

To: Town Planning Commission.
15th Floor, North Point Government Offices. 333 Java Road, North Point, Hong Kong.

Representation Number:

TPB/R/S/H5/32 -R14

Subject: Planning Application Number - Y/H5/7
31-36 Sau Wah Place and 8-12 St. Francis Street, Wanchai, Hong Kong.

Submission Number:

TPB/R/S/H5/32 -S007

1. Opposing permission for 31-36 Sau Wah Place and 8-12 St. Francis Street, to increase plot ratio from 5 times to 10.183 times.

Oppose

St. Francis Street is the main thoroughfare to Star Street and Man Mao Lane. It is a steep and narrow road with one-way single lane, double yellow lines are on both sides and parking is prohibited 24 hours. With the proposed 216 residential units, the population in the district will increase significantly. However, the pedestrian access to Queen's Road East has not been increased. It is estimated that St. Francis Street will become increasingly busy, and the conflict between pedestrians and vehicles will become more serious. It may force the pedestrians to walk outside on to the road, causing danger especially for the elderly and disabled. In this situation, vehicles and pedestrians are likely to be involved in accidents.

Furthermore, the proposed turntable on St. Francis Street main entrance may cause serious traffic congestion. If the turntable is occupied, then upcoming vehicles will be queuing down the road reaching Queens Road East.

2. Opposing permission for Nam Koo Terrace and 18 Sau Wa Fong, to increase plot ratio from 5 times to 9 times.

Oppose

With the proposed 312 residential units, garbage disposal in the area will increase significantly. The nearest garbage collection station is located on Star Street, besides affecting the sanitary condition of the area, it may also worsen the traffic when transporting garbage to the station.

With all these potential traffic hazards above, I am against this proposal.



Wan Wai Hei Wesley, MH

Honorable Life President of Hong Kong Automobile Association.
Former member of Transport Advisory Committee.
Former member of Road Safety Council.
Former member of Road Safety Campaign Committee.
Former member of Transport Complaints Unit.
Former member of Contract Hire Car Permits Selection Board.
Former member of Steering Committee on the Promotion of Electric Vehicles.
Former member of Appeal Panel (Housing).
Former member of Municipal Services Appeals Board.

20-8-2025



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Representation Number:

TPB/R/S/H5/32 -R15

From:

Sent:

2025-08-27 星期三 09:09:41

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc:

Submission Number:

TPB/R/S/H5/32 -S029

Subject:

DRAFT WAN CHAI OZP - S/H5/32 - OBJECTION

Dear TOWN PLANNING BOARD Chairman and Members

Re: DRAFT AMENDMENTS WAN CHAI OUTLINE ZONING PLAN S/H5/32

Item A– Rezoning of a site at 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land from “Comprehensive Development Area” (“CDA”), “R(C)” and an area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) with stipulation of building height restrictions

Item B1 - Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street from “Residential (Group A)” (“R(A)”), “Residential (Group C)” (“R(C)”), and an area shown as ‘Road’ to “Residential (Group A)9” (“R(A)9”) with designation of 31-36 Sau Wa Fong as sub-area (a) and 8-12 St. Francis Street as sub-area (b)

I am a resident of Kennedy Road, living in Wan Chai opposite St.Francis' Canossian College and I have family with a property in St.Francis Yard facing Sau Wa Fong .

I strongly **OBJECT** to this Draft Plan because it basically intends to **DOUBLE DEVELOPMENT DENSITY** and **DOUBLE BUILDING HEIGHTS** thus it raises many serious planning questions and practical problems acknowledged and specified in the Wan Chai OZP down the years. The Board needs to earnestly address, on behalf of the community, the failures of the Planning Department to consider and enforce the requirements of the OZP rather than passively kowtowing to the interests of influential developers.

1. Location - Wan Chai OZP's have stated that Schooner Street is part and parcel of Sau Wa Fong. It seems that proponents want to treat Item A Nam Koo Terrace & Hillside Terrace (NKT/HST) as a special entity apart from Sau Wa Fong and thus evade the strict specific planning restrictions that have been placed on Sau Wa Fong. Item A and Item B1 are "in the same boat".

2. Development Intensity

Wan Chai OZP's have explicitly stated that the Sau Wa Fong area is for low to medium rise residential development which is subject to specific plot ratio and building height restraints:

a maximum **PR of 5** and a maximum **BH of 12 storeys**.

3. Character of the Area

In many discussions down the years the Board has determined that this area of Wan Chai to the south of Queen's Road East encompassing Schooner Street, Sa Wah Fong, Sun and

Moon Street, St. Francis' Street and Yard has a special local character and that this should be preserved. This **special local character** is reflected in the Wan Chai OZP statements

restricting max building heights to 12 storeys as well restricting the development PR to 5. The low rise properties of the vicinity currently give a unique character to this area and are

much appreciated by the local community and the wider Hong Kong public who actively visit this area as an attraction. This "Sau Wa Fong-St Francis-Star, Sun, Moon" precinct has become

very popular for young people to meet and socialize, including young Chinese tourists - (the "selfie generation") - **see photo 3** attached below

4. Accessibility

There are severe accessibility problems for these sites: indeed Sah Wa Fong, and NKT, has **NON-EXISTANT vehicular access**. The closest vehicular access is at St. Francis Street .

This is a busy single lane steeply sloped road (1-in-6 gradient) without standard footpaths so that people must walk in the road. This is **DANGEROUS**, especially when St. Francis'

Junior school pupils are arriving or departing. There are **NO designated parking/loading/unloading bays** so that cars and delivery trucks stop in lane in St. Francis Street or drive into the St. Francis Yard cul-de-sac. (**see Photo 3** attached below)

No consideration has been made of the impact of the lack of vehicular access on the already traffic laden locale. Large delivery trucks would block the traffic as a development of 400 + units plus the proposed retail would require frequent offloading of heavy items. Nor is there any consideration of arrangements for the removal of the large amounts of daily garbage that would be generated. These large developments would certainly have a strong negative impact on the QRE environment and traffic flow and could create dangerous chaos on St. Francis' Street and Star Street.

Heavy goods vehicles are banned from St. Francis' Street on safety grounds (**see photo 2** attached below)

No consideration for pedestrians. Pedestrian access is difficult , hazardous and long via steep steps up from Queen's Road East, or long and indirect via the narrow lanes in Sau Wa Fong or

via Hopewell Hotel and Mall. For the elderly and infirm this is a severe challenge, and for the disabled it is untenable. (**see photo 4** attached below)

5. NO EVA

NO consideration has been made for the lack of access to **Fires**

Services, Ambulance Services and Policing Vehicles. In previous Wan Chai OZP this lack of **EMERCENGY ACCESS** was an explicit and specific reason for limiting **maximum building height 12 storeys**. The proponent's basic viewpoint is that these sites have unique constraints which prohibit normal statutory standards,

therefore we can ignore them! This ludicrously "flexible" approach to a CDA has not been challenged. This apparent change in official and Board attitude to public safety and risk is alarming to ordinary citizens.

6. Public Open Space

There was a community centered plan in 1994 to create a "green ribbon" interlinked public open space network, at grade (i.e. natural ground level) in the Queen's Road East locale of Southorn.

These open space areas were intended to be managed by Government with minimum restrictions on public access. Sam Pan Street-Garden East, Lee Tung Avenue-QRE Plaza, Ship Street-HCII Kennedy Park-HCII are in reality controlled by private developers and have been designed with sparse facilities and operated to discourage public participation. They are hidden on high podiums that obscure access and hamper proper tree growth. Nam Koo Terrace and Hill Side Terrace were intended to be the final link in the "O" zone network; thus the Board zoned NKT and HST as Open Space "O" with zero Plot Ratio potential. Now a large part the statutorily required "Open Space" provision will be placed underneath the tower block on HST or inside NKT where it is generally inaccessible to the public. It will be a miserable dark area, especially as many people think that NKT is haunted. (see photo 1 attached below) And now development plot ratio is being extracted from this Open Space "O" land.

7. Heritage

There are serious concerns with regard to the damage already done and planned alterations the future with regard to Grade I Nam Koo Terrace. Over the many years of Hopewell's ownership of NKT this Grade I property became dilapidated. However, now it appears they are being rewarded by compliant planners. The impressive high granite plinth would be built over under the plan. This is an integral part of the heritage building and represents its location overlooking the original harbour before extensive reclamation moved the shoreline. In addition the public would be denied the pleasure of viewing the Grade I building from the main thoroughfare of Queen's Road East and the south side of Ship Street. The development plans are stripping Grade I Nam Koo Terrace of any visibility, and community and cultural context.(See photo 1 attached below)

8. Representations

I have read the received submissions TPB/R/S/H5/32- S-001 to S-005 on the TPB website

I agree with S-003,S-004,S-005 as they give a valid perspective of people living in the close vicinity: whereas I doubt that members of the Board will have any awareness of this unique area.

In S-002 I read the ebullient support given by the Principal of St.Francis' Canossian College, though perhaps not surprising given the school's long relationship with Hopewell. The former Principal, Sister Susanna Yu, requested Hopewell in 2014 *"to allow sufficient space for ventilation and provide ample greenery between the school's boundary and Hopewell's boundary"*. I expect that Sister Yu would not have been "happy" to know of such a dominant 28 storey block set so close behind her classrooms, stealing natural light. Undoubtedly, when Sister Yu expressed that *"the safety*

and security of our students is our gravest concern" she could have had in mind the ability of the tower's residents to peer into the classrooms of her girl students, and about the traffic impact and risk to her junior students at steep and narrow St. Francis Street (see photo 3 attached below)

9. Wan Chai OZP statements

I quote the following ten statements directly from the Wan Chai OZP which are directly **PERTINENT** both Item A and Item B1.

