

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED WAN CHAI NORTH
OUTLINE ZONING PLAN NO. S/H25/4

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 15 March 2022 referred the approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/4 (the Plan) 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 Wan Chai North OZP No. S/H25/5.

The draft Wan Chai North OZP No. S/H25/5 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 13 January 2023 to 13 March 2023 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 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 13 March 2023.

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 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the 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 Wan Chai North OZP No. S/H25/5 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. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board's website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_H25_5.html) for public inspection.

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 verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) 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 WAN CHAI NORTH OUTLINE ZONING PLAN NO. S/H25/4
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 a site covering the existing Wanchai Tower, Revenue Tower, Immigration Tower, Kong Wan Fire Station and Gloucester Road Garden together with part of the Harbour Road from 'Government, Institution or Community' ('G/IC') and an area shown as 'Road' to 'Other Specified Uses ('OU')(6)' annotated 'Exhibition Centre with Commercial Development' with the stipulation of Sub-areas on the Plan.

The completed Mass Transit Railway (East Rail Line) (formerly annotated as Shatin-to-Central Link) and Mass Transit Railway (South Island Line) authorized under the Railways Ordinance (Chapter 519) and the Central-Wan Chai Bypass (Tunnel) authorized under the Roads (Works, Use and Compensation Ordinance (Chapter 370) respectively, that shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance, are shown on the Plan for information.

The updated proposed North Island Line railway reserve and the proposed Justice Drive Extension are annotated on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Incorporation of new Remarks of the Notes for 'OU(Exhibition Centre with Commercial Development)' zone to impose the total gross floor area and building height restrictions for the 'OU(6)' sub-zone and its sub-areas; and to incorporate a gross floor area exemption clause for ancillary uses and facilities and a minor relaxation clause for relevant development restrictions for the 'OU(6)' sub-zone.
- (b) Revision of 'Flat' to 'Flat (except on land designated 'OU(6)')' under Column 1 of the Notes for 'OU(Exhibition Centre with Commercial Development)' zone.
- (c) Revision of the name of 'Shatin-to-Central Link' in the planning intention of the 'OU(Railway Ventilation Building)' zone as 'East Rail Line'.
- (d) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the 'G/IC' zone.

13 January 2023

Town Planning Board