

# **Task Force on Harbourfront Developments on Hong Kong Island**

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For discussion  
on 10 May 2012

TFHK/08/2012

## **Amendments to the Approved Central District (Extension) Outline Zoning Plan No. S/H24/6**

### **PURPOSE**

The purpose of this Paper is to invite Members' views on the amendments to the approved Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/6, which has been renumbered to S/H24/7 for exhibition (**Annex I**).

### **AMENDMENTS TO THE NOTES OF THE OZP**

2. The amendments proposed to the Notes of the OZP are mainly to update the Notes of the OZP to incorporate the revised Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Town Planning Board (the Board) on 28.2.2003, and to incorporate the minor relaxation clause into the Remarks of the Notes for the various zonings. The Board agreed that all OZPs in force should be amended to incorporate the revised MSN when opportunities arise. The Schedule of Amendments to the Notes of the OZP is at **Annex II**.

#### **Revised Master Schedule of Notes (MSN) to Statutory Plans**

2.1 Pursuant to the Board's decision, the covering Notes, schedule of uses and remarks of the Notes of the OZP are proposed for amendment to tie in with the revised MSN. Under the revised MSN, various amendments including the Broad Use Terms have been introduced to provide greater flexibility for the change of use. Uses of similar nature or planning implication are grouped together. The general provisions under the covering Notes and the Schedule of Uses for various zonings have also been revised to permit more uses as of right wherever appropriate. Besides, the planning intentions for various zones are included in the Notes and form part of the OZP to allow the public to have better understanding and greater certainty in the planning intentions of individual zones.

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## **Notes for “Commercial”, “Comprehensive Development Area”, “Government, Institution or Community” and “Other Specified Uses” annotated “Waterfront Related Commercial and Leisure Uses” zones**

2.2 To tally with other OZPs currently in force and to allow flexibility, a minor relaxation clause for building height restrictions is incorporated into the Remarks of the Notes for “Commercial”, “Comprehensive Development Area”, “Government, Institution or Community” and “Other Specified Uses” annotated “Waterfront Related Commercial and Leisure Uses” zones. Application for minor relaxation of the building height restrictions could be considered by the Board under section 16 of the Ordinance.

