

HONG KONG PLANNING AREA NO. 3

APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN NO. S/H3/20

Notes

Schedule of Uses

Explanatory Statement

### **HONG KONG PLANNING AREA NO. 3**

#### **APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/20**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments which are permitted at all times in the various zones on the Plan and the uses or developments which may be permitted by the Town Planning Board, with or without conditions on application. Where the permission of the Town Planning Board for a use or development is necessary, the application for such permission should be addressed to the Secretary of the Town Planning Board, from whom the appropriate application forms may be obtained.
- (2) Any use or development which may be permitted in accordance with these Notes must also conform to any other relevant legislation and to the conditions of the Government lease concerned.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a change of use or the building is redeveloped.
  - (b) Any change of use, and any other development (except minor alteration) or redevelopment, in respect of the land or building must be permitted in terms of the Plan or, if permission is required, is in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” includes -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan and that use has continued since it came into existence; or
      - a use approved under the Buildings Ordinance; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan and was effected during the effective period of that plan and the use has continued since it was effected; or
      - a use approved under the Buildings Ordinance and permitted under a plan prevailing at the time when the use was approved under the Buildings Ordinance.

- (4) Except as otherwise specified by the Town Planning Board, when a use or change of use is effected or a development or redevelopment is undertaken as permitted in terms of the Plan or is in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads, mass transit railway, tram tracks and boundaries between zones may be subject to minor alterations as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are permitted in all zones as long as they comply with other Government requirements and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) In all zones, the following uses are always permitted :
- Amenity Area, Bus/Tram/Public Light Bus Stop or Layby, Cycle Track, Footbridge, Footpath, Mass Transit Railway Station Entrance, Mass Transit Railway Structure below Ground Level, Nullah, Open Space, Pedestrian Area, Pedestrian Subway, Promenade, Public Utility Pipeline Reserve, Service Lane, Street, Taxi Rank.
- (8) In the area shown as 'Road', uses except those listed in paragraph (7) above and those listed below require permission of the Town Planning Board:
- Central Divider, Drive Way, Elevated Road, On-street Car Park, Road Tunnel, Tram Track.
- (9) In the area shown as 'Pedestrian Precinct/Street', uses except those listed below require permission of the Town Planning Board:
- Amenity Area, Footbridge, Mass Transit Railway Station Entrance, Mass Transit Railway Structure below Ground Level, Open Space, Pedestrian Circulation and Sitting Out Area, Pedestrian Subway, Public Utility Pipeline Reserve.
- (10) Unless otherwise specified, all uses, including storage and caretakers' quarters, directly related and ancillary to the permitted use are always permitted and no separate planning permission is required.

**HONG KONG PLANNING AREA NO. 3**

**APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN NO. S/H3/20**

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Ancillary Car Park Bank Barber Shop Beauty Parlour Canteen Clinic/Polyclinic Commercial Bathhouse Educational Institution Exhibition or Convention Hall Fast Food Shop Government Use (not elsewhere specified) Hotel Massage Establishment Money Exchange Off-course Betting Centre Office Pawn Shop Photographic Studio Place of Public Entertainment Police Reporting Centre Post Office Private Club Private Swimming Pool Public Car Park Public Library Public Utility Installation Restaurant Retail Shop School Service Trades Showroom excluding Motor-vehicle Showroom Social Welfare Facility Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Motor-vehicle Showroom Petrol Filling Station Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Religious Institution Residential Institution Staff Quarters</p>

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) On land designated “Commercial (1)”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum gross floor area of 113,376m<sup>2</sup>, of which a gross floor area of not less than 507m<sup>2</sup> should be provided for Government, institution or community facilities. A public open space of not less than 800m<sup>2</sup> at Queen’s Road Central level and an open plaza of not less than 1,350m<sup>2</sup> at Wing Lok Street level shall be provided.
- (2) On land designated “Commercial (2)”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum gross floor area of 130,032m<sup>2</sup>, of which a gross floor area of not less than 3,108m<sup>2</sup> should be provided for Government, institution or community facilities. A public open space of not less than 1,500m<sup>2</sup> at Queen’s Road Central level shall be provided.
- (3) On land designated “Commercial (3)”, a public open space of not less than 700m<sup>2</sup> shall be provided.
- (4) In determining the relevant maximum gross floor area for the purpose of paragraphs (1) and (2) above, any space that is constructed or intended for use solely as car/motorcycle park(s), loading or unloading bay(s), plant room, caretaker’s office and caretaker’s quarters, for the use and benefit of all the owners or occupiers of the building(s) provided such use and facilities are ancillary and directly related to the development or redevelopment may be disregarded.
- (5) Minor relaxation of the restrictions as stated in paragraphs (1) and (2) above, based on the merits of individual development or redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Ancillary Car Park	Commercial Bathhouse
Bank	Cooked Food Centre
Barber Shop	Educational Institution (not elsewhere specified)
Beauty Parlour	Government Refuse Collection Point
Canteen	Hawker Centre
Clinic/Polyclinic	Hospital
Educational Institution (in a commercial building or in the non-domestic part of a commercial/residential building only)	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
Exhibition or Convention Hall	Massage Establishment
Fast Food Shop	Motor-vehicle Showroom
Flat	Petrol Filling Station
Government Staff Quarters	Place of Recreation, Sports or Culture
Government Use (not elsewhere specified)	Printing, Publishing and Allied Industries
Hotel	Public Convenience
House	Public Transport Terminus or Station
Market	Religious Institution
Money Exchange	School (not elsewhere specified)
Off-course Betting Centre	
Office	
Pawn Shop	
Photographic Studio	
Place of Public Entertainment	
Police Reporting Centre	
Post Office	
Private Club	
Private Swimming Pool	
Public Car Park	
Public Library	
Public Utility Installation	
Residential Institution	
Restaurant	
Retail Shop	
School (in free-standing purpose-designed school building, in commercial building or non-domestic part of a commercial/residential building only)	
Service Trades	
Showroom excluding Motor-vehicle Showroom	
Social Welfare Facility	
Staff Quarters	
Utility Installation for Private Project	

