


For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

**1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）**

Full Name 姓名 / 名稱 (~~Mr./Ms./Company/Organization~~* 先生/女士/公司/機構*)

Great Kinetic Limited
Full Glory Development Limited
Ever Genius Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr./Ms./Company/Organization~~* 先生/女士/公司/機構*)

KTA Planning Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)[#]**申述詳情(如有需要，請另頁說明)[#]**

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Wan Chai Outline Zoning Plan No. S/H5/32
--	--

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Amendments to Matters shown on the Plan Item A - Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street from "Residential (Group A)", Residential (Group C)", and an area shown as 'Road' to "Residential (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.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Written Representation.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

N/A

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

**Written Representation in relation to Amendment Item A of
Draft Wan Chai Outline Zoning Plan No. S/H5/32
on Rezoning Part of the “Residential (Group A)”, “Residential (Group
C)” Zones and Area Shown as ‘Road’ to “Residential (Group A)9” Zone
at 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong**

WRITTEN REPRESENTATION

August 2025

Representer:

Great Kinetic Limited

Full Glory Development Limited

Ever Genius Limited

Consultancy Team:

KTA Planning Limited



PLANNING LIMITED

規劃顧問有限公司



S3169_WR_V02

Executive Summary

This Written Representation is prepared and submitted on behalf of Great Kinetic Limited, Full Glory Development Limited and Ever Genius Limited ("the Representer"), under Section 6(1) of the Town Planning Ordinance in relation to the Draft Wan Chai Outline Zoning Plan ("the Draft OZP") No. S/H5/31 gazetted on 27 June 2025.

This Written Representation is made in respect to Amendment Item A of the Draft OZP, which covers a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street ("the Representation Site").

The Representer, which is the applicants of the s12A Application No. Y/H5/7, **fully supports** Amendment Item A. The Representer's view on Amendment Item A are summarised as follows:

- Amendment Item A encourages the amalgamation of small lots. A more comprehensive and efficient layout could be achieved and bring about improvements to townscape, amenity of the locality, air ventilation and visual permeability;
- Amendment Item A improves the accessibility of Sau Wa Fong by requesting the provision of a public barrier-free passageway having the characteristics of a street of not less than 4.5m wide connecting St. Francis Street and Sau Wa Fong upon redeveloping the Representation Site;
- Amendment Item A reduces on-street vehicle pick-up/drop-off and loading/unloading activities by requesting the provision of internal loading/unloading facilities fronting St. Francis Street upon redeveloping the Representation Site;
- Amendment Item A improves visual permeability and air ventilation by requesting the provision of a minimum setback of 10m from the lot boundary fronting St. Francis Street upon redeveloping the Representation Site;
- Amendment Item A has respected the original planning intention and the local character of Sau Wa Fong;
- The development restrictions of the new "R(A)9" sub-zone are appropriate considering its compatibility with the surrounding land uses and building heights;
- Amendment Item A is in line with the Government's on-going policy on optimising land utilisation and increasing housing supply to meet the pressing demand;
- Amendment Item A will not bring insurmountable/unacceptable landscape, air ventilation, traffic, drainage, sewerage, environmental and geotechnical impacts; and
- Amendment Item A is in-line with the Town Planning Board's decision.

The Representer appreciates the recognition from the Town Planning Board ("TPB") on the redevelopment proposal submitted under the approved s12A application. The Representer kindly request the TPB to complete the hearing procedures for all representations to enable the timely implementation of the approved redevelopment of the Representation Site.

行政摘要

(內文如有差異，應以英文版本為準)

本申述書是代表申述人堅雄有限公司、滿盈發展有限公司及仲堅有限公司 (下稱「申述人」) 就《城市規劃條例》第 6(1) 條有關於 2025 年 6 月 27 日刊憲的灣仔分區計劃大綱草圖編號 S/H5/32 (下稱「大綱草圖」) 擬備及遞交的。