It is both stunning and alarming to ordinary citizens how such **DEFINITE** and **CLEAR** statements are simply **IGNORED** and **BYPASSED** by proponents, and that our Development Bureau and the Director of Planning have turned a blind eye. Obviously influential developers are involved.

a) This zone is intended for low to medium-rise residential development subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. (8.4.1.)

b) given the special local character of the area, development intensity is restricted to a maximum building height of 12 storeys. (8.4.3.)

c) Subject to specific building height restrictions (12 storeys) to address problems of loading/unloading, limited emergency access and fire safety concerns.

More intensive development in the area is not recommended because of safety concerns particularly for the disabled and elderly (7.5.1.)

d) The area is inaccessible by vehicular traffic (8.4.2.)

e) Loading/unloading facilities have to be carried out manually at a distance, posing inconvenience to residents. (7.5.1)

f) In case of emergency, safety might be at stake because of access problems for ambulance services and fire-fighting. (7.5.1.)

g) The inaccessibility of fire engines to the site would pose a safety risk and inconvenience to residents (8.4.4)

h) the cumulative effect of more intensive developments would aggravate the existing traffic conditions" (8.4.2).

i) the generally low-rise character of the area facilitates southerly downhill wind penetrating into Wan Chai". (8.4.1)

j) a well preserved, enclosed and tranquil residential area" and that "the streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed development to the north along Queen's Road East. The building height restrictions are to preserve the local character and to avoid adverse visual impact (8.4.1.)

One can only QUESTION why these statements-requirements were NOT properly addressed by the Independent Board during the discussion on Y/H5/5 and Y/H5/7

Summarizing up Y/H5/5 the chairman said that while the Members were in support of the site to "CDA" more effort should be made by the applicant to improve the design of public open space

in terms of both quality and quantity, the accessibility of the site, the provision of community/social welfare facilities, and the air ventilation of the surrounding area". This was a **meek , weak and essentially an accommodating statement in the context of the ten OZP points a) to j) listed above.**

However, Instead of responding to the Board, the developer continues to push the boundaries and increase the density of the development.

While I have not seen the chairman's summary for Y/H5/7 I expect a statement in a similar vein, and a similar accommodating outcome.

10. Comments

a) Item A - Hopewell are time-honed masters of the multi-TPB application method to confuse planners and Board Members in order to gain incremental advantage.

Now through astute and manipulative use of the planning system to switch zonings -"O" to "CDA" to "OU(RDHBP)" - instead of zero PR the planners have given PR5 and

now ludicrously wanting to grant PR9. Whereas "O" offers no building possibility , our planners have granted a 21 storey block, and now intend to further increase this to 28 storeys.

I surmise the next step will be to apply a s.16 application for "a minor relaxation to the Building Height Restriction" to add "a couple more floors" - this used to require a specific justification to the Board, but now it appears to be a formality. It is obvious that the proposed "OU(REHBP)" zoning paints over the common sense that needs to be applied to this unique location and attempts to evade the requirements of the ten Wan Chai OZP as quoted in section 9 above. The requirements for "Open Space" ("O") have been completely fudged.

b) Item B1 - How can one **DOUBLE** the development intensity and building volume and then claim you are improving the townscape in the context of the Wan Chai OZP statements a given in section 9. above. Likewise the key planning and design merits listed by the developer CANNOT stand up to examination at the Sau Wa Fong and St.Francis' Street location, particularly in the context of the OZP statements-requirements. It is obvious that the proposed "Residential (Group A) -9" zoning is completely inappropriate and incompatible with the location and the vicinity.

c) Density - Both Item A and Item B1 are large sites (300+ & 200+ residential units)- indeed Item A will have the largest number of residential units of any residential building in the QRE and

Kennedy Road neighbourhood. It is pure fiction for the developers to pretend that the traffic and environmental impacts of their projects will be negligible.

d) "Housing Shortage" Justification - Development Bureau and Government are rightly focusing on the "pressing housing shortage" but this primarily applies to the provision of public housing

and low cost housing to address the depressing situation of citizens having no alternative but to live in the poor circumstances of sub-divided flats and "coffin" and "caged" homes.

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It is not the case in the private market, where a combination of economic downturn, emigration, and increase in interest rates has had an impact on the appetite for acquiring residential units

for investment. The locations of Item A and Item B1 will NOT be low purchase price projects. However, developers are always ready to ride under the banner of helping government and society

to alleviate this "housing shortage" to further their own interests at the TPB. In the case of Item A I surmise that this project will not be for sale, but will become hotel apartments connected to the adjacent *Hopewell Hotel* - and thus will not at all address the housing shortage.

11. Conclusion

Has any Board Member actually visited the unique Sau Wa Fong and Schooner Street area so that they are personally informed on this Wan Chai OZP matter S/H5/32?

Down the years Section 3(1) of the Town Planning Ordinance Cap. 131 requires the promotion of the **HEALTH, SAFETY, CONVENIENCE and GENERAL WELFARE of the COMMUNITY**.

Does this still ring TRUE ? Donald Tsang's administration restructured the Town Planning Board under the new Development Bureau in 2007. Following the restructuring, the Secretary for Development, became the chairman of the Town Planning Board. This change marked a significant shift from the previous arrangement, where the chairmanship was typically held by a non-official member. When the TPB was placed under the Development Bureau, which reported to the Financial Secretary, there was a noted shift in focus. This restructuring emphasized economic development over livelihood issues. The new alignment aimed to prioritize economic growth, infrastructure development, and real estate interests, reflecting a more market-driven approach to urban planning. The shift often led to increased scrutiny of developments in terms of their economic viability rather than their impact on community welfare or environmental sustainability. This change sparked community discussions regarding the balance between economic development and the needs of the community, including affordable housing and public space, and induced a perception that the Board is no longer independent.

Having been involved in town planning matters since 2003 with the *Kennedy Road Protection Group* I have been aware of this shift in focus away from the livelihood issues of health, safety, convenience and general welfare of the community, towards private developer economic interests. The Board's planning decisions inevitably align with the Director of Planning's recommendations, implying that Board's principal purpose is to use their "rubber stamp" to shield Development Bureau and Planning Department officials from any resultant media or public criticism.

Frankly, the Town Planning Board's approval of rezoning applications Y/H5/5 and Y/H5/7 and the subsequent approval of s.16 A/H5/ 418 (to my mind) conclusively indicated that the balance has moved overwhelmingly towards economic development (and private real estate interests) and far away from the needs of the community.

In this circumstance I deem it will be futile for me to request the Board to **REJECT S/H5/32** on behalf of the community's intentions so clearly expressed in the Wan Chai OZP. as section 9 above.

Yours sincerely

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Roger Emmerton

Photo 1 - NKT HST OPEN SPACE - confined on an inaccessible podium and underneath tower block.



Photo 2. Only Vehicular access up steep narrow and dangerous St. Francis Street.



Photo 3. St. Francis' Junior School Students leaving down St.Francis Street.



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Photo 4. Pedestrian acces between Schooner Street and Sau Wa Fong.



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Representation Number:

TPB/R/S/H5/32 -R16

From:

Sent:

2025-08-27 星期三 23:18:20

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Wan Chai Outline Zoning Plan S/H5/32

Attachment:

DSC08447.JPG

Submission Number:

TPB/R/S/H5/32 -S034

To:

The Chairperson and Members of the Town Planning Board

From:

John Batten

you)

(please contact using email, thank

Re: Representation to the Wan Chai Outline Zoning Plan S/H5/32

Dear Members

Twenty years ago in 2005, the Central & Western Concern Group was formed by myself and Katty Law. With the assistance of town planner, Ian Brownlee of Masterplan Limited, we initiated many town planning applications. We argued using rational planning and heritage principles and addressed our concerns to the Members of the Town Planning Board - many Members had similar concerns as us. In conjunction with these planning applications, our group had many discussions with the Central & Western District Council and its members and made representations to LegCo, the Antiquities Advisory Board, the Planning Department and Development Bureau officials. The government then developed its 'Preserving Central' initiative and heritage landmarks which we battled to preserve, including PMQ, Tai Kwun, Bishop's Hill, Central Market, the West Wing of the former Central Government Offices were fully preserved. In addition, many URA projects were curtailed and/or improved through using the town planning processes.

The public has come on board and all these heritage sites are now much loved and visited, if open to the public.

During COVID, the Central & Western Concern Group was much quieter due to the many restrictions placed on gatherings etc. However, reading the proposals for this Wan Chai OZP makes me STRONGLY OBJECT!

The Star Street area of Wan Chai is a much loved part of Hong Kong and is similar to the historic Central and SOHO areas of Hong Kong island. It is frequented by local Hong Kong people and tourists.

Visitors from the mainland love the ambience of this part of Wan Chai, as it is so different from most mainland tourist areas: it is a genuine area of low-rise buildings with an excellent mixture of ground-floor design-related businesses and upper-floor residences. It is a historic low-rise area with many 'ladder-type streets' with staircases running up to Kennedy Road from Queen's Road East: the urban fabric of alleys is similar to Central's historic alleys and streetscape.

The notes to the Wan Chai OZP categorically acknowledge these special characteristics of Wan Chai. They include:

- a) This zone is intended for low to medium-rise residential development subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. (8.4.1.)
- b) Given the special local character of the area, development intensity is restricted to a maximum building height of 12 storeys. (8.4.3.)
- c) Subject to specific building height restrictions (12 storeys) to address problems of loading /unloading, limited emergency access and fire safety concerns.
More intensive development in the area is not recommended because of safety concerns particularly for the disabled and elderly (7.5.1.)
- d) The area is inaccessible by vehicular traffic (8.4.2.)
- e) Loading/unloading facilities have to be carried out manually at a distance, posing inconvenience to residents. (7.5.1)
- f) In case of emergency, safety might be at stake because of access problems for ambulance services and fire-fighting. (7.5.1.)
- g) The inaccessibility of fire engines to the site would pose a safety risk and inconvenience to residents (8.4.4)
- h) The cumulative effect of more intensive developments would aggravate the existing traffic conditions" (8.4.2).
- i) The generally low-rise character of the area facilitates southerly downhill wind penetrating into Wan Chai".(8.4.1)
- j) A well preserved, enclosed and tranquil residential area and that the streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed development to the north along Queen's Road East. The building height restrictions are to preserve the local character and to avoid adverse visual impact (8.4.1.)