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Ancillary Car Park	Commercial Bathhouse
Canteen	Educational Institution
Clinic/Polyclinic	Exhibition or Convention Hall
Cooked Food Centre	Government Refuse Collection Point (other than in public housing estates)
Flat	Hospital
Government Refuse Collection Point (in public housing estates only)	Hotel
Government Staff Quarters	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Massage Establishment
Hawker Centre	Motor-vehicle Showroom
House	Petrol Filling Station
Market	Place of Recreation, Sports or Culture
Police Reporting Centre	Printing, Publishing and Allied Industries
Post Office	Public Car Park
Private Club	Public Convenience
Private Swimming Pool	Public Transport Terminus or Station (other than in public housing estates)
Public Convenience (in public housing estates only)	Public Utility Installation
Public Library	Religious Institution
Public Transport Terminus or Station (in public housing estates only)	School (not elsewhere specified)
Residential Institution	
School (in public housing estates or free- standing purpose-designed school building only)	
Social Welfare Facility	
Staff Quarters	
Utility Installation for Private Project	

(Please see next page)



RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are also permitted as of right on the lowest three floors, including basement or basements, of the building :	In addition, the following uses need planning permission if they are proposed on any floor above the lowest three floors, including basement or basements, of the building :
Bank	Bank
Barber Shop	Barber Shop
Beauty Parlour	Beauty Parlour
Fast Food Shop	Fast Food Shop
Money Exchange	Office
Off-course Betting Centre	Pawn Shop
Office	Photographic Studio
Pawn Shop	Place of Public Entertainment
Photographic Studio	Restaurant
Place of Public Entertainment	Retail Shop
Restaurant	Service Trades
Retail Shop	Showroom excluding Motor-vehicle
School	Showroom
Service Trades	
Showroom excluding Motor-vehicle	

Remarks

- (1) Mobile communication radio base station(s), with an equipment cabinet not bigger than 4.5 metres x 4.5 metres x 3.2 metres (length x width x height) within or on the roof-top of a multi-storey building, and antenna(e) not bigger than 0.6 metre x 0.6 metre x 2.5 metres (length x width x height) at the side or on the roof-top of a multi-storey building, are always permitted.
- (2) On land designated “Residential (Group A)1”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum domestic gross floor area of 40,778m<sup>2</sup> and a non-domestic gross floor area of 790m<sup>2</sup>. A public open space of not less than 1,560m<sup>2</sup> at Hollywood Road level shall be provided.
- (3) On land designated “Residential (Group A)2”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum domestic gross floor area of 60,580m<sup>2</sup> and a non-domestic gross floor area of 400m<sup>2</sup>. In addition, a gross floor area of not less than 5,252m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space of not less than 1,200m<sup>2</sup> at Queen’s Road West level shall be provided.
- (4) On land designated “Residential (Group A)3”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum domestic gross floor area of 10,838m<sup>2</sup>; and a non-domestic gross floor area of 1,214m<sup>2</sup>, of which not less than 1,148m<sup>2</sup> shall be provided for Government, institution or community facilities.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) On land designated “Residential (Group A)4”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum domestic gross floor area of 16,106m<sup>2</sup>. In addition, a gross floor area of not less than 1,136m<sup>2</sup> shall be provided for Government, institution or community facilities.
- (6) On land designated “Residential (Group A)5”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum gross floor area of 5,116m<sup>2</sup>. A public open space of not less than 196m<sup>2</sup> shall be provided.
- (7) In determining the relevant maximum gross floor area for the purpose of paragraphs (2) to (6) above, any space that is constructed or intended for use solely as car/motorcycle park(s), loading or unloading bay(s), plant room, caretaker’s office and caretaker’s quarters, or any space constructed or intended to be occupied by recreational facilities for the use and benefit of all the owners or occupiers of the building(s) provided such use and facilities are ancillary and directly related to the development or redevelopment may be disregarded.
- (8) Minor relaxation of the restrictions as stated in paragraphs (2) to (6) above, and any reduction in the total gross floor area provided for Government, institution or community facilities as stated in paragraphs (3) to (5) above, based on the merits of individual development or redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Government Use (not elsewhere specified)
Government Staff Quarters	Public Utility Installation
House	Residential Institution
Private Swimming Pool	Social Welfare Facility
Staff Quarters	
Utility Installation for Private Project	

