

Wan Chai District Council

Amendments Incorporated into the
Draft Causeway Bay Outline Zoning Plan No. S/H6/16

1 Purpose

This paper is to consult Members on the amendments to the draft Causeway Bay Outline Zoning Plan (OZP) made by the Town Planning Board (the Board) after reviewing the development restrictions thereon.

2 OZP Exhibition Period

- 2.1 On 26.1.2018, the Board exhibited the draft Causeway Bay (OZP) No. S/H6/16 for public inspection for two months under section 7(2) of the Town Planning Ordinance (the Ordinance). The amendments are detailed in the Schedule of Amendments and shown on the draft OZP (**Annexes I & II**).
- 2.2 During the plan exhibition period, the OZP is available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters in the North Point and Sha Tin Government Offices, the Hong Kong District Planning Office and the Wan Chai Home Affairs Enquiry Centre. The public may also log onto the “Statutory Planning Portal 2” (<https://www2.ozp.tpb.gov.hk>) to view the OZP. Any person may submit representation in respect of the amendments to the Secretary of the Board in writing or via the Board’s website at http://www.info.gov.hk/tpb/en/plan_making/draft_plan.html on or before 26.3.2018.

3 Background

- 3.1 In 2010, after considering a review of the entire area covered by the Causeway Bay OZP, the Board stipulated various development restrictions on the OZP in order to achieve good urban form and prevent excessively tall or out-of-context developments.
- 3.2 The OZP No. S/H6/15 was gazetted on 17.9.2010. During the plan exhibition period, a total of 165 representations and 5 comments were received. After considering the representations and comments in 2011, the Board decided to partially uphold some of the representations. Two judicial reviews (JRs) were subsequently filed against the decisions of the Board concerning the representations made by Hysan and Excelsior. The JRs went through various legal proceedings and appeals and, in 2016 and 2017, the courts, among other things, quashed the Board’s decisions made on 11.3.2011 on those representations, and remitted the concerned representations to the Board for consideration. In the light of the above courts’ judgement, a review of the development restrictions on the OZP has been undertaken, having regard to planning, air ventilation, urban design and visual considerations as well as the implication of the sustainable building design guidelines.

4 Major Amendments to the OZP

4.1 Amendments to the OZP mainly include revisions to the building height restrictions (BHRs), non-building areas (NBAs) and building gap (BG) requirements for “Commercial” (“C”), “Residential (Group A)1” (“R(A)1”) and “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zones (details are at the Schedule of Amendments in **Annex I**). The land use zonings and permissible development intensity on the OZP remain unchanged.

4.2 In balancing different planning considerations as well as providing greater flexibility to promote good building design and improve pedestrian environment, the Board agreed to the following major amendments to the OZP:

BHRs

- (a) to revise the BHRs for “C” and “OU(MU)” zones in general to 135mPD;
- (b) to revise the BHR for sites zoned “R(A)1” and bounded by Tung Lo Wan Road, Wun Sha Street, King Street and Tai Hang Road to 100mPD;

NBA and BG Requirements

- (c) to adjust the width of the NBA requirements at selected areas along Sugar Street so as to maintain an effective air path with a minimum width of 15m;
- (d) to delete NBA requirements at selected areas and/or stipulation of different BHRs for that part of the areas; and
- (e) to delete BG requirements of some sites at Gloucester Road as the localized air ventilation impact could be mitigated by other building design measures.

5 Other Amendments to the Notes and the Explanatory Statement of the OZP

Apart from the above amendments, the Board also agreed to revise the Notes and Explanatory Statement of the OZP to clarify the provision related to caretaker’s quarters and recreational facilities in the development restrictions exemption clause in the Remarks of the Notes for the “R(B)”, “R(C)” and “OU” annotated “Residential Development with Historical Site Preserved In-situ” zones.

6 Advice sought

Members are invited to comment on the amendments to the OZP.

Attachments

Annex I	Schedule of Amendments
Annex II	Draft Causeway Bay OZP No. S/H6/16, Notes and Explanatory Statement

**HONG KONG DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
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