These planning guidelines are very clear and sensible. These are the very guidelines and factors that Town Planning Board Members consider when looking at planning applications. Likewise, these broad-brush planning parameters also give developers and planning applicants guidelines to what is and isn't appropriate development under the Wan Chai OZP.

The developer, Hopewell Holdings, in its planning applications, Y/H5/5 and Y/H5/7, outlined its development intentions. These intentions are DESPITE the clear guidelines offered in the Wan Chai OZP! The developer has long ignored the OZP guidelines, accumulating properties and now wishes to impose its intense-development vision on this historic, steep-hilled site, contrary to the OZP's broad-brush planning guidelines.

The Town Planning Board must reject the intensive development proposed in Site A and Site B1 in this OZP and stay within the guidelines of the OZP: no intense development permitted, to preserve the local character and restrict traffic congestion on the narrow and steep St Francis Street and other roads. Because there is no direct vehicle access to these sites and no EVA, a height restriction of 12 storeys must be imposed. Making a precedent could have serious future planning consequences and risk the lives of residents - formulating "fire engineering" alternatives is not good enough.

In my capacity as a former gallery owner, art critic and curator, I know the Asia Art Archive well. I am very aware of the physical and office needs of the Archive. In application Y/H5/5, Hopewell Holdings advised the Town Planning Board that two levels of the building to be built on Site A would be devoted to accommodating the Asia Art Archive. Two Asia Art Archive staff addressed the Board and answered Members' questions.

The Asia Art Archive is currently located in commercial premises on Hollywood Road, Sheung Wan. Its current library is 3,000 square feet, with additional office space (approximately 1000 sq feet) on another floor of the same building. When I studied the documentation about the the Hopewell building on Site A it states that the two floors for Asia Art Archive will total 458.65 square metres, which is about 1,500 sq feet (see: M/H5/25/4 Drawing 7 - attached. Presented to the TPB for application Y/H5/7). The space allocated to the Asia Art Archive in Site A is grossly inadequate for their needs and cannot be considered a 'planning benefit', as characterised by the developer. In this case, has some misrepresentation been given to the Town Planning Board?

The high-rise development on Site B1 is grossly intense and inappropriate and will overwhelm the historic Nam Koo Terrace, the mansion and its other important architectural features including the fountain and pavilion. The maximum height allowed should be, as the

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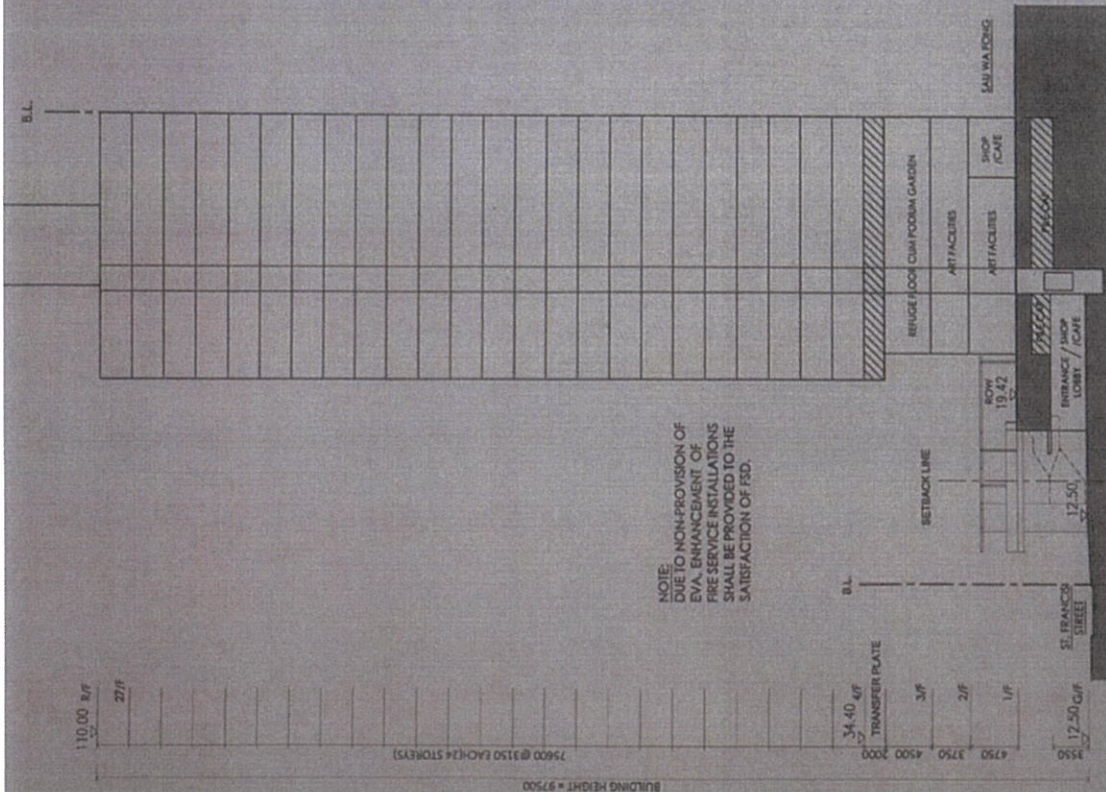
'stepped street' guidelines state and as outlined in the current Wan Chai OZP: 12 storeys.

In conclusion, please reject the proposals in this OZP and revert to the height, heritage, special characteristics and planning guidelines as stated in the OZP.

Many thanks and kind regards

John Batten.

ARTIFICIAL SITE AREA		ABOUT 195.127 M ² (BASED ON SURVEYED AREA)
NET SITE AREA		ABOUT 193.028 M ² (BASED ON SURVEYED AREA)
NUMBER OF TYPICAL STOREY		24
G/F ENTRANCE LOBBY		247.31 M ²
3/F		44.46 M ² (LIFT CORE AREA)
TYPICAL (4/F - 27/F)		370.43 M ² X 24 = 8890.32 M ²
TOTAL PROPOSED GFA		9182.09 M ² [98.635 M ² (P.R. 9.435)]
REMAINING NON-DOMESTIC PLOT RATIO		(10 - 9.435) X 15 = 0.548
TOTAL NUMBER OF UNITS		216 NOS.
NON - DOMESTIC:		
ART FACILITIES + G/F & 1/F SHOP/CAFE		438.65 M ² + 20.00 M ² + 43.62 M ²
TOTAL PROPOSED NON-DOMESTIC GFA		522.27 M ²
TOTAL PLOT RATIO		0.548



SCHEMATIC SECTION

Representation Number:

TPB/R/S/H5/32 -R17

Submission Number:

TPB/R/S/H5/32 -S017

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：

身份證頭四個字母及數目字 (必須)：

日期：

RE:- WAN CHAI OZP - S/H5/32



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

Ho Yuen Ping

ID Card no.:



(Alphabet with 3 numbers is a must)

Date:

24/8/2025

P.S. There is No vehicular access to Sau Wa Fong and Nam Koo Terrace. These are LARGE developments with No Emergency Vehicular Access (EVA!)

Representation Number:

TPB/R/S/H5/32 -R18

Submission Number:

TPB/R/S/H5/32 -S008

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：

身份證頭四個字母及數目字 (必須)：

日期：



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ARLENE HILLING IC

ID Card no.:

(Alphabet with 3 numbers is a must)

Date:

21-8-2021

Representation Number:

TPB/R/S/H5/32 -R19

Submission Number:

TPB/R/S/H5/32 -S010

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：LIU NANG YAU

身份證頭四個字母及數目字 (必須)：

日期：22/8/2025



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ID Card no.: (Alphabet with 3 numbers is a must)

Date :

Representation Number:

TPB/R/S/H5/32 -R20

Submission Number:

TPB/R/S/H5/32 -S013

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：

身份證頭四個字母及數目字 (必須)：

日期：



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident: HOI CHAN SUN

ID Card no.:

(Alphabet with 3 numbers is a must)

Date: 25/8/2025

Representation Number:
TPB/R/S/H5/32 -R21

Submission Number:
TPB/R/S/H5/32 -S014

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：劉惠平

身份證頭四個字母及數目字 (必須)：

日期：23 / 8 / 2025



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ID Card no.: (Alphabet with 3 numbers is a must)

Date :

Representation Number:
TPB/R/S/H5/32 -R22

Submission Number:
TPB/R/S/H5/32 -S016

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：高潔玲

身份證頭四個字母及數目字 (必須)：

日期：20/8/25



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ID Card no.: (Alphabet with 3 numbers is a must)

Date :

Representation Number:
TPB/R/S/H5/32 -R23

Submission Number:
TPB/R/S/H5/32 -S018

致：城市規劃委員會

我是聖佛蘭士街 9-11 號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/租客姓名：

鄭式儀

身份證頭四個字母及數目字 (必須)：



日期：2025-8-25



To: Town Planning Board

I am owner/tenant of no.9-11 St. Francis Street Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 10. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ID Card no.: (Alphabet with 3 numbers is a must)

Date :

Representation Number:

TPB/R/S/H5/32-R24

Submission Number:

TPB/R/S/H5/32-S009

致：城市規劃委員會

我是進教圍1至4號（大單邊聖佛蘭士街9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/住客姓名：

身份證頭四個字母及數目字（必須）：

日期：

電郵地址：



To: Town Planning Board

I am owner/resident of no.1-4 St. Francis Yard (no.9-11 St. Francis Street) Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 9. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident: Cao Nanyij