Remarks

- (1) On land designated “Residential (Group C)”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment being in excess of a maximum plot ratio of 5.0 and a maximum building height of 12 storeys, or the plot ratio or building height of the existing building(s), whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any space that is constructed or intended for use solely as car/motorcycle park(s), loading or unloading bay(s), plant room, caretakers’ office and caretakers’ quarters, or any space constructed or intended to be occupied by recreational facilities for the use and benefit of all the owners or occupiers of the building(s) provided such uses and facilities are ancillary and directly related to the development or redevelopment may be disregarded.
- (3) Relaxation of the plot ratio and building height restrictions as stated in paragraph (1) above, based on the merits of individual development or redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Abattoir
Ancillary Car/Lorry Park	Animal Pound
Broadcasting, Television and/or Film Studio	Aviary
Cable Car Route and Terminal Building	Bank
Canteen	Columbarium
Clinic/Polyclinic	Correctional Institution
Cooked Food Centre	Crematorium
Driving Test Centre	Dangerous Goods Godown
Educational Institution	Fast Food Shop
Exhibition or Convention Hall	Flat
Fire Station	Funeral Depot
Government Refuse Collection Point	Funeral Parlour
Government Staff Quarters	Funeral Services Centre
Government Use (not elsewhere specified)	Garden of Remembrance
Hawker Centre	Holiday Camp
Hospital	Hotel
Judicial Facility	House
Market	Marine Fuelling Station
Pier	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
Place of Recreation, Sports or Culture	Off-course Betting Centre
Plant Nursery	Office (other than Government office)
Police Reporting Centre	Petrol Filling Station
Police Station	Photographic Studio
Post Office	Place of Public Entertainment
Private Swimming Pool	Private Club
Public Bathhouse	Quarantine Station or Quarantine Lairage for Animals
Public Car/Lorry Park	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Refuse Disposal Installation
Public Library	Residential Institution
Public Swimming Pool	Restaurant
Public Transport Terminus or Station	Retail Shop
Public Utility Installation	Sand Depot
Religious Institution	School (other than in free-standing purpose-designed school building)
School (in free-standing purpose-designed school building only)	Service Trades
Service Reservoir	Sewage Treatment/Screening Plant
Social Welfare Facility	Showroom excluding Motor-vehicle Showroom
Vehicle Pound	Staff Quarters
Wholesale Food Market	Utility Installation for Private Project
	Warehouse/Godown
	Zoo

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ancillary Beach Use Ancillary Car Park Aviary Changing Room Park and Garden Plant Nursery Playground/Playing Field Public Convenience Refreshment Kiosk Zoo</p>	<p>Barbecue Spot Cable Car Route and Terminal Building Cooked Food Centre Exhibition or Convention Hall Fast Food Shop Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hawker Centre Market Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Pier Place of Public Entertainment Place of Recreation, Sports or Culture Public Car Park Public Swimming Pool Public Transport Terminus or Station Public Utility Installation Religious Institution Restaurant Retail Shop Service Reservoir Utility Installation for Private Project</p>

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial cum Public Transport Terminus and Public Car Park” Only</u>	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Ancillary Car Park	Government Refuse Collection Point
Bank	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
Barber Shop	Motor-vehicle Showroom
Beauty Parlour	Petrol Filling Station
Canteen	Place of Recreation, Sports or Culture
Clinic/Polyclinic	Public Convenience
Commercial Bathhouse	Religious Institution
Exhibition or Convention Hall	
Fast Food Shop	
Government Use (not elsewhere specified)	
Hotel	
Massage Establishment	
Money Exchange	
Off-course Betting Centre	
Office	
Pawn Shop	
Photographic Studio	
Place of Public Entertainment	
Police Reporting Centre	
Post Office	
Private Club	
Private Swimming Pool	
Public Car Park	
Public Library	
Public Transport Terminus or Station	
Public Utility Installation	
Restaurant	
Retail Shop	
School	
Service Trades	
Showroom excluding Motor-vehicle Showroom	
Social Welfare Facility	
Utility Installation for Private Project	

Remarks

- (1) On land designated “Other Specified Uses” annotated “Commercial cum Public Transport Terminus and Public Car Park”, no new development or any addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum building height of 130 metres above Principal Datum.
- (2) Minor relaxation of the restriction as stated in paragraph (1) above, based on the merits of individual development or redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historical Site Preserved for Cultural, Recreational and Commercial Uses” Only</u>	
Art Studio	Educational Institution
Audio-visual Recording Studio	Government Use (not elsewhere specified)
Bank	Office
Barber Shop	Private Club
Beauty Parlour	Religious Institution
Clinic	School
Education Centre/Visitor Centre	Social Welfare Facilities
Exhibition or Convention Hall	Utility Installation not ancillary to the Specified Uses
Fast Food Shop	
Hotel	
Money Exchange	
Photographic Studio	
Place of Public Entertainment	
Place of Recreation, Sports or Culture	
Police Reporting Centre	
Post Office	
Public Convenience	
Public Library	
Refreshment Kiosk	
Restaurant	
Retail Shop	
Service Trades	
Showroom excluding Motor-vehicle	
Showroom	

