

Draft Causeway Bay Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Causeway Bay Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Causeway Bay area," a spokesman for the Town Planning Board said today (January 18).

The planning scheme area, covering an area of about 96.43 hectares, is bounded by Gloucester Road in the north, Wun Sha Street and Tai Hang Road in the east, So Kon Po in the south and the Hong Kong Stadium and Percival Street in the west. The area includes the commercial/residential developments to the west of Victoria Park and the So Kon Po and Tai Hang areas. The developments in So Kon Po are mainly for recreation and government, institution or community (GIC) uses whilst Tai Hang is mainly a residential area.

About 10.46 hectares of land bounded by Gloucester Road to the north and east, Percival Street to the west and Leighton Road to the southeast are zoned "Commercial". This zone is intended primarily for commercial developments.

About 3.21 hectares of land bounded by Tung Lo Wan Road, Wun Sha Street and Tai Hang Road are zoned "Residential (Group A)". This zone is intended primarily for high-density residential developments.

About 5.22 hectares of land covering Fontana Gardens and the area in the vicinity of Tai Hang Road and Tai Hang Drive are zoned "Residential (Group B)". This zone is intended primarily for medium-density residential developments.

About 3.84 hectares of land covering the two residential areas around Fuk Kwan Avenue, Li Kwan Avenue and Yik Kwan Avenue in Tai Hang, as well as another area along Tai Hang Road, are zoned "Residential (Group C)".

About 15.64 hectares of land are zoned "Government, Institution or Community" ("G/IC") for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. Existing facilities include St Paul's Hospital, Tung Wah Eastern Hospital, Hong Kong Stadium, the bus terminus at Tung Lo Wan Road, schools, markets and public utility installations. A site at the junction of Victoria Park Road and Gloucester Road is designated as "G/IC(1)". Under this zoning, development of any government refuse collection point would require planning permission from the Board.

About 5.51 hectares of land are zoned "Open Space". The hill slopes to the west of Tai Hang Road covering 21.37 hectares are zoned "Green Belt".

About 10.71 hectares of land are zoned "Other Specified Uses". They cover, among others, Hong Kong Central Library at Moreton Terrace, the Chinese Recreation Club, the Indian Recreation Club and the Tiger Balm Garden site.

The approved Causeway Bay OZP No. S/H6/17 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Hong Kong District Planning Office and the Wan Chai Home Affairs Enquiry Centre.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Board's website (www.info.gov.hk/tpb).