ID Card no. (Alphabet with 3 numbers is a must)

Date: 22/08/2025

Email address:

Representation Number:

TPB/R/S/H5/32 -R25

Submission Number:

TPB/R/S/H5/32 -S011

致：城市規劃委員會

我是進教園 1 至 4 號（大單邊聖佛蘭士街 9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/住客姓名：

身份證頭四個字母及數目字（必須）：

日期：

電郵地址：



To: Town Planning Board

I am owner/resident of no.1-4 St. Francis Yard (no.9-11 St. Francis Street) Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 9. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident: LA Bo chun Lydia

ID Card no.: [REDACTED] (Alphabet with 3 numbers is a must)

Date: 22 Aug 2025

Email address: HL

Representation Number:

TPB/R/S/H5/32 -R26

Submission Number:

TPB/R/S/H5/32 -S012

致：城市規劃委員會

我是進教圍 1 至 4 號（大單邊聖佛蘭士街 9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/住客姓名：

身份證頭四個字母及數目字（必須）：

日期：

電郵地址：



To: Town Planning Board

I am owner/resident of no.1-4 St. Francis Yard (no.9-11 St. Francis Street) Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 9. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident: HON NICOLE

ID Card no.: [REDACTED] (Alphabet with 3 numbers is a must)

Date: 23 Aug 25

Email address: [REDACTED]

Representation Number:

TPB/R/S/H5/32 -R27

Submission Number:

TPB/R/S/H5/32 -S015

致：城市規劃委員會

我是進教圍 1 至 4 號（大單邊聖佛蘭士街 9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/住客姓名：

身份證頭四個字母及數目字（必須）：

日期：

電郵地址：



To: Town Planning Board

I am owner/resident of no.1-4 St. Francis Yard (no.9-11 St. Francis Street) Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 9. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident: Daniel NAVID

ID Card no.: [REDACTED] (Alphabet with 3 numbers is a must)

Date: 24 Aug 25

Email address: [REDACTED]

Representation Number:

TPB/R/S/H5/32 -R28

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From:

Sent:

2025-08-25 星期一 22:50:38

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

有關秀華科及南固臺的兩份反對意見

Attachment:

居民反對秀華坊及南固臺增加地積比率兩份意見.pdf

Submission Number:

TPB/R/S/H5/32 -S021

Dear Sir/Madame,

Please file in.

Many thanks.

RE: WAN CHAI DZP - 5/15/32

致：城市規劃委員會

我是進教圍 1 至 4 號（大單邊聖佛蘭士街 9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/~~租客~~姓名：

何榮興

身份證頭四個字母及數目字（必須）：



日期：



電郵地址：



Representation Number:

TPB/R/S/H5/32 -R29

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From:

Sent:

To:

Subject:

Attachment:

2025-08-25 星期一 22:50:38

tpbpd/PLAND <tpbpd@pland.gov.hk>

有關秀華科及南固臺的兩份反對意見

居民反對秀華坊及南固臺增加地積比率兩份意見.pdf

Submission Number:

TPB/R/S/H5/32 -S022

Dear Sir/Madame,

Please file in.

Many thanks.

致：城市規劃委員會

我是進教圍1至4號（大單邊聖佛蘭士街9-11）號寶豐大廈業主/住客，現時秀華坊及南固臺是沒有住客的，但是交通已經非常混亂，很多時候路人被迫行出馬路；假如城規會批准這兩個面積達四萬四千呎的地盤重建地積比率由五倍增加至九倍，但是這兩個地盤出口同樣在聖佛蘭士街，勢必造成交通更加混亂，行人險象橫生！

基於上述理由，我反對秀華坊及南固臺地積比率由五倍增加至九倍。

業主/住客姓名： 樊建邦

身份證頭四個字母及數目字（必須）：



日期： 25-8-2025

電郵地址：



To: Town Planning Board

I am owner/resident of no.1-4 St. Francis Yard (no.9-11 St. Francis Street) Bo Fung Mansion. I strongly oppose the draft of OZP suggested by the Town Planning Board to increase the plot ratio of Sau Wa Fong and Nam Koo Terrace from 5 to 9. The present traffic of St. Francis Street is already very busy and dangerous. The two sites will have 44,000 s.f. x9=396,000s.f. total floor area and worse traffic safety is anticipated.

Name of Owner/ Resident:

ID Card no.: (Alphabet with 3 numbers is a must)

Date :

Email address :

就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

250817-152716-51713

Submission Number:

TPB/R/S/H5/32 -S003

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R30

提交日期及時間

Date and time of submission:

17/08/2025 15:27:16

「申述人」全名

Full Name of "Representer":

先生 Mr. Lam cool fuo

「獲授權代理人」全名

Full Name of "Authorized Agent": 先生 Mr.

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
反對秀華坊地址比率由五倍增加至九倍	反對 Oppose	我係聖佛蘭士街寶豐大廈業主。8月15號星期五我哋開聖佛蘭士街9號11號寶豐大廈業主立案法團會，參加業主都一致反對秀華坊及南固臺地積比率由5倍增加到9倍。而家聖佛蘭士街交通已經非常繁忙，中環及灣仔咁車都可以轉上去聖佛蘭士街，左右開弓，秀華坊嗰個申請發展商建議中將來興建嗰條24小時通道電梯簡直係死亡陷阱，擁曬咁行人出馬路，城規會運輸署唔好閉門造車，搵個時間實地去考察下啦。
反對南固臺地積比率由五倍增加至九倍	反對 Oppose	2023年合和申請都係畀5倍佢，點解就係因為大發展商買咗秀華坊18號就畀多4倍佢？雖然係大發展商，規劃署及運輸署都要慎重考慮㗎，罔顧民意係唔得嘅！秀華坊18號變咗條通道咁人梗係會貪方便去金鐘站啦，4線交匯咁嘛。都唔知你哋點諗嘅，你哋實地睇下間小學返學放學就知道幾混亂啦！我唔係講嘉諾撒聖方濟各書院，呢間係中學，堅尼地道方便咗佢哋個校長梗係贊成啦，但係佢冇考慮到南固臺及秀華坊送曬咁人去聖佛蘭士街嘅惡劣情況。

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

250818-185046-32210

Submission Number:

TPB/R/S/H5/32 -S004

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R31

提交日期及時間

Date and time of submission:

18/08/2025 18:50:46

「申述人」全名

Full Name of "Representer":

先生 Mr. 馮卓良

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A	反對 Oppose	聖佛蘭士街路面狹窄陡峭，又經常發生路陷。該路一帶有學校及商業區，日常途人眾多。現時該區交通已甚繁忙。若果擴大相鄰區域住宅規模，勢必增加增區人流和交通流量，恐怕會令聖佛蘭士街的交通狀況惡化和對區內居民增加危險。
B1	反對 Oppose	聖佛蘭士街路面狹窄陡峭，又經常發生路陷。該路一帶有學校及商業區，日常途人眾多。現時該區交通已甚繁忙。若果擴大相鄰區域住宅規模，勢必增加增區人流和交通流量，恐怕會令聖佛蘭士街的交通狀況惡化和對區內居民增加危險。

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

TOWN PLANNING BOARD

15/F NORTH POINT GOVERNMENT OFFICES

333 JAVAN ROAD, NORTH POINT.

HONG KONG

Submission Number:

TPB/R/S/H5/32-S005

Representation Number:

TPB/R/S/H5/32-R32

19-8-2025

敬啟者

本人是灣仔進教園寶豐大廈其中一個單位之業主。

得悉，南園台利用秀華坊18號來增加地積比率由5倍增至9倍，令至住宅單位增至312個，

本人現表達強烈反對，

現時聖佛蘭士街之交通已危險，人車爭路時常出現，

若城市規劃準許上述地積比率增加，自然人口增加，車輛流量增加，聖佛蘭士街之人車爭路情況更加惡劣，

危害行人安全及性命，

希望貴局慎重考慮，

L. Q. L.

李慧娟



TOWN PLANNING BOARD
15/F, NORTH POINT GOVERNMENT OFFICES
333 JAVA ROAD, NORTH POINT,
HONG KONG.

19-8-2025

敬啟者：

本人是灣仔進教圍寶豐大廈其中一個單位之業主，
得悉秀華坊31至36號及聖佛蘭士街8至12號之發展地盤，
其地積比率由5倍增加至10.183倍。31至住宅單位大增
至216個。

本人現表達強烈反對。

現時聖佛蘭士街之交通已危險，人車爭路時常出現。
若城市規劃準許上述地積比率增加，自然人口增加，車輛
流量增加，聖佛蘭士街之人車爭路情況更加惡劣。危害
行人安全及性命，

希望貴局慎重考慮，

L. Q. L.

李慧娟



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Representation Number:

TPB/R/S/H5/32 -R33

From:

Sent:

2025-08-27 星期三 03:09:21

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

AMENDMENTS TO THE APPROVED WAN CHAI OZP PLAN NO. S/H5/31

Submission Number:

TPB/R/S/H5/32 -S028

AMENDMENTS TO THE APPROVED WAN CHAI OZP PLAN NO. S/H5/31

Dear TPB Members,

Item A – about 993m2. Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street from "Res (Group A)", "Res (Group C)" and an area shown as 'Road' to "Res (Group A)9" with designation of 31-36 Sau Wa Fong as sub-area (a) and 8-12 St. Francis Street as sub-area (b) and the land in the north-eastern portion as non-building area.