Remark

On land designated “Other Specified Uses” annotated “Historical Site Preserved for Cultural, Recreational and Commercial Uses”, any new development, except alteration and/or modification to the existing building(s) and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Elevated Walkway" Only

As Specified on the Plan

Bank  
Exhibition Hall  
Fast Food Shop  
Restaurant  
Retail Shop  
Service Trades

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)  
Mass Transit Vent Shaft and/or  
Other Structure above Ground Level other  
than Entrances  
Private Club  
Staff Quarters  
Utility Installation not Ancillary to  
the Specified Use



**HONG KONG PLANNING AREA NO. 3**

**APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN NO. S/H3/20**

**EXPLANATORY STATEMENT**

# **HONG KONG PLANNING AREA NO. 3**

## **APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/20**

### **EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 3**

### **APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/20**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the approved Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/20. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 20 March 1970, the Urban Renewal District OZP No. LH3/48, being the first statutory plan covering the Sai Ying Pun & Sheung Wan area, was gazetted under the Town Planning Ordinance (the Ordinance). Since then, the OZP had been amended several times to reflect the changing circumstances.
- 2.2 On 30 November 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/13. On 10 December 1999, the approval of the draft OZP was notified in the Gazette and the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/13 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 On 19 September 2000, the CE in C referred the approved OZP No. S/H3/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 29 September 2000 under section 12(2) of the Ordinance.
- 2.4 On 3 November 2000, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/14, incorporating amendments mainly to revise the land uses along the harbour front, to rezone the completed comprehensive development projects to appropriate zonings and to delete the term 'Service Apartment' from the Notes, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.5 On 24 August 2001, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/15, incorporating amendments to the covering Notes mainly to clarify the Board's intention with respect to "existing use" in the Planning Scheme Area, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, three objections were received. The objections were

withdrawn by the objectors after the Board gave preliminary consideration to these objections.

- 2.6 On 31 May 2002, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/16, incorporating amendments mainly to rezone a site at 60 Wyndham Street from “Government, Institution or Community” (“G/IC”) and “Commercial/Residential” (“C/R”) to “Commercial (3)” (“C(3)”) and a site at Nos. 50-54 Bonham Strand and Nos. 19-25 Burd Street from “G/IC” to “C/R”, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.7 On 14 March 2003, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/17, incorporating amendments to rezone the comprehensive redevelopment site at Queen Street and other sites at Caine Road, High Street, Third Street and Po Tuck Street to reflect existing developments and as-built situations, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.8 On 2 May 2003, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/18, incorporating an amendment to rezone the Central Police Station, Victoria Prison and former Central Magistracy Compound to “Other Specified Uses” annotated “Historical Site Preserved for Cultural, Recreational and Commercial Uses”, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one objection was received. After giving consideration to the objection, the Board decided not to propose any amendment to the OZP to meet the objection.
- 2.9 On 11 July 2003, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/19 indicating an area of the OZP replaced or amended by the draft Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/1, and incorporating amendments to rezone three sites to “Residential (Group A)” (“R(A)”) and “R(A)5”, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.10 On 16 December 2003, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/20. On 24 December 2003, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/20 (the Plan) was exhibited for public exhibition under section 9(5) of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments

and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

#### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes indicating the uses which are always permitted and other uses for which the permission of the Board must be sought. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and better control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area) is located in the north-western part of Hong Kong Island. It is bounded by Hill Road to the west; Bonham Road and Caine Road to the south; and Jubilee Street, Pottinger Street, D'Aguilar Street and Glenealy to the east. To the north, the Area fronts onto Victoria Harbour. The boundaries are shown in a heavy broken line on the Plan. The size of the Area is about 146 hectares.
- 5.2 The original shore-line was about mid-way between Queen's Road West and Des Voeux Road West. The land to the north of this shore-line had been formed by successive stages of reclamation since the late 1880. The latest stage of reclamation, known as Western Reclamation, was completed in 1986.
- 5.3 Apart from the flat reclaimed land, the topography of the Area is steep. Much of the land has been terraced to provide platforms for development. Some of the existing developments comprise pre-war tenement buildings in crowded, poorly-ventilated, insanitary and dilapidated conditions.
- 5.4 New major distributors are accommodated primarily on the flat reclaimed land. Western Reclamation accommodates the landfall of Western Harbour Crossing (WHC) and the associated roads. The road network in the old built-up areas has been much determined by the topography, with major traffic routes predominantly running in an east-west direction. These are connected by short, steep local roads running in a north-south direction. Some of these areas have been infiltrated by a mixture of commercial and residential uses. The narrow streets and the existence of fixed hawker stalls and on-street loading and unloading activities have resulted in frequent traffic congestion. The eastern part of the Area is served by Mass Transit Railway (MTR).

