

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED CENTRAL DISTRICT
OUTLINE ZONING PLAN NO. S/H4/14

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 4 June 2013 referred the approved Central District Outline Zoning Plan (OZP) No. S/H4/14 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Central District Outline Zoning Plan No. S/H4/15.

The draft Central District Outline Zoning Plan No. S/H4/15 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 11 December 2015 to 11 February 2016 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (v) the Central & Western District Office, 11st Floor, Harbour Building, 38 Pier Road, Central, Hong Kong; and
- (vi) the Wan Chai District Office, Public Enquiry Service Centre, Ground Floor, 2 O'Brien Road, Wan Chai, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 11 February 2016.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Central District Outline Zoning Plan No. S/H4/15 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/14
MADE BY THE TOWN PLANNING BOARD UNDER
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

I. *Amendments to Matters shown on the Plan*

- Item A —Rezoning of the Murray Road Multi-storey Carpark site from 'Government, Institution or Community' ('G/IC') and an area shown as 'Road' to 'Commercial (3)' ('C(3)') and stipulation of building height restriction.
- Item B1 —Rezoning of the eastern part of the existing Queensway Plaza site from an area shown as 'Road' and 'Open Space' ('O') to 'C(4)' and stipulation of building height restriction.
- Item B2 —Rezoning of the western part of the existing Queensway Plaza site from an area shown as 'Road' and 'C' to 'Other Specified Uses' annotated 'Elevated Walkway cum Retail Uses' ('OU(Elevated Walkway cum Retail Uses)') and stipulation of building height restriction.
- Item B3 —Rezoning of the existing bus lay-by between the Queensway Plaza and Queensway from 'O' to an area shown as 'Road'.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of a new set of Notes for the 'OU(Elevated Walkway cum Retail Uses)' zone.
- (b) Revision to the Schedule of Uses for the 'C' zone to incorporate 'Government Refuse Collection Point (for 'C(4)' zone only)' as a Column 1 use and to correspondingly replace 'Government Refuse Collection Point' under Column 2 by 'Government Refuse Collection Point (not elsewhere specified)'.
- (c) Incorporation of the 'C(3)' and 'C(4)' zones in the Planning Intention of the Notes for the 'C' zone.
- (d) Incorporation of the 'C(3)' zone and stipulation of the site coverage restriction and requirements to provide public car parking spaces and public motorcycle parking spaces in the Remarks of the Notes for the 'C' zone.
- (e) Incorporation of the 'C(4)' zone and stipulation of the site coverage restriction and requirement to provide public open space in the Remarks of the Notes for the 'C' zone.
- (f) Incorporation of provisions in the Remarks of the Notes for the 'C' zone for minor relaxation of building height and site coverage restrictions, and provision of public motorcycle parking spaces.

11 December 2015

Town Planning Board