STRONG OBJECTIONS, NOTE THE INCREMENTAL INCREASE IN BOTH HEIGHT AND PR THAT IS INCOMPATIBLE WITH THE PLANNING INTENTION FOR THIS AREA OF HISTORIC IMPORTANCE

Y/H5/7 / A/H5/413

Original dimensions in brackets

31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai

Site area: About 989.13sq.m (735.96sq.m)

Zoning: "Res (Group A)", "Res (Group C)" and Area Shown as 'Road'

Proposed Amendment: Rezone to "Res (Group A) 9" / 216 Units (115 Units) / PR 10.17 (5) / 110Mpd (71mPD) / 1 Lay-by

When the Sau Wa Fong area was discussed at the 22 February 2013 S/H5/27 there was unanimous agreement that every effort should be made to preserve its unique character. For this reason, it was excluded from the subsequent Wanchai OZP exercise.

10.2 The planning intention of the "R(C)" zone covering the Sau Wa Fong areas is for low to medium-rise residential developments subject to **PR of 5 and BH of 12 storeys restrictions** (or the PR and height of the existing building, whichever is the greater) to preserve the local character and to avoid adverse visual, air ventilation **and traffic impacts from more intensive development.**

Fast forward to A/H5/413: Justifications for proposed relaxation on BHR is minor in nature and the proposed development with BH of about 71.05mPD is considered compatible with the medium to high-rise neighbourhood. According to the applicant, the proposed development would be a **15-storey high building** in order to accommodate all the permissible GFA for the Site (based on a PR of 5 for the Site)

NOTE AN INITIAL CREASE IN HEIGHT FROM 12 STOREYS. THIS SUBSEQUENTLY INCREASED TO 28 STOREYS AND A PR MORE THAN DOUBLE.

According to the applicant's assessment, the existing facilities (including nearby car parking spaces and kerbsides for L/UL activities) can still meet the demand for parking and L/UL facilities arising from the redevelopment after taking into account the planned/committed developments in the vicinity

BUT NO DETAILS PROVIDED WITH REGARD TO CAPACITY AND CURRENT
OCCUPATION OF NEARBY PARKING FACILITIES

*"Creating a 4.5m-to-9m-wide public passage (comprising staircase, **lift**, **covered walkway** and pavement)." In fact, the attraction of the district is its quaint old fashioned character, lots of steps open to the sky.*

"Designating about 5% domestic GFA for arts facilities to strengthen the artistic and cultural atmosphere in the area" The brownie points. Space that can easily be converted to commercial use.

STRONGEST OBJECTIONS TO THE REZONING PROPOSAL. THE DOUBLING OF
HEIGHT AND PR CANNOT BE JUSTIFIED IN A DISTRICT WITH ONLY PEDESTRIAN
ACCESS

Note - there is an old well that should be preserved - AMO

it is noted that preservation of the well at the backyard of 12 St. Francis Street (Plan Z-2) for incorporating into the new developments is considered not feasible owing to the reasons as stated in Appendix Ia. In view of the historical interest of the well, which was a common feature of the tenement buildings built in the 1950s and a testament to the use of well water for flushing in the post-war period, the applicants are advised to consider providing traces of existence of the well as well as a means of interpretation to tell its history and its associated buildings, as far as possible;

NO MENTION OF THIS IN THE PAPER. STRONG OBJECTIONS TO ITS DESTRUCTION
AT A TIME THAT HONG KONG IS DESPERATELY TRYING TO APPEAL TO TOURISTS.

Within the setback area, the applicants proposed a lift and stairs along the northern boundary to form a barrier-free public passageway (not less than 4.5m wide and open to the public on a 24-hour basis) linking St. Francis Street and Sau Wa Fong

BUT NO MENTION IN: the stipulation of appropriate controls and requirements as follows:

AND WHO IS RESPONSIBLE FOR COSTS AND MAINTENANCE

Item B1 – about 3,101m². Rezoning of a site at 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land from "CDA", "R(C)" and an area shown as 'Road' to "Other Specified Uses" ("OU") annotated "Residential Development with Historic Building Preserved" with stipulation of BHD and designation of the land at the northern corner as non-building area.

Y/H5/8 Approved 10 Jan 2025 A/H5/418 (Y/H5/5) Original dimensions in brackets

1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land, Wanchai

Site area: About 3,157.6m² (2,845.7sq.m) (2,427.9sq.m) including 447.8m² (14.2%) (300sq.m) Government Land

Zoning: "CDA", "R(C)" and an area shown as 'Road'

Proposed Amendment: "Other Specified Uses" ("OU") annotated "Residential Development with Historic Building Preserved" / 312 Units (255 Units) (221 Units) / PR 9.197 (5) / 120Mpd (91mPD) / OS 2,800m² Open to Public.

"This project is undertaken as part of Hopewell's comprehensive vision for the continuous urban renewal and revitalization of Wan Chai, as well as implementation of Open Space for public use"

Read as Hopewell's vision to exploit the lots to their maximum, trash heritage and wring the last dollar out of the project by moving the goalposts, yet again. It is because of the machinations of this greedy developer that this part of Wanchai has been in limbo for more than two decades and a once very attractive hillside open space full of lovely old trees has been reduced to tiers of concrete platforms surrounded by high walls. Note that no visuals are provided to show the interface with the adjacent Hopewell II development.

The development intensity is now double that explicitly laid out in every Wanchai OZP, that the maximum building height for Sau Wa Fong is limited to 12 stories. This to preserve the local character but more importantly to address the reality of no unloading, access for fire engines, and the lack of barrier free access for the disabled and elderly.

One can only question why these issues were not properly addressed during the discussion on Y/H5/5

Summarizing up, the chairman said that while the Members were in support of the site to "CDA" more effort should be made by the applicant to improve the design of public open space in terms of both quality and quantity, the accessibility of the site, the provision of community/social welfare facilities, and the air ventilation of the surrounding area"

Instead of responding to the board, the developer continues to push the boundaries and further increase the density of the development and to fudge the data.

Because of the difficulties in accessing the site the open space will not be popular, and no doubt the developer is relying on this. No opening times given in the current paper (previously 11pm) but residents of the tower would certainly not tolerate any boisterous activities like the gathering of domestic helpers engaging in singing and dancing. Conflict between members of the public exercising their right to enjoy OS and residents is guaranteed.

"Open Space": NKT building area cannot be included as "OS" area as public cannot get ready access...only by appointment and most of the Hill Side Terrace "OS" is under the building. Sunlight and ventilation to "OS" is blocked by St.Francis school classroom block which is immediately to the south thus blocking sun. The additional proposed bulk further

encloses the OS with wall effect and it is clear that any penetration of sunlight would be limited to a few hours a day.

DRAWING Z – 5 SHOWS HOW THE IMPACT HAS BEEN FOTOSHOPPED. FOR THE APPROVED SCHEME NKT IS IN THE SHADOW WHILE THE AREA WITH THE FOUNTAIN ETC GETS NATURAL LIGHT. HOWEVER AMAZINGLY IN THE IDS IMAGE ALL IS BATHED IN LIGHT EVEN THOUGH THE WALL EFFECT EXTENDS TO THE PERIMETER OF THE SITE. A PICTURE SPEAKS A 1,000 WORDS.

NOT ONLY IS THE QUALITY OF THE OS INFERIOR TO THE APPROVED PLAN, THE AMOUNT OF OS HAS SHRUNK.

"According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided."

*"in-situ preservation of the historic building of NKT for **adaptive reuse as cultural and commercial facilities**"* "he ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation"

SO 1,639SQ.M IS THE NKT FOOTPRINT. HOWEVER, ONLY THE FRONT AREA COULD BE OS. THE BUILDING ITSELF IS TO BE USED FOR COMMERCIAL AND EXHIBITION SPACE.

1,028SQ.M IS COVERED, IN OTHER WORDS NOT GENUINE OS. IN ADDITION, THIS IS GFA EXEMPT, SO A BONUS FOR THE DEVELOPER.

255.6SQ.M IS PASSAGE AND 258 IS A WALKWAY, MORE FAKE OS.

THIS IS MORE OF THE TRICKERY USED IN THE PROVISION OF OS AT THE ADJOINING HOPEWELL II SITE. THE OPEN AREA IS ON KENNEDY ROAD, A LONG WAY FROM WHERE MOST OF THE COMMUNITY CONGREGATE. IT PROVIDES LITTLE SHELTER AND LITTLE IN THE WAY OF CHILDREN AND ELDERLY RECREATIONAL FACILITIES.

THE OS ON THE LOWER LEVELS IS NOTHING MORE THAN SOME PAVED SQUARES AND POTTED PLANTS WITH A VERY SMALL CHILDREN'S PLAY AREA.

Heritage: There are serious concerns with regard to the damage already done and that planned in the future with regard to Nam Koo Terrace. The high granite plinth would be built over under the plan. This is an integral part of the heritage building and represents its location overlooking the original harbour before extensive reclamation moved the shoreline. In addition, the public would be denied the pleasure of viewing the building from a distance.

Preserving a building's setting is crucial for maintaining its historical integrity and providing a sense of place and identity for the community.

WITHOUT THE PLINTH, THE FOUNTAINS, ETC THE HISTORICAL CONTEXT OF NKT IS LOST

Traffic: No mention has been made of the impact of the lack of vehicular access on the already traffic laden QRE Road. Large delivery trucks would block the traffic as a development of a possible 500 or so units plus the proposed retail would require frequent offloading of heavy items. Nor is there any mention of arrangements for the removal of the large amount of daily garbage that would be generated. The development would certainly have a strong negative impact on QRE traffic flow.

An additional purpose to the revised plan is to introduce a row of retail shops to the Schooner Street frontage. Note that there is no mention of providing GIC facilities even though the amount of government land included in the plan is now 450sq.m.

Not only should TPB reject this application. It should also review the previous approval as it is clear that the impact of the development was not properly evaluated.

Not only has the traffic impact been ignored, the lack of space for fire services to operate has also been brushed aside. This despite recent examples of how limited access can delay the necessary response to fire and other incidents.