- 5.5 Whilst better planned developments have taken place on the reclaimed land in the northern part of the Area and the extension of the MTR to Sheung Wan has brought along substantial amount of redevelopments, many redevelopments of the old built-up areas have been hampered by fragmentation in land ownership. Improvements to the living environment can only be achieved by assembling land for more comprehensive development.
- 5.6 To improve the living environment, the Government undertook an urban renewal pilot scheme in the early 1970s. The pilot scheme covered the area bounded by Queen's Road Central, Queen's Road West, Hollywood Road and Shing Wong Street. Sites were assembled and acquired by the Government under the Lands Resumption Ordinance and then redeveloped in accordance with a layout plan prepared by the Government. The pilot scheme has already been completed.
- 5.7 The then Land Development Corporation (LDC) and the Hong Kong Housing Society (HKHS) have been actively involved in the redevelopment of the old built-up areas. The then LDC and its joint venture partners have taken up the redevelopment schemes of Jubilee Street, Wing Lok Street and Queen Street. These redevelopments have been completed. There are other redevelopment projects, such as the URA schemes at Peel Street/Graham Street, First Street/Second Street and Staunton Street/Wing Lee Street, under planning. The HKHS has completed a number of housing projects, most of which were of a smaller scale, except the Hollywood Terrace.

## **6. POPULATION**

According to the 2001 Population Census, the population of the Area was about 108,000. It is estimated that the planned population of the Area would be about 113,900.

## **7. LAND USE ZONINGS**

### **7.1 Commercial ("C") : Total Area 1.83 ha**

- 7.1.1 This zoning is intended for commercial developments. Two areas located to the south of Des Voeux Road Central near Sheung Wan MTR Station are within the sub-areas of this zone.
- 7.1.2 The "Commercial (1)" ("C(1)") site at Wing Lok Street/Queen's Road Central comprises a LDC development known as the Grand Millennium Plaza. It covers an area of about 0.75 ha and was previously designated as "Comprehensive Development Area" ("CDA") on the approved LDC Wing Lok Street/Queen's Road Central DSP No. S/H3/LDC2/2. The development comprises two commercial/office buildings with car parking and Government, institution or community (GIC) facilities. A public open space of 800m<sup>2</sup> at Queen's Road Central level and an integrated landscaped open plaza of 1,350m<sup>2</sup> at Wing Lok Street level are provided within the development. The landscaped plaza and open space

enhance pedestrian circulation and provide a convenient linkage between the area south of Queen's Road Central and the MTR station at Des Voeux Road Central. The project was completed in March 1998.

7.1.3 The "Commercial (2)" ("C(2)") site at Queen's Road Central/Jubilee Street also comprises a LDC development known as the Center. It covers an area of about 0.91 ha and was previously designated as "CDA" on the approved LDC Queen's Road Central/Jubilee Street DSP No. S/H3/LDC1/2. The development comprises a 73-storey commercial/office building with car parking and GIC facilities. A public open space of 1,500m<sup>2</sup> is provided at Queen's Road Central level. With the main roof of the building at about 300mPD, it is one of the tallest buildings on the Hong Kong Island. Pedestrian circulation is enhanced by a pedestrian concourse providing convenient linkage between the area south of Queen's Road Central and Des Voeux Road Central. The project was completed in June 1998.

7.1.4 The "Commercial (3)" ("C(3)") site at 60 Wyndham Street comprises a commercial development known as "The Centrium". A public open space of 700m<sup>2</sup> is provided at the lower level of the building linking to another public open space to the north of the site. A pedestrian public passage linking Wyndham Street and Arbuthnot Road is provided at the southern end of the site to enhance pedestrian circulation.

7.2 Commercial/Residential ("C/R") : Total Area 35.01 ha

7.2.1 Within this zone, flexibility for either commercial or residential use or a combination of commercial and residential uses is allowed. Commercial uses such as retail shops, restaurants and offices are permitted as of right on any floor of a building within the zone.

7.2.2 This zone covers mainly areas along Connaught Road West, Connaught Road Central, Des Voeux Road Central, Des Voeux Road West, Queen's Road Central, Queen's Road West (northern side), Hollywood Road (northern side) and Arbuthnot Road.

7.3 Residential (Group A) ("R(A)") : Total Area 23.63 ha

7.3.1 This zoning is intended for development of neighbourhoods which are residential in character. Commercial uses such as banks, restaurants and retail shops are permitted as of right only on the lowest three floors of the buildings. Commercial uses on any upper floors will require planning permission from the Town Planning Board.

7.3.2 Areas zoned for this purpose covers established residential neighbourhoods located to the south of Queen's Road West and Hollywood Road including the former Hollywood Road Police Married Quarters site.

