

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO DRAFT CAUSEWAY BAY
OUTLINE ZONING PLAN NO. S/H6/15

Pursuant to section 7(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has made amendments to the draft Causeway Bay Outline Zoning Plan (OZP).

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 Causeway Bay OZP No. S/H6/16.

Pursuant to section 7(2) of the Ordinance, the draft Causeway Bay OZP No. S/H6/16 showing the amendments is exhibited for public inspection for a period of two months from 26 January 2018 to 26 March 2018 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; and
- (v) the Wan Chai Home Affairs Enquiry 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 26 March 2018.

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 Chief Executive in Council 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 Causeway Bay OZP No. S/H6/16 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 DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN NO. S/H6/15
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendments to Matters shown on the Plan*

- Item A — Revision of the building height restrictions for the ‘Commercial’ (‘C’), ‘Commercial(1)’ (‘C(1)’), ‘Commercial(2)’ (‘C(2)’), and ‘Other Specified Uses’ (‘OU’) annotated ‘Mixed Use’ zones from 100mPD, 110mPD or 130mPD to 135mPD, except for the sites bounded by Lee Garden Road, Hysan Avenue, Yun Ping Road, Kai Chiu Road, Jardine’s Crescent, Jardine’s Bazaar and Hennessy Road.
- Item B1 — Revision of the building height restriction of the north-eastern part of the ‘C(2)’ site covering Lee Garden One at 33 Hysan Avenue from 32mPD to 200mPD.
- Item B2 — Deletion of the requirement for a 2m wide non-building area along Yun Ping Road from the north-eastern part of the ‘C(2)’ site covering Lee Garden One at 33 Hysan Avenue and stipulation of building height restriction of 200mPD for that part of the site.
- Item C1 — Revision of the building height restriction of the ‘C’ site covering Lee Garden Two at 28 Yun Ping Road from 20mPD and 130mPD to 135mPD.
- Item C2 — Deletion of the requirement for a 2m wide non-building area along Yun Ping Road from the ‘C’ site covering Lee Garden Two at 28 Yun Ping Road and stipulation of building height restriction of 135mPD for that part of the site.
- Item D — Revision of the building height restriction for the ‘Residential (Group A)1’ (‘R(A)1’) sites generally bounded by Tung Lo Wan Road, Wun Sha Street, King Street and Tai Hang Road from 85mPD to 100mPD.
- Item E1 — Adjustment of the width of the non-building area requirements on the northern and southern sides of Sugar Street from 2m and 4m respectively to 1.5m by deleting parts of the non-building areas and stipulating building height restriction of 135mPD for the areas concerned.
- Item E2 — Deletion of the non-building area requirements to the south of Lockhart Road and on the two sides of Great George Street and stipulation of building height restriction of 135mPD for the areas concerned.
- Item E3 — Deletion of the building gap requirement between 280 and 281 Gloucester Road.
- Item F — Stipulation of building height restriction of 200mPD for a 5m wide strip of land along the lot boundary of Hysan Place fronting Lee Garden Road.

The proposed road/tunnel reserve for the Central Wan-Chai Bypass and the railway reserve for the Shatin to Central Link are included on the Plan for information.

II. *Amendments to the Notes of the Plan*

- (a) Deletion of the Remarks of the Notes for ‘C’ zone requiring the provision of non-building area along Yun Ping Road.
- (b) Deletion of the Remarks of the Notes under ‘C(1)’ zone requiring the provision of building gap between 280 and 281 Gloucester Road.
- (c) In relation to Amendment Item E3 on the Plan, and paragraphs (a) and (b) above, corresponding revision to the minor relaxation clause in the Remarks of the Notes for the ‘C’ zone.
- (d) Revisions to the exemption clause on maximum gross floor area/maximum plot ratio in the Remarks of the Notes for the ‘Residential (Group B)’ (‘R(B)’), ‘Residential (Group C)’ (‘R(C)’), and ‘OU’ annotated ‘Residential Development with Historical Site Preserved In-situ’ zones to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.