The recent fire at the Mariner's Club redevelopment on a narrow cul-de-sac should concentrate minds on the issues of access for fire and other services. Unfortunately, government departments are turning a blind eye to the inherent limitations of certain sites and the reasons why dense development was considered undesirable when the OZP was formulated.

And there is the anomaly in the justification of the approval for Site A that has limited access with the complete brush off of issues relating to Site B.

*"The proposed increase in development intensity was considered not incompatible with the surrounding developments and not unacceptable by relevant government departments, **provided that direct vehicular access was made available** from St. Francis Street and loading/unloading (L/UL) facilities were included within the SWF Site,"*

Not only is lack of vehicular access an issue, the impact of a large number of residents on what is essentially the main entrance to both a shopping mall and a 2,000 room hotel with conference facilities has been ignored. I would suggest that members make a site visit. HClI is a large commercial complex with NO STREET FRONTAGE AND NO DEDICATED ENTRANCE. Access is via Hopewell Centre, most inconvenient, or via the narrow-sloped Ship Street. It is inconceivable that furniture and other large items could be brought into the site without causing considerable disruption to pedestrian flow.

That there is no provision for access to the proposed development for the disabled had been conveniently ignored.

SITE B HAS ZERO VEHICULAR ACCESS. IN OTHER WORDS ONE OZP, TWO SYSTEMS.

Members have failed in their duty to carefully assess the possible risks.

DEVELOPER SAYS THERE WILL BE FEWER BUT LARGER UNITS BUT THERE IS NO MECHANISM TO STIPULATE OR CAP THE NUMBER APART FROM THE RECENT INTRODUCTION OF MINIMUM SIZE. THE NUMBER OF UNITS COULD THEREFORE EVENTUALLY BE 600.

One of the justifications for rezoning so much 'GB' to residential was that development in the NT would reduce stress on densely populated urban districts in order to ensure a better quality of life for residents. However, plans like these continue to increase density, unacceptable in a district that is completely deficient in both local and district open space.

Members must also take into consideration that the number of residents will be further increased as"

"GFA exemption will be submitted to the Buildings Department (BD) for approval at the building plans submission stage. A relaxation of the PR for the preservation of NKT under B(P)R will also be submitted to BD at the building plans submission stage. According to the applicant, the total non-domestic PR will be 0.237 if the GFA of the preserved NKT is excluded."

As for the 'pressing housing shortage', this may apply to the provision of public housing but is certainly not the case in the private market. A combination of economic downturn, emigration and increases in interest rates have had an impact on the appetite for acquiring residential units for investment. While there have been some successful launches recently, the majority of developments coming on the market have sold only a percentage of the units of offer. Developers are now withholding stock to avoid a glut and a further slump in prices.

Item B2 – about 21m2. Rezoning of a strip of government land on the stairs of Ship Street from "Open Space" to "OU" annotated "Elevated Walkway".

STRONG OBJECT TO FURTHER EROSION OF THE PUBLIC REALM

The OZP should be rejected. Both developments have been allowed to exploit and manipulate the regulations and guidelines. In the case of Site B, the callous developer has allowed a heritage site of both cultural and historical significance to fall into ruin while he played a long game to transform a once very pleasant district into the modern equivalent of Kowloon Walled City.

Members in allowed the plans to get to this stage have also departed from the opening statement of its own website: https://www.tpb.gov.hk/en/about_us/intro.html

Introduction: Planning System in Hong Kong

Town Planning in Hong Kong aims **to promote the health, safety, convenience and general welfare of the community** through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work.

Mary Mulvihill



Many of the points raised via the previous amendment remain relevant

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 25, 2019 2:57:06 AM
Subject: Re: Y/H5/5 Nam Koo CDA

Dear TPB Members,

MLP is outside the scope of the 12A Application and its only purpose is to insinuate that there will be additional OS, but under cover. It actually confirms the fact that the plan is inappropriate and not in line with the planning intention of the OZP.

Not only is this not OS but it is quite obvious that the residents of the tower would strongly object to outsiders gathering under their building until late in the evening.

Why does the board allow the developer to set the agenda on this matter?

Members have a duty to ensure that community interests are paramount.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, May 3, 2019 10:18:01 PM
Subject: Re: Y/H5/5 Nam Koo CDA

Dear TPB Members,

It is quite clear that

THIS APPLICATION IS OUT OF TIME.

TPB is failing in its duty to implement its own guidelines and timelines.

Two months from November 2018 indicates a deadline of end of January 2019. It is now May, four months later, yet you continue to allow the Applicant to extend the time frame. I would point out that there is no way that Drainage and Sewerage details could be considered as **VERY SPECIAL CIRCUMSTANCES** when we are talking about a site in the middle of Wanchai, a long developed central urban district.

Why is this particular Applicant being allowed to procrastinate? Does he have some hold over the board and/or the Hong Kong government apparatus?

Minutes of 616th Meeting of the

Metro Planning Committee held at 9:00 a.m. on 16.11.2018

https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m616mpc_e.pdf

5. The Committee noted that the applicant's representative requested on 25.10.2018 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to provide technical clarification on the traffic impact assessment and the proposed in response to departmental comments.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. **Since it was the second deferment and a total of four months had been allowed for the preparation of the further information, no further deferment would be granted unless under very special circumstances.**

What is more the adjoining park, part of the HCII development is due to be handed over to LCSD by DECEMBER 2019 but it is quite clear this will not happen.

Wanchai District has been in deficit with regard to the provision of Local Open Space for decades. The most recent OZP showed a deficit of 2.62ha. However the data is a misrepresentation as it includes projects like the HCII that have been outstanding for decades.

I would also point out that the OS is part of the Greening Master Plan for Wanchai. This is a POLICY initiative dating back to 2010. The Audit Commission has taken the relevant government departments to task on their failure to implement the programme.

https://www.aud.gov.hk/pdf_e/e72ch02.pdf

Management of Greening Master Plans

https://www.cedd.gov.hk/eng/greening/urban/sw_wc_cwb/doc/sw_cwb_theme.pdf

Green Oases. Map for Wanchai GMP clearly indicates that part of the HKII site is included in the concept. This was scheduled to be completed in 2018.

DEVB has the overall policy responsibility for greening, landscape and tree management. The Greening, Landscape and Tree Management Section (GLTMS) has been established under DEVB to take up the overall policy responsibility for formulating and coordinating landscape and tree management strategy and initiatives in Hong Kong. The Civil Engineering and Development Department (CEDD) is responsible for the development and implementation of GMPs, and serves as the executive arm of the GMP Committee. CEDD handed over the greening works completed under GMPs mostly to the Leisure and Cultural Services Department (LCSD) for maintenance.

The Green Oases at HCII should have been provided by the developer. The related departments are therefore responsible to ensure implementation. Instead they have failed to take part in the TPB process and **shirked their duty to object to the repeated deferrals and delays of all plans pertaining to this corner of Wanchai.**

Members please remember that when you joined the board it was on the understanding that you uphold its integrity and guidelines.

Please demonstrate that you are worthy of the appointment by kicking out this application.

Mary Mulvihill

From [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, February 22, 2019 2:20:12 AM
Subject: Re: Y/H5/5 Nam Koo CDA

Dear TPB Members,

While some of the site is outside the boundaries of the Hopewell II development, it was hijacked by the developer to push its agenda with regard to that project. Therefore Nam Koo Terrace and the OS cannot be considered as a separate development. It is an integral element of the approval for this project.

The following are just a fraction of the promises made to TPB, Legco and the general public over the years.

A/H5/217 (Jan 1994)

"to develop the land surrounding Nam Koo Terrace and at Hillside Terrace to "Public Open Space". Further to this statement TPB rezoned the sites offered by Hopewell in compensation for the Mega-tower approval to "Open Space" ("O"). This agreement is reflected in Wan Chai OZP S/H5/8.

23 July 2004 TPB

<https://www.info.gov.hk/gia/general/200407/23/0723244.htm>

"Falling within an area mainly zoned "Other Specified Uses" annotated "Comprehensive Redevelopment Area" ("OU(CRA)") and partly zoned "Open Space", the proposed development would contribute positively to urban renewal in the Wan Chai district. **It would also help preserve Nam Koo Terrace while allowing public access to this**

historical building. By including land already zoned for open space use within the development, implementation of the open space could be fast-tracked.

Oct 30 2005

Site Area : about 11,500 square metres

Scope : 2 hotel blocks with over 2000 guest rooms, retail, cinema, conference facilities

Anticipated Completion : 2009

Location : Kennedy Road in Wanchai, to the west of Hopewell Centre

A HK\$4.5 billion hotel project in South Wanchai between Hopewell Centre and Ship Street with over 2,000 rooms and quality modern shopping, restaurant and other facilities, which will:

1. Bring urban renewal of the old and dilapidated area between Ship Street and the Hopewell Centre into a reality.
2. Inject vibrancy and dynamism to South Wanchai.
3. **Provide the public with about 9,964 square meters of much needed open space,** safe, amenable and conveniently accessible instead of inaccessible slopes and unsafe alley ways of no amenity value.
4. **Bring preservation of the Nam Koo Terrace, a site of historical interest.**

19 Nov 2008:

http://www.hopewellcentre2.com/eng/pdf/2008_Nov_19_Hopewell_Centre_II_Press_Release_Eng.pdf

Mr. Wu said, "Although Nam Koo Terrace is not included in the site of the development plan that was approved by the Town Planning Board in 1994, Hopewell Holdings has agreed to conserve and revitalise this valuable historic building"

LCQ5: Hopewell Centre II

<http://www.info.gov.hk/gia/general/200811/19/P200811190174.htm>

Following is a question by the Hon Tanya Chan and a reply by the Secretary for Development, Mrs **Carrie Lam**, in the Legislative Council today (November 19): Besides, the developer **undertakes to preserve and revitalize the adjoining Nam Koo Terrace, a Grade I historical building, which is located outside the application site. The developer will also develop the land surrounding Nam Koo Terrace, which is also owned by the developer, into open space for public use.**

20 Nov 2008:

http://www.chinadaily.com.cn/hkedition/2008-11/20/content_7221634.htm

The developer will also spend about HK\$20 million to preserve and transplant 510 trees.