- 7.3.3 The “Residential (Group A)1” site at 123 Hollywood Road covers the Hollywood Terrace redeveloped by the HKHS. It has an area of about 0.43ha and was previously zoned “CDA” for a residential development with a public open space of 1,560m<sup>2</sup>. The redevelopment comprises two residential blocks and was completed in October 1999.
- 7.3.4 The “Residential (Group A)2” site at Queen Street comprises the URA development known as the “Queen’s Terrace”. It covers an area of about 0.8 ha and was previously designated as “CDA” on the approved LDC Queen Street, Sheung Wan DSP No. S/H3/LDC3/2. The redevelopment comprises three residential blocks and two lower blocks for GIC facilities. A public open space of 1,200m<sup>2</sup> is also provided on the eastern side of the site with accesses from Queen Street and Bonham Strand West. The redevelopment was completed in 2003.
- 7.3.5 The “Residential (Group A)3” site bounded by 2-10 Third Street, 1-7 Un Shing Lane, 39-43 Eastern Street and 3-13 High Street was a redevelopment project undertaken by the then LDC. It covers an area of about 0.12 ha and comprises two residential blocks known as Ko Nga Court and Ko Chun Court. Commercial use and GIC facilities are also provided on the lower floors of the development. The project was completed in two phases in 1994 and 1997 respectively.
- 7.3.6 The “Residential (Group A)4” site at Nos. 200-208 Third Street covers Yuk Ming Towers redeveloped by HKHS. It has an area of about 0.16 ha and comprises two residential towers with GIC facilities provided on the lower floors. The project was completed in 1991.
- 7.3.7 The “Residential (Group A)5” site is a comprehensive development through site amalgamation of part of the stepped street area at Wa In Fong and the site with vehicular access at 80 Staunton Street. It has an area of about 0.08 ha and comprises a residential block known as Dawning Height fronting Staunton Street and a public open space fronting Wa In Fong East. The project was completed in 2001.
- 7.4 Residential (Group C) (“R(C)”) : Total Area 0.22 ha
- 7.4.1 The “R(C)” zone covers sites in U Lam Terrace and Wa In Fong which have no direct vehicular access. Due to the lack of direct vehicular access, loading and unloading activities in the area can only take place at a distance away and the goods have to be carried manually for a long distance. The problem is more serious in case of emergencies, such as fire, and life may be endangered.
- 7.4.2 A study entitled “Redevelopment along Stepped Streets” was carried out by the Planning Department in 1991 and the findings were noted by the Board on 21 February 1992. One of the recommendations of the study was to rezone all stepped street areas for pure residential use and to impose development restrictions on these areas in the light of inadequate access for servicing, fire fighting and other emergency purposes.



- 7.4.3 The stepped street areas at U Lam Terrace and Wa In Fong are zoned “R(C)” in order to restrict development/redevelopment within these areas to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is the greater, and a maximum building height of 12 storeys or the height of the existing building whichever is the greater.
- 7.4.4 Notwithstanding the above restrictions, comprehensive development/redevelopment of the areas can still be pursued with amalgamation of sites with direct vehicular access. Upon submission of comprehensive redevelopment proposals, consideration may be given to relaxation of the development restrictions, and each proposal will be considered on its own merits. Those proposals at Wing Lee Street and in the vicinity of Wa In Fong have been completed or is under active planning. Rezoning has been made for the completed projects. The remaining proposal has been covered by the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1.

7.5 Government, Institution or Community (“G/IC”) : Total Area 14.30 ha

- 7.5.1 Land zoned for this purpose is intended for provision of a wide range of GIC facilities to meet the needs of the residents in the Area as well as those in the adjoining districts.
- 7.5.2 Major existing GIC facilities include Western District Police Station at Western Street; Upper Levels Divisional Police Station at High Street; Western Magistracy at Western Street; David Trench Rehabilitation Centre at Bonham Road; Prince Philip Dental Hospital, Tsan Yuk Hospital and Tung Wah Hospital at Hospital Road; Sheung Wan Divisional Fire Station, Waterfront Divisional Police Station, Central Sewage Screening Plant and an indoor games hall at the Western Reclamation; Sheung Wan Civic Centre at Morrison Street; Man Mo Temple at Hollywood Road as well as primary and secondary schools at various locations.
- 7.5.3 Most of the GIC facilities proposed on the Western Reclamation have been completed. A joint user Government building for various departments at Chung Kong Road adjoining the Waterfront Divisional Police Station is under planning. This site will incorporate a pedestrian footbridge linking the proposed commercial development at the existing Sheung Wan bus terminus site.
- 7.5.4 Many buildings within the “G/IC” zone of this Area are declared historic buildings protected by the Antiquities and Monuments Ordinance. They include the Man Mo Temple at Hollywood Road and the old Pathological Institute at Caine Lane. The façade of the former Old Mental Hospital site at High Street is classified as a Grade I historic monument by the Antiquities Advisory Board. The site has been redeveloped for a district community hall cum social welfare complex with the façade preserved in-situ.

