pedestrian connection linking the commercial developments in Admiralty and Central by means of a footbridge network.
- 7.1.6 The “C(4)” zone at Queensway is currently occupied by the Queensway Plaza. It will be redeveloped for commercial use mainly for office development. A maximum site coverage of 65% (excluding

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

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

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

- 7.2.1 The purpose of the “CDA” zone is intended to encourage and ensure development/redevelopment of the area in a comprehensive manner. For any development proposal within this zone, submission of planning application in the form of a Master Layout Plan would be required by the Board for approval.
- 7.2.2 The “CDA” site (“CDA(2)”) comprises three piers and the adjacent inland area. Whilst the operation of the existing piers would need to be maintained, proposed development within the site is now under review by the Government with reference to the recommendation of the “Urban Design Study for the New Central Harbourfront”.

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

- 7.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.3.2 Only a relatively small area north of Kennedy Road, located between St. Joseph’s College and the Peak Tramway, is zoned for such use. The area is currently occupied by a private club and a number of residential buildings.

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

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

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

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

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

7.5.2 Major existing Government office buildings in the Area include the Justice Place, Queensway Government Offices and Harbour Building. Other important landmarks include the Government House, the Court of Final Appeal, the Former French Mission Building and the High Court. Some essential Government facilities are also located within this Area including the fire station at Cotton Tree Drive and a public multi-storey car park.

7.5.3 Apart from Government office buildings, the Area also hosts several major institutional buildings which include the United States Consulate, St. John’s Cathedral, Bishop’s House, and The Helena May. These buildings have a long history in Hong Kong and some are declared monuments.

7.5.4 The British Consulate and British Council located near the junction of Justice Drive and Supreme Court Road are also under this zoning.

7.5.5 Other GIC facilities include four electricity sub-stations, two near the Central Government Pier, one at the junction of Man Kwong Street and Man Po Street, and the remaining one to the east of Harbour Building. A cluster of GIC facilities is located to the south and southwest of the Central Government Pier which include a public toilet, a sewage pumping station and the Customs and Excise Compound. To the further west of the Area, a sitting-out area with pumping station underneath is located at the junction of Man Kwong Street and Rumsey Street. An undesignated “G/IC” site is also located to the south of Central Pier 2.

7.5.6 The Hong Kong Sheng Kung Hui (HKS KH) Compound at 1 Lower Albert Road is zoned “G/IC(1)” with a building height restriction of 135mPD for its northern portion and 80mPD for its southern portion to ensure that any new development and/or redevelopment at the site will be compatible, in urban design term, with the historic buildings

within the site and the surrounding areas. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

7.6 Open Space (“O”) : Total Area 15.36 hectares

- 7.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.6.2 Major existing open spaces in the Area include the Statue Square, Chater Garden, and Hong Kong Park which are well patronized. In particular the Hong Kong Park, developed on a large portion of the former Victoria Barracks, serves as a major recreation and leisure area in Hong Kong.
- 7.6.3 Harcourt Garden, located to the east of the Admiralty Mass Transit Railway Station, is a district open space developed on top of an underground public car park.
- 7.6.4 The new Central harbourfront area provides about 1km continuous waterfront promenade for public enjoyment. Although the waterfront open space is interspersed with entrance areas to ferry piers, it is in effect a continuous public open space at the lower promenade level. With the completion of CRIII and Wan Chai Development Phase II (WDII), there will be a continuous waterfront promenade from Rumsey Street to North Point. Amenity planting, refreshment kiosks and appropriate street furniture are provided to add life and variety. The existing and proposed waterfront open spaces together form a coherent open space network. Integrated with the pedestrian links, they provide physical and visual access to the harbourfront.

7.7 Other Specified Uses (“OU”) : Total Area 5.57 hectares

- 7.7.1 This zoning is primarily to provide/reserve land for specific purpose and uses. It covers Central Market and Murray Building designated for preservation and revitalisation, three piers (i.e. the Central Government Pier, Pier 2 and Pier 3), Hong Kong-Macau Ferry Terminal, Ching Yi To Barracks, the Mass Transit Railway ventilation building near the Central Government Pier, the elevated walkways connecting the future central waterfront area and the western part of the existing Queensway Plaza.