Despite Nam Koo Terrace being located outside the plot, Hopewell Holdings set out to preserve and revitalize it, as well as develop the nearby land for tourists.

Nam Koo Terrace is a 90-year-old Grade I historic building.

Feb 13, 2009 **https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m390mpc_e.pdf**

Y/H5/3 Application for Amendment to the Approved Wan Chai OZP No. S/H5/25 from "Open Space" to "Commercial", QRE Plaza, 196-206 Queen's Road East, Wan Chai

(b) as far as the subject site was concerned, in considering the proposed land exchange for the hotel development in June 1994, the Government did not agree to include the site

which fell outside the future regrant lot for surrender in the land exchange based on the prevailing land policy at that time. **However, noting the public aspiration for open space development in the area, the applicant had recently undertaken to preserve and revitalize Nam Koo Terrace which was zoned "O" on the Wan Chai OZP and located next to the Hopewell Centre II project. The applicant would develop the land surrounding Nam Koo Terrace into an open space of about 1,700m² for public use.**

The current Wanchai OZP is still under consideration by TPB. No changes were proposed to the Sau Wa Fong area in every aspect in recognition of its special character.

What the board should be considering is why the following recommendation of the 13 Feb 2009 meeting has not been realized:

22. A Member raised concerns about the mismatch in priority accorded by the Leisure and Cultural Services Department (LCSD) to the implementation of open spaces to address the shortfall in open space provision to serve the needs of the local residents. The LCSD should be urged for early implementation of the public open spaces, particularly in the old urban areas with large shortfall. Clarification was also sought on the current mechanism on implementation of public open spaces. Other Members shared the same view and suggested that consideration should be given to putting this implementation responsibility under the Development Bureau for better co-ordination.

Nam Koo Terrace is a building with profound links to the atrocities committed in World War II. It should be renovated immediately in line with its sad history and opened to the public as a monument to the 4,000 Hong Kong women who were victims of the Japanese occupation. The administration has been trying very hard to cover up the true facts.

Hopewell has been allowed to hold the residents of Wanchai hostage for 30 years via its manipulation of the process. It is high time that a halt be called and that **TPB DEMAND** that the long promised and ever shrinking in size and quality Open Space be delivered to the community and that the heritage building be restored and open to the public as promised.

The first step is to throw out this totally inappropriate application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, May 18, 2018 11:27:55 PM
Subject: Y/H5/5 Nam Koo CDA

Y/H5/5

1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street (Miu Kang Terrace) and adjoining Government Land, Wan Chai,
Site area : About 2,427.9m² Includes Government Land of about 300 m²
Zoning : "Open Space", "Res (Group C)" and "GIC"
Proposed Amendment : Rezone to "CDA" 255 Flats / ?? Parking

Dear TPB Members,

The Sau Wa Fong area was discussed at the 22 February 2013 S/H5/27 and there was unanimous agreement that every effort should be made to preserve its unique character. For this reason it has been excluded from the current OZP exercise.

I strongly object to this application.

The remark that the proposal is part of Hopewell's vision to revitalize Wanchai South is preposterous in view of the fact that this developer has locked up a large section of the district for decades and deprived a community with a serious deficit of open space of its right to enjoy open air recreational facilities.

Moreover the continuing urban decay of Nam Koo Terrace as everyone knows is the manner in which Hopewell has continued to procrastinate and submit countless changes to the plans to develop its so called 'Mega Tower' project, Hopewell Centre II. One could write a book on the tricks it has employed over the years that have resulted in a steady diminishing of the OS and the number of trees. Unfortunately both the administration and TPB have failed to curb the ambitions of Hopewell and have accommodated its every ploy to increase the size of the development via the appropriation of GFA that should be devoted to community uses.

The application for rezoning to CDA for such a small area is inappropriate. CDA has traditionally been used as a tool to redevelop large amalgamated sites. The size of these CDA is usually measured in hectares not sq.mts. An indication of this can be found in the attachment to

LCQ15: Planning of Comprehensive Development Area attached.

When Legco conducted a review of CDA some years ago the consensus was that this form of town planning can only be used when there are no other options.

Note that among the conditions for a CDA is for data on transport and parking, not provided in the application.

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, **public transport and parking facilities**, and open space to be provided within the area;

Nam Koo Terrace and Hill Side Terrace were rezoned "O" in 1994 with the express purpose to increase the public open space for passive recreation in Wan Chai District. The proposal to use NKT, a Grade 1 historical building, as a marriage registry is preposterous in view of the fact that it was used by the Japanese during the Occupation of Hong Kong and there are reports that many local women were killed inside.

This house is a renowned 'Ghost House' as there are stories of multiple deaths there even prior to the Japanese era.

When our Chief Executive was bartering a deal with Hopewell in 2008 to encourage it to get on with the Mega development she announced that the developer had committed to preserving and revitalizing the heritage building and to provide open space around it.

(b) as far as the subject site was concerned, in considering the proposed land exchange for the hotel development in June 1994, the Government did not agree to include the site which fell outside the future regrant lot for surrender in the land exchange based on the prevailing land policy at that time. **However, noting the public aspiration for open space development in the area, the applicant had recently undertaken to preserve and revitalize Nam Koo Terrace which was zoned "O" on the Wan Chai OZP and located next to the Hopewell Centre II project. The applicant would develop the land surrounding Nam Koo Terrace into an open space of about 1,700m2 for public use.**

[http://www.hopewellcentre2.com/eng/pdf/2008 Nov 19 Hopewell Centre II Press Release Eng.pdf](http://www.hopewellcentre2.com/eng/pdf/2008_Nov_19_Hopewell_Centre_II_Press_Release_Eng.pdf)

Such a rezoning to "CDA" paves the way for over-development as clearly exhibited by the Indicative Proposed Scheme. This scheme blatantly evades the planning intention, height restrictions, access and traffic limitations clearly stated on the Wan Chai Outline Zoning Plans, both in the Schedule of Uses and the Explanatory Statements. The restrictions have been placed due to public safety and public convenience considerations, and cannot be ignored. They also acknowledge the local character of this area.

TPB members cannot allow the developer to 'freeze' a further section of the district as the hotel area has been frozen for 20-30 years for the benefit of one developer and no benefit to the public.

Neither can he be allowed to use the CDA zoning as a frozen compulsory acquisition tool in his favour. This is a very desirable residential area, there are many developers who would quickly redevelop any sites that become available.

There is also the impact of a 90mPD wall on the St.Francis new school building.

CDA zoning is not appropriate for what is essentially a single residential block.

Historically Schooner Street, Ship Street, Sa Wan Fong have a restricted development to 6 or 12 floors because there is no vehicular access - and emergency services cannot access.

It seems once again Hopewell trying to abuse the planning system by using a "CDA" ploy.

TPB must call time on this developers exploitation of the system, particularly in this case as it calls into question the integrity of our Chief Executive.

Mary Mulvihill

就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

250827-164709-98068

Submission Number:

TPB/R/S/H5/32 -S035

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R34

提交日期及時間

Date and time of submission:

27/08/2025 16:47:09

「申述人」全名

Full Name of "Representer":

女士 Ms. Melanie Ann Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item A	反對 Oppose	The incremental increase in both height and plot ratio is incompatible with the planning intention for this area, which is of historic importance. When the Sau Wa Fong area was discussed in February 2013, there was unanimous agreement that every effort should be made to preserve its unique character. For this reason, it was excluded from the subsequent Wanchai OZP exercise. The planning intention of this area is for low to medium-rise residential developments subject to PR of 5 and BH of 12 storeys restrictions (or the PR and height of the existing building, whichever is the greater) to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The current proposal has doubled both in the number of storeys (12 to 28) and plot ratio. This cannot be justified in a district with only pedestrian access. Note also that per the AMO, there is an old well that should be preserved, but the applicant makes no

		<p>mention of this point. Such features should not be destroyed at a time when Hong Kong is desperately attempting to appeal to tourists.</p>
Item B1	反對 Oppose	<p>According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided. However, the drawings show that the open space is greatly reduced in size, covered, and not included in the GFA as covered open space is applied to be GFA exempt. If the historic building of NKT is to be preserved in-situ for adaptive reuse as cultural and commercial facilities, how can it count as open space.</p>
Item B2	反對 Oppose	<p>Rezoning of a strip of government land on the stairs of Ship Street from "Open Space" to "OU" annotated "Elevated Walkway" is a further erosion of the public realm. The recent fire at the Mariner's Club redevelopment on a narrow cul-de-sac should concentrate minds on the issues of access for fire and other services. Unfortunately, government departments are turning a blind eye to the inherent limitations of certain sites and the reasons why dense development was considered undesirable when the OZP was formulated. Members have a duty to carefully assess the possible risks. The proposed increase in development intensity was considered not incompatible with the surrounding developments and not unacceptable by relevant government departments, provided that direct vehicular access was made available from St. Francis Street and loading/unloading (L/UL) facilities were included within the SWF Site, but this guidance has now been ignored with respect to Site B. TPB has a duty to pledge to reduce the density in crowded urban districts. As for the 'pressing housing shortage', this may apply to the provision of public housing, but is certainly not the case in the private market. A combination of an economic downturn, emigration and increases in interest rates have impacted on the</p>

		<p>appetite for acquiring residential units for investment. The majority of developments coming to market have sold only a percentage of the units on offer, and developers are now withholding stock to avoid a glut and a further slump in prices. The ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation. Without the plinth, fountains, etc, the historic context of NKT is lost. In addition, though the developer has stated that there will be fewer but larger units, there is no stipulation or cap on number. Preserving a building's setting is crucial for maintaining its historical integrity and providing a sense of place and identity for the community.</p>
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對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