- 7.5.5 There are other smaller pockets of “G/IC” sites which are essential for provision of various kinds of community facilities to serve the congested and overcrowded inner urban area.

7.6 Open Space (“O”) : Total Area 13.24 ha

- 7.6.1 This zoning is intended to provide land for both active and passive recreational activities.

- 7.6.2 Major existing open space include Blake Garden at Po Hing Fong, King George V Memorial Park at High Street and Hollywood Road Garden. Active recreational facilities are provided in these open spaces.

- 7.6.3 The Area has a shortage of open space. To relieve the shortfall in open space provision, a waterfront site with an area of about 5.9 ha on the Western Reclamation has been reserved for the development of a district open space called Sun Yat Sen Memorial Park. Land is also reserved for the development of a continuous waterfront promenade to the east and west of the Park. The total area of the waterfront open space amounts to about 7.9 ha.

- 7.6.4 Local open spaces are also distributed throughout the Area to provide neighbourhood leisure facilities for local residents.

7.7 Other Specified Uses (“OU”) : Total Area 12.06 ha

This zoning denotes land allocated for specific uses including the following:

- (a) The Western District Public Cargo Working Area of about 1.92 ha is located at the western end of the Western Reclamation.
- (b) A site of about 6.5 ha, located at the western portion of Western Reclamation, has been developed as the Western Wholesale Market.
- (c) A site of about 1.1 ha, part of which is located underneath the Hill Road Flyover at the western end of Western Reclamation, is used as a tram depot.
- (d) A site of about 0.13 ha at the junction of Fung Mat Road and Water Street is used as a liquefied petroleum gas filling station.
- (e) A site of about 0.2 ha near the waterfront on Western Reclamation has been developed as a ventilation building serving the WHC.
- (f) The area annotated “Commercial cum Public Transport Terminus and Public Car Park” covers an area of about 0.61 ha. The site is currently occupied by the Sheung Wan bus terminus. Upon redevelopment, the site will include a public transport terminus and a public car park. A maximum building height restriction of 130mPD is stipulated to protect the ridgeline and to create a stepped height profile descending from Shun

Tak Centre (about 160mPD) to the east towards the proposed Government complex (about 115mPD) to the west. The number of car parking spaces to be provided on site would be subject to a traffic impact assessment. This site will also form an important pedestrian connection providing linkages to the waterfront promenade to the north, the old urban area across Connaught Road Central to the south, Shun Tak Centre to the east and the proposed Sun Yat Sen Memorial Park to the west by means of a footbridge network.

- (g) An area of about 323m<sup>2</sup> to the north of the existing Sheung Wan bus terminus is within this zone and annotated “Elevated Walkway” on the Plan. It will become part of the comprehensive pedestrian network connecting to the existing Central footbridge system via Shun Tak Centre.
- (h) The Western Market is a historic monument and the site is zoned “OU” annotated “Existing Building Preserved for Retail, Restaurant, Cultural & Recreational Uses” to facilitate a preservation scheme undertaken by the then LDC. The theme of the preservation scheme is to recapture and promote the social and cultural heritage of Hong Kong in a bazaar for the use and enjoyment of local residents as well as tourists. The scheme was completed in 1991.
- (i) The Central Police Station, Victoria Prison and former Central Magistracy Compound bounded by Hollywood Road, Arbuthnot Road and Old Bailey Street covers an area of about 1.43 ha. It comprises a number of buildings of Victorian/Edwardian style and is a declared historic monument under the Antiquities and Monuments Ordinance. The site is zoned “OU” annotated “Historical Site Preserved for Cultural, Recreational and Commercial Uses”. The planning intention is to preserve, restore and convert the Compound into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists alike. The following development control mechanism will be adopted:
  - (i) as the Compound is a declared monument, the heritage preservation aspect of the Compound including the restoration, adaptation and alteration to historical buildings therein will be controlled/monitored under the Antiquities and Monuments Ordinance and Environmental Impact Assessment Ordinance;
  - (ii) to accommodate in the existing buildings those uses that are always permitted as set out in the Notes does not require planning permission from the Town Planning Board. However, to maintain adequate planning control over the development intensity within the Compound, any proposed new development, except alteration and/or modification to the existing building(s) and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, would require planning permission from the Town Planning Board. The ancillary facilities which would be permitted

as of right would also include sheltered pedestrian circulation facilities, such as canopy, covered/enclosed walkway, escalator, elevator, lift and associated structures for the improvement of linkage within the Compound and with the surrounding area; and

- (iii) the applicant of application for planning permission should demonstrate with a comprehensive scheme for the whole site that, among other things, the nature and scale of the proposed use/development would be compatible with the historical setting of the Compound in terms of height and design as well as the general planning intention for the site, and that the proposed development would be sustainable in traffic and environmental terms.