本申述書謹就大綱草圖上包括秀華坊 31-36 號及聖佛蘭士街 8-12 號 (下稱「申述地盤」) 的修訂項目 A 項作出申述。

申述人作為第 12 條申請編號 Y/H5/7 的申請人全力支持修訂項目 A 項。申述人對修訂項目 A 項的意見如下：

- 修訂項目 A 項鼓勵整合較小的地段以作全盤規劃及高效布局，從而改善城市面貌、區內環境、空氣流通及景觀滲透度；
- 修訂項目 A 項要求申述地盤內闢設一條闊度不少於 4.5 米、具有街道特質的公共無障礙通道連接聖佛蘭士街與秀華坊，能提升秀華坊的暢達度；
- 修訂項目 A 項要求申述地盤內設置面向聖佛蘭士街的內部上落客貨設施，能減少路旁上落客貨的活動；
- 修訂項目 A 項要求申述地盤內的單一發展或重建將從面向聖佛蘭士街的地段界線後移至少 10 米，能提升景觀滲透度及通風；
- 修訂項目 A 項尊重原有的規劃意向，並保留秀華坊的現有特色；
- 新的「住宅 (甲類) 9」支區發展限制恰當，與周圍的土地用途和建築高度相若；
- 修訂項目 A 項符合政府現時的政策，優化土地利用及增加房屋供應，以滿足房屋需求；
- 修訂項目 A 項不會帶來無法克服或不可接受的景觀、空氣流通、交通、排水、排污、環境及土力等影響；及
- 修訂項目 A 項符合城市規劃委員會的決定。

申述人感謝城市規劃委員會認同獲批申請內的重建方案。懇請城市規劃委員會盡快完成聆聽所有就大綱草圖作出的申述，讓申述地盤的重建方案能早日落實。

TABLE OF CONTENT

Executive Summary

行政摘要

1 INTRODUCTION

- 1.1 Purpose
- 1.2 Particular Matters to which this Representation Relate
- 1.3 Report Structure

2 SITE AND PLANNING CONTEXT

- 2.1 Site Location and Existing Condition
- 2.2 Land Ownership

3 APPROVED S12A APPLICATION NO. Y/H5/7

- 3.1 The Redevelopment Proposal under the S12A Application
- 3.2 Approval of the S12A Application

4 REPRESENTER'S VIEW ON AMENDMENT ITEM A

- 4.1 Encourage the Amalgamation of Small Lots to Achieve a Comprehensive and Efficient Layout
- 4.2 Improve the Accessibility of Sau Wa Fong by Requesting the Provision of a Public Barrier-free Passageway Connecting St. Francis Street and Sau Wa Fong
- 4.3 Reduce On-street Vehicle Pick-up/Drop-off and Loading/Unloading Activities by Requesting the Provision of Internal Loading/Unloading Facilities
- 4.4 Improve Visual Permeability and Air Ventilation by Requesting the Provision of a Minimum setback of 10m from St. Francis Street
- 4.5 Respect the Original Planning Intention and the Local Character of Sau Wa Fong
- 4.6 Compatible with the Surrounding Land Uses and Building Heights
- 4.7 In-line with the Government's On-going Policy on Optimising Land Utilisation and Increasing Housing Supply
- 4.8 No Insurmountable Landscape, Air Ventilation, Traffic, Drainage, Sewerage, Environmental and Geotechnical Impacts
- 4.9 In-line with the Town Planning Board's Decision

5 SUMMARY AND CONCLUSION

LIST OF FIGURES

Figure 1.1	Extract of Draft Wan Chai OZP No. S/H5/32
Figure 2.1	Location Plan
Figure 2.2	Extract of Approved Wan Chai OZP No. S/H5/31
Figure 2.3	Lot Index Plan
Figure 4.1	Access to Sau Wa Fong (i)
Figure 4.2	Access to Sau Wa Fong (ii)
Figure 4.3	Less Steep Section of St. Francis Street near St. Francis Yard
Figure 4.4	Star Street

S6(1) REPRESENTATION RELATING TO DRAFT PLAN

Written Representation in relation to Amendment Item A of Draft Wan Chai Outline Zoning Plan No. S/H5/32 on Rezoning Part of the “Residential (Group A)”, “Residential (Group C)” Zones and Area Shown as ‘Road’ to “Residential (Group A)9” Zone at 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong

Written Representation

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Written Representation is prepared and submitted on behalf of Great Kinetic Limited, Full Glory Development Limited and Ever Genius Limited (“the Representer”), under Section 6(1) of the Town Planning Ordinance in relation to the Draft Wan Chai Outline Zoning Plan (“the Draft OZP”) No. S/H5/32 gazetted on 27 June 2025. The Representation Site covers 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai (“the Representation Site”).