250827-165225-34983

Submission Number:

TPB/R/S/H5/32 -S036

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R35

提交日期及時間

Date and time of submission:

27/08/2025 16:52:25

「申述人」全名

Full Name of "Representer":

女士 Ms. Wilhelmina Evelyn Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item A	反對 Oppose	The incremental increase in both height and plot ratio is incompatible with the planning intention for this area, which is of historic importance. When the Sau Wa Fong area was discussed in February 2013, there was unanimous agreement that every effort should be made to preserve its unique character. For this reason, it was excluded from the subsequent Wanchai OZP exercise. The planning intention of this area is for low to medium-rise residential developments subject to PR of 5 and BH of 12 storeys restrictions (or the PR and height of the existing building, whichever is the greater) to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The current proposal has doubled both in the number of storeys (12 to 28) and plot ratio. This cannot be justified in a district with only pedestrian access. Note also that per the AMO, there is an old well that should be preserved, but the applicant makes no

		<p>mention of this point. Such features should not be destroyed at a time when Hong Kong is desperately attempting to appeal to tourists. Most visitors (and residents) want to visit Hong Kong to experience unique community features rather than generic shopping centers and housing blocks.</p>
Item B1	反對 Oppose	<p>According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided. However, the drawings show that the open space is greatly reduced in size, covered, and not included in the GFA as covered open space is applied to be GFA exempt. If the historic building of NKT is to be preserved in-situ for adaptive reuse as cultural and commercial facilities, how can it count as open space.</p>
Item B2	反對 Oppose	<p>Rezoning of a strip of government land on the stairs of Ship Street from "Open Space" to "OU" annotated "Elevated Walkway" is a further erosion of the public realm. The recent fire at the Mariner's Club redevelopment on a narrow cul-de-sac should concentrate minds on the issues of access for fire and other services. Unfortunately, government departments are turning a blind eye to the inherent limitations of certain sites and the reasons why dense development was considered undesirable when the OZP was formulated. Members have a duty to carefully assess the possible risks. The proposed increase in development intensity was considered not incompatible with the surrounding developments and not unacceptable by relevant government departments, provided that direct vehicular access was made available from St. Francis Street and loading/unloading (L/UL) facilities were included within the SWF Site, but this guidance has now been ignored with respect to Site B. TPB has a duty to pledge to reduce the density in crowded urban districts. As for the 'pressing housing shortage', this may apply to the provision of public housing, but is</p>

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對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

250827-164403-21342

Submission Number:

TPB/R/S/H5/32 -S037

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R36

提交日期及時間

Date and time of submission:

27/08/2025 16:44:03

「申述人」全名

Full Name of "Representer":

先生 Mr. John Douglas Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item A	反對 Oppose	The incremental increase in both height and plot ratio is incompatible with the planning intention for this area, which is of historic importance. When the Sau Wa Fong area was discussed in February 2013, there was unanimous agreement that every effort should be made to preserve its unique character. For this reason, it was excluded from the subsequent Wanchai OZP exercise. The planning intention of this area is for low to medium-rise residential developments subject to PR of 5 and BH of 12 storeys restrictions (or the PR and height of the existing building, whichever is the greater) to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The current proposal has doubled both in the number of storeys (12 to 28) and plot ratio. This cannot be justified in a district with only pedestrian access. Note also that per the AMO, there is an old well that should be preserved, but the applicant makes no

		<p>mention of this point. Such features should not be destroyed at a time when Hong Kong is desperately attempting to appeal to tourists.</p>
Item B1	反對 Oppose	<p>According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided. However, the drawings show that the open space is greatly reduced in size, covered, and not included in the GFA as covered open space is applied to be GFA exempt. If the historic building of NKT is to be preserved in-situ for adaptive reuse as cultural and commercial facilities, how can it count as open space.</p>
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	<p>appetite for acquiring residential units for investment. The majority of developments coming to market have sold only a percentage of the units on offer, and developers are now withholding stock to avoid a glut and a further slump in prices. The ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation. Without the plinth, fountains, etc, the historic context of NKT is lost. In addition, though the developer has stated that there will be fewer but larger units, there is no stipulation or cap on number. Preserving a building's setting is crucial for maintaining its historical integrity and providing a sense of place and identity for the community.</p>
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對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

250827-165536-64737

Submission Number:

TPB/R/S/H5/32 -S038

提交限期

Deadline for submission:

27/08/2025

Representation Number:

TPB/R/S/H5/32 -R37

提交日期及時間

Date and time of submission:

27/08/2025 16:55:36

「申述人」全名

Full Name of "Representer":

女士 Ms. Genevieve James Moore

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/H5/32

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item A	反對 Oppose	The incremental increase in both height and plot ratio is incompatible with the planning intention for this area, which is of historic importance. When the Sau Wa Fong area was discussed in February 2013, there was unanimous agreement that every effort should be made to preserve its unique character. For this reason, it was excluded from the subsequent Wanchai OZP exercise. The planning intention of this area is for low to medium-rise residential developments subject to PR of 5 and BH of 12 storeys restrictions (or the PR and height of the existing building, whichever is the greater) to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The current proposal has doubled both in the number of storeys (12 to 28) and plot ratio. This cannot be justified in a district with only pedestrian access. Note also that per the AMO, there is an old well that should be preserved, but the applicant makes no

		<p>mention of this point. Such features should not be destroyed at a time when Hong Kong is desperately attempting to appeal to tourists. Visitors and residents want to experience unique cultural destinations, rather than generic shopping centers and overbuilt residential blocks. This development destroys all the remaining unique features of this neighborhood.</p>
Item B1	反對 Oppose	<p>According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided. However, the drawings show that the open space is greatly reduced in size, covered, and not included in the GFA as covered open space is applied to be GFA exempt. If the historic building of NKT is to be preserved in-situ for adaptive reuse as cultural and commercial facilities, how can it count as open space.</p>
Item B2	反對 Oppose	<p>Rezoning of a strip of government land on the stairs of Ship Street from "Open Space" to "OU" annotated "Elevated Walkway" is a further erosion of the public realm. The recent fire at the Mariner's Club redevelopment on a narrow cul-de-sac should concentrate minds on the issues of access for fire and other services. Unfortunately, government departments are turning a blind eye to the inherent limitations of certain sites and the reasons why dense development was considered undesirable when the OZP was formulated. Members have a duty to carefully assess the possible risks. The proposed increase in development intensity was considered not incompatible with the surrounding developments and not unacceptable by relevant government departments, provided that direct vehicular access was made available from St. Francis Street and loading/unloading (L/UL) facilities were included within the SWF Site, but this guidance has now been ignored with respect to Site B. TPB has a duty to pledge to reduce the density in crowded urban districts. As for the 'pressing</p>

	<p>housing shortage', this may apply to the provision of public housing, but is certainly not the case in the private market. A combination of an economic downturn, emigration and increases in interest rates have impacted on the appetite for acquiring residential units for investment. The majority of developments coming to market have sold only a percentage of the units on offer, and developers are now withholding stock to avoid a glut and a further slump in prices. The ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation. Without the plinth, fountains, etc, the historic context of NKT is lost. In addition, though the developer has stated that there will be fewer but larger units, there is no stipulation or cap on number. Preserving a building's setting is crucial for maintaining its historical integrity and providing a sense of place and identity for the community.</p>
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對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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Representation Number:
TPB/R/S/H5/32 -R38

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-08-24 星期日 16:09:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Representation to Wanchai OZP No. S/H5/32
Attachment: town planning objection Aug 23 2025 Sau Wah Fong.pdf

Submission Number:
TPB/R/S/H5/32 -S006

August 24, 2025

To: Town Planning Board

Dear Sirs,

Representation to Wanchai OZP No. s/H5/32

Questions on latest matters re Wanchai Outline Zoning Draft Plan Number S/H5/32

Specific matters for examination

The change of plot ratio of existing 5 to 9 or above

Specific reasons for examination

Name of Applicant: Lee Kwan Yee, Herrick ID Number of [REDACTED]

Specific matters for examination

Item A: Sau Wah Fong 31-36 and St Francis Street 8-12 with the Application No. Y/H5/7

Amendment from Existing Zoning Being Residential (Group C) to Residential (Group A) 9

The value of the plot ratio being 10.183; Domestic plot ratio: 9.65; non-domestic plot ratio: 0.52; Building Height: 28 storey(s) of a composite building providing 216 flats

Item B1: Hillside Terrace, Schooner Street, Nam Koo Terrace

Amendment from Existing plot ratio being 5 and applied to 9.

Residential (Group A) 9

Original plan with number of units: 255

New plan with number of units: 312

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Specific reasons for examination

3 main questions

Question 1

What are the grounds of the justification of the changes of the planning intention of the low and medium density locations raised the density almost 100% within **only 4 months**? May 2023: the intention of Residential Group C; September same year 2023, the approval of the changes into high density, Residential Group A9.

The changes of the amendments are within a few months the government department already approved and accepted the planning intention for the items situated of the planning location which is of low density and their planning intention of these specific locations are tranquil and low to medium density. The Explanatory Statement of Wanchai OZP published in May made clear that Sau Wah Fong area is a protected area for tranquil environment. Changes of the town planning is in contradicting to the purposes to preserve a tranquil environment confirmed before.

Question 2

How severe the adverse matters of the tranquil environment exist are affected by the changes of plot ratio from 5 to 9 and above for these two items.

Question 3

Why not avoid the severe adverse matters brought to the original and existing environment which is with beauty and character but to spoil such beauty by the high density of development?

In case of any clarification or discussion is needed, below my contact:



Lee Kwan Yee, Herrick