Central Market

- 7.7.2 The Central Market site, bounded by Des Voeux Road Central, Queen Victoria Street, Queen’s Road Central and Jubilee Street, covers an area of about 0.4 ha. The Central Market is a Proposed Grade 3 historic building. Built in 1939, it is an example of Bauhaus and Functionalism at that time, with the façades characterised by streamlined modern style and slim horizontal lines. The façades, facing the Queen Victoria Street and Jubilee Street, and the special

architectural features of the building, such as the grand staircases at the two ends of the atrium, the structural grid for columns, the central atrium and the selected representative market stalls, should be preserved. A conservation management plan shall be submitted to the Antiquities and Monuments Office (AMO) for approval prior to the commencement of works. The site is zoned “OU” annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses”. The planning intention is to preserve the façades and the aforementioned features, and to revitalise the building for commercial, cultural and/or community uses with the provision of leisure space and public open space for the enjoyment of the working population in Central, the general public and tourists. A minimum of 1,000m<sup>2</sup> of public open space should be provided within the site.

7.7.3 To comply with current statutory regulations and other Government requirements, some addition, alteration and/or modification works to the existing building, including structural strengthening works, are always permitted. For proper planning control, the following development control mechanism is adopted:

- (i) Redevelopment of the existing building is not allowed in this “OU” zone. Any new development requires permission from the Board under section 16 of the Ordinance. Moreover, any major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building also requires planning permission;
- (ii) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of a maximum building height of 4 storeys or the height of the existing building, whichever is the greater; and
- (iii) Minor relaxation of the building height restriction may be considered by the Board through the planning permission system and each case will be considered on its individual merits.

#### Former Murray Building

7.7.4 Former Murray Building (The Murray) possesses high architectural merits in respect of the character and features of the façade design, including the window design which avoids intrusion of excessive direct sunlight and high arches extending from the podium floor to mezzanine floor. The elevated road link from Cotton Tree Drive is also an important design feature of Former Murray Building. The “OU” annotated “Building with Architectural Merits Preserved for Hotel Use” zone is intended to preserve the building façades of the Former Murray Building and is intended for hotel use with the provision of public open space for the enjoyment of the public and tourists. A public open space of not less than 370m<sup>2</sup> shall be provided

in the southwestern part of the zone. All uses which are ancillary and directly related to the hotel use such as ancillary shops and services, food and beverage facilities, and exhibition and convention facilities are always permitted.

7.7.5 The following planning controls are applicable to this zone:

- (i) redevelopment of the existing building is not allowed in this “OU” zone. Except addition, alteration and/or modification to the internal layout, roof, podium deck and/or the part of the building below podium deck, any new development or any demolition of the existing building, including the building façades and the elevated road link from Cotton Tree Drive, requires permission from the Board under section 16 of the Ordinance. Any additions on the roof and podium deck shall not exceed a gross floor area of 880m<sup>2</sup> and 400m<sup>2</sup> respectively. In determining the maximum gross floor area of the additions on the roof and podium deck, covered walkways and structures for the provision of lift(s) and stairway(s) may be disregarded;
- (ii) this zone is subject to the maximum building heights as stipulated on the Plan to control the visual impact of any future development. The maximum building height of 115mPD for the part occupied by the Former Murray Building itself allows additional new structure(s) on the existing roof. Such new addition(s) on the roof should be set back at least 5m from the building façades and should not exceed a height of 5m. Alteration and/or modification to the existing podium deck will be allowed provided that its existing footprint and the general level are maintained at not more than 23mPD. Any new addition(s) on the podium deck should be confined to the southeastern portion of the site with a maximum building height of 26mPD. In determining the maximum building height, covered walkways and structures for the provision of lift(s) and stairway(s) may be disregarded; and
- (iii) to provide flexibility for innovative design, minor relaxation of the gross floor area and building height restrictions may be considered by the Board on application. Each application will be considered on its individual merits.

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

7.7.7 The access road between the Former Murray Building and Champion Tower along the northeastern boundary of the site, which is shown as

‘Road’ on the OZP, will continue to be open for public use and serve as an emergency vehicular access for fire engines from the Central Fire Station. It may also be used for providing lay-by and loading/unloading facilities for coaches and goods vehicles for the hotel.

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

- (i) the elevated walkway to Champion Tower;
- (ii) the subway to Hong Kong Park;
- (iii) the subway to Justice Place (East Wing); and
- (iv) the at-grade crossing to St. John’s Building (Peak Tram Terminal).