3. The amendments proposed as mentioned above are technical in nature. There is no zoning amendment proposed on the OZP.

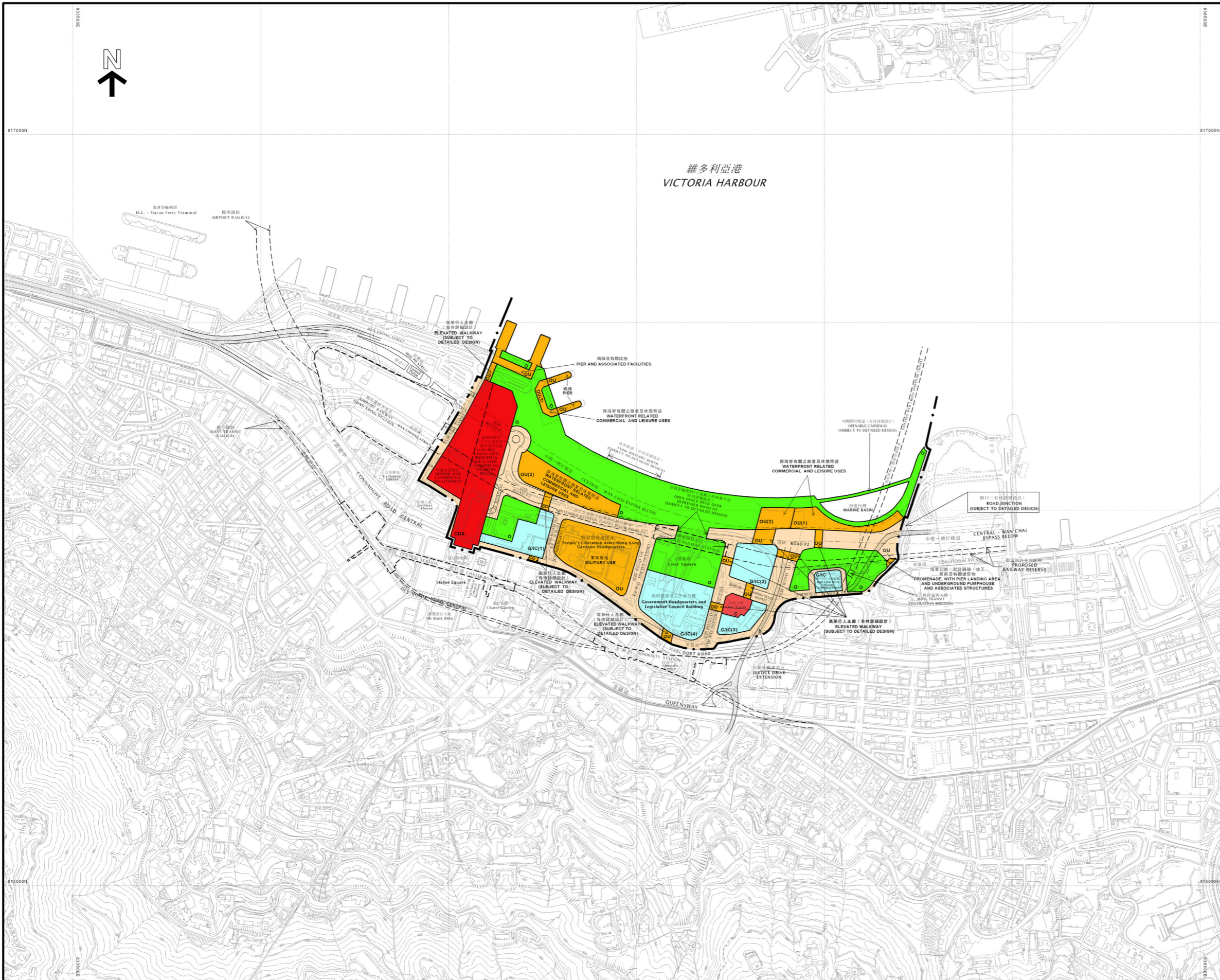
### **PUBLIC INSPECTION**

4. The draft Central District (Extension) OZP No. S/H24/7 showing the amendments is exhibited under section 5 of the Town Planning Ordinance for public inspection for a period of two months from 16 March 2012 to 16 May 2012. The OZP including its accompanying Notes and Explanatory Statement is available for inspection at the Secretariat of the TPB, the Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices, the Central and Western District Office and the Wan Chai District Office. The OZP is also available at the Statutory Planning Portal (<http://www.ozp.tpb.gov.hk>). During the exhibition period, any person may make written representation to the TPB in respect of any of the proposed amendments.

Annex I Draft Central District (Extension) OZP No. S/H24/7  
Annex II Schedule of Amendments to the Draft Central District  
(Extension) OZP No. S/H24/7

**Planning Department  
May 2012**





圖例 NOTATION

- ZONES 地帶**
- COMMERCIAL 商業 (C)
  - COMPREHENSIVE DEVELOPMENT AREA (INCLUDING LANDSCAPED PEDESTRIAN DECK) 綜合發展區 (包括園景行人平台) (CDA)
  - GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區 (GIC)
  - OPEN SPACE 休憩用地 (O)
  - OTHER SPECIFIED USES 其他指定用途 (OU)
- 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

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	0.36	0.77	商業
COMPREHENSIVE DEVELOPMENT AREA (INCLUDING LANDSCAPED PEDESTRIAN DECK)	5.23	11.20	綜合發展區 (包括園景行人平台)
GOVERNMENT, INSTITUTION OR COMMUNITY	5.77	12.36	政府、機構或社區
OPEN SPACE	14.63	31.33	休憩用地
OTHER SPECIFIED USES	8.13	17.41	其他指定用途
MAJOR ROAD ETC.	11.32	24.23	主要道路等
MARINE BASIN	1.26	2.70	海港內灣
<b>TOTAL PLANNING SCHEME AREA</b>	<b>46.70</b>	<b>100.00</b>	<b>規劃範圍總面積</b>

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

2012年3月16日 按照城市規劃條例第5條展示的核准圖編號 S/H24/6 的修訂  
 AMENDMENT TO APPROVED PLAN No. S/H24/6 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 16 MARCH 2012

Signed Ophelia Y. S. WONG 黃婉霜 簽署  
 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(擴展部分)(港島規劃區第24區)分區計劃大綱圖  
**TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD**  
**HONG KONG PLANNING AREA No. 24 - CENTRAL DISTRICT (EXTENSION) - 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/H24/7**



**SCHEDULE OF AMENDMENTS TO  
THE APPROVED CENTRAL DISTRICT (EXTENSION)  
OUTLINE ZONING PLAN NO. S/H24/6  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**Amendments to the Notes of the Plan**

- (a) Revision to the covering Notes and the Notes in accordance with the Revised Master Schedule of Notes to Statutory Plans.
- (b) Incorporation of a minor relaxation clause for building height restrictions into the Remarks of the Notes for “Commercial”, “Comprehensive Development Area”, “Government, Institution or Community” and “Other Specified Uses” annotated “Waterfront Related Commercial and Leisure Uses” zones.

Town Planning Board  
16 March 2012