**8. LAND DEVELOPMENT CORPORATION (LDC)/URBAN RENEWAL AUTHORITY (URA) DEVELOPMENT SCHEME PLAN (DSP) AREAS : Total Area 1.32 ha**

- 8.1 The URA was established on 1 May 2001 to replace the LDC and to take over the on-going urban renewal projects from LDC.
- 8.2 Three areas have been designated as “LDC DSP Area” and “URA DSP Area”. The land use zonings of the areas are depicted on the relevant LDC/URA DSPs and they will be implemented by the URA.
- 8.3 The DSP for Peel Street/Graham Street covers an area of 0.52 ha. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities. The LDC Peel Street/Graham Street DSP No. S/H3/LDC4/2 was approved by the CE in C on 9 November 1999.
- 8.4 The DSP for First Street/Second Street covers an area of 0.355 ha. URA intends to redevelop this area for commercial/residential uses to include GIC facilities and public open space. The LDC First Street/Second Street DSP No. S/H3/LDC5/2 was approved by the CE in C on 9 November 1999.
- 8.5 The DSP for Staunton Street/Wing Lee Street covers an area of 0.44 ha. URA intends to redevelop this area for commercial/residential uses to include a public open space and an ancillary public toilet. The draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1 was exhibited for public inspection under section 5 of the Ordinance on 11 July 2003.

**9. COMMUNICATIONS**

**9.1 Mass Transit Railway (MTR)**

The MTR service has been extended to Sheung Wan in May 1986. A possible further extension of the MTR Island Line, including two stations, is indicated along Des Voeux Road West.

## 9.2 Roads

9.2.1 The Hill Road Flyover linking Pok Fu Lam Road and Connaught Road West has been opened to traffic in 1981. The Rumsey Street Flyover of the Upgraded Connaught Road Scheme, which was completed in early 1990, has enabled free-flow vehicular traffic along Connaught Road and separation of through traffic from local traffic.

9.2.2 The road network on Western Reclamation has been substantially amended to take account of the alignment of WHC. The WHC and the section of Route 7 between Rumsey Street Flyover and Kennedy Town constructed as part of the WHC project have been completed and opened to traffic since April 1997. The WHC is the third cross-harbour link while this section of Route 7 provides fast and direct linkage between Western District and Central.

## 9.3 Waterborne Transport

9.3.1 Goods transported by sea to and from the Area is handled at the cargo handling basin at Western District Public Cargo Working Area in the western end of Western Reclamation.

9.3.2 Goods transported by sea to Western Wholesale Market will be handled at the piers provided for the exclusive use of the market.

## 9.4 Pedestrian Circulation

9.4.1 In order to provide an integrated pedestrian circulation system linking all major GIC facilities and open space sites within the district, it is intended that, when opportunity arises, some private lots should be resumed for the purpose of pedestrian links between streets; and some private lanes should be surrendered to Government upon redevelopment.

9.4.2 Pedestrian footbridges are provided at appropriate locations to connect the existing built-up areas south of Connaught Road West with Western Reclamation.

## 9.5 Hillside Escalator Link

To reduce the volume of vehicular traffic on the already congested roads connecting the Mid-levels and Central District, a covered hillside escalator link catering for pedestrian commuting traffic between Queen's Road Central and Conduit Road was completed. The section within the Area follows Cochrane Street and Shelley Street to Conduit Road in the Mid-levels.

## **10. UTILITY SERVICES**

- 10.1 The area has piped water supply and a drainage and sewerage system. It also has adequate electricity, gas and telephone services.
- 10.2 There should be no difficulty in meeting future sewerage demand. However, many of the existing sewers including trunk sewers do not have adequate hydraulic capacity, as revealed in the Central, Western and Wan Chai West Sewerage Master Plan Study. Upgrading works are necessary to cater for existing and future developments.

## **11. CULTURAL HERITAGE**

A number of important declared monuments are located within the Area. These declared monuments include the Central Police Station at Hollywood Road; the former Central Magistracy at Arbuthnot Road; the Victoria Prison Compound at Old Bailey Street; the Western Market at Des Voeux Road Central and the Old Pathological Institution (now used as Hong Kong Museum of Medical Sciences) at Caine Lane. In addition, the following graded historical buildings and structures can also be found in Sai Ying Pun and Sheung Wan:

- Man Mo Temple at Hollywood Road
- Chinese YMCA of Hong Kong at Bridges Street
- Kwong Fuk Tsz at Tai Ping Shan Street
- The Main Block of Tung Wah Hospital at Po Yan Street
- Old Upper Levels Police Station at High Street
- Façade of Old Mental Hospital (now used as Sai Ying Pun Community Complex) at High Street
- Old Chinese Lunatic Asylum (now used as Methadone Centre) at Eastern Street
- Old Tsan Yuk Maternity Hospital (now used as the Western District Community Centre) at Western Street
- Kau Yan Church at High Street
- King's College at Bonham Road
- St Louis School at Third Street West

Prior consultation with the Antiquities and Monuments Office should be made if any development or rezoning proposals might affect these monuments/buildings/sites.

## **12. IMPLEMENTATION**

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any change of use and any other development/redevelopment must conform to the zonings on the Plan. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Territory Development Department in conjunction with the client departments and the works departments, such as the Civil Engineering Department, the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Central and Western District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.