#### Others

7.7.9 The Central Government Pier and Central Piers 2 and 3 are zoned “OU” annotated “Pier” on the Plan. With the exception of the Government Pier at the western end, the roofs of all the ferry pier structures, which offer an unique design opportunity, should be developed as public open space. Roof-top gardens are already provided on Piers 2 and 3.

7.7.10 A site near the western end of the seawall to the south of the Government Pier is designated as “MTR Ventilation Building”.

7.7.11 Two elevated walkways are zoned “OU” annotated “Elevated Walkway”. One of them is the walkway over Harcourt Road which provides pedestrian connection between the Admiralty Centre and the Central Government Offices and Legislative Council Complex at the Tamar Site in Planning Area No. 24. Another one is to provide a future linkage across Connaught Road Central between the City Hall site in Planning Area No. 24 and the opposite AIA Central to its south. Further study will be undertaken on the detailed alignment and design of the elevated walkway.

7.7.12 The Ching Yi To Barracks site is zoned “OU” annotated “Military Quarters” and is intended primarily for military and its ancillary quarters uses.

7.7.13 The Hong Kong-Macau Ferry Terminal is zoned “OU” annotated “Pier/Helicopter Landing Pad” and is intended primarily for pier and helicopter landing pad uses.

7.7.14 The western part of the existing Queensway Plaza is zoned “OU” annotated “Elevated Walkway cum Retail Uses” and is intended primarily for the provision of an elevated walkway with retail facilities to provide a pedestrian connection between Admiralty and Central as part of an overall pedestrian circulation network in the area. The rooftop garden of the site should be enhanced for public enjoyment.

7.8 Green Belt (“GB”) : Total Area 1.26 hectares

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

8. **COMMUNICATIONS**

8.1 Roads : Total Area 36.46 hectares

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

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

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

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

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



programme of the airport railway extension has been reviewed taking account of the traffic need / growth in the area.

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

### 8.3 Ferry Services

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

### 8.4 Bus Services

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

### 8.5 Tram Services

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

### 8.6 Pedestrian Circulation

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

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

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

### 8.7 Related Facilities

The locations of the road and railway ventilation shafts and/or other structures above ground level will be indicated on the outline development plan covering the Central District area. Since the design of these facilities will have significant visual impact on the important reclamation area, these facilities are Column 2 uses, subject to planning permission from the Board, if

not gazetted as ancillary facilities under the Railways Ordinance or Roads (Works, Use and Compensation) Ordinance.

## 9. UTILITY SERVICES

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

## 10. CULTURAL HERITAGE

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

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

<u>Historical Building &amp; Structure</u>	<u>Status</u>	<u>Location</u>
Block GG of the Old Victoria Barracks	Grade 2	Justice Drive
Central Market	Proposed Grade 3	80 Des Voeux Road Central

- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been also given proposed gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the AMO should be made if any developments, re-developments or rezoning proposals may affect these buildings/structures.

## **11. IMPLEMENTATION**

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, Lands Department and various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Central and Western District Council would also be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District

Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD  
MAY 2019**





香港聖公會會督府  
Hong Kong Sheng Kung Hui The Bishops House



港中醫院  
Hong Kong Central Hospital



香港聖公會明華神學院(廣傑樓)(舊聖公會基恩小學)  
Hong Kong Sheng Kung Hui Ming Hua Theological College (Kong Kit Building) (Old S.K.H. Kei Yan Primary School)

### 實地照片 SITE PHOTO

中區分區計劃大綱草圖編號S/H4/17  
DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN No. S/H4/17

修訂項目A1及A2  
AMENDMENTS ITEM A1 AND A2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H4/19/13

圖 PLAN  
2

本圖於2019年6月5日擬備，  
所根據的資料為攝於  
2018年1月23日及  
2018年2月23日的實地照片  
PLAN PREPARED ON 5.6.2019  
BASED ON SITE PHOTOS TAKEN ON  
23.1.2018 AND 23.2.2018





香港聖公會教堂禮賓樓(馬田氏樓)  
Hong Kong Sheng Kung Hui Church Guest House (Martin House)



香港聖公會聖保羅堂及聖保羅堂幼稚園  
Hong Kong Sheng Kung Hui St. Paul's Church  
and St. Paul's Church Kindergarten



聖公會幼稚園  
Sheng Kung Hui Kindergarten

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中區分區計劃大綱草圖編號S/H4/17  
DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN No. S/H4/17

修訂項目A1及A2  
AMENDMENTS ITEM A1 AND A2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H4/19/13

圖 PLAN  
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