

Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Sai Ying Pun and Sheung Wan area," a spokesman for the Town Planning Board said today (November 13).

The Planning Scheme Area (the Area), covering an area of about 146 hectares, is bounded by Hill Road to the west, Bonham Road and Caine Road to the south, Jubilee Street, Pottinger Street, D'Aguilar Street and Glenealy to the east, and the harbourfront to the north.

About 21.04 hectares of land is zoned "Commercial". It covers an area bounded by Connaught Road Central to the north, Centre Street to the west, Des Voeux Road West, Queen's Road Central and Hollywood Road to the south, and the Central District to the east, which is an extension to the Central Business District.

About 38.58 hectares, covering the established residential neighbourhoods, are zoned "Residential (Group A)" for high-density residential development. The area is bounded by Connaught Road West and Des Voeux Road West to the north, Centre Street to the east, Queen's Road Central and Hollywood Road to the northeast and Caine Road and Bonham Road to the south. About 0.26 hectares of land is zoned "Residential (Group C)" for residential developments subject to specific plot ratio and building height restrictions.

About 13.23 hectares are zoned "Government, Institution or Community" while another 13.13 hectares are zoned "Open Space" to serve the needs of local residents and the general public.

Sites allocated for various specific uses are zoned "Other Specified Uses", which cover about 13.18 hectares. The area includes historical sites preserved for commercial, creative industries, cultural, recreational and open space uses, namely the Western Market, the former Central Police Station Compound and the former Police Married Quarters site at Hollywood Road, the Bridges Street Market, existing development area bounded by Wing Lee Street, Shing Wong Street, Wa In Fong West and Staunton Street, and existing tenement buildings at Wing Lee Street and Shing Wong Street.

The approved Sai Ying Pun & Sheung Wan OZP No. S/H3/34 is now available for public inspection during office hours at the Secretariat of the Town Planning Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Hong Kong District Planning Office and the Central and Western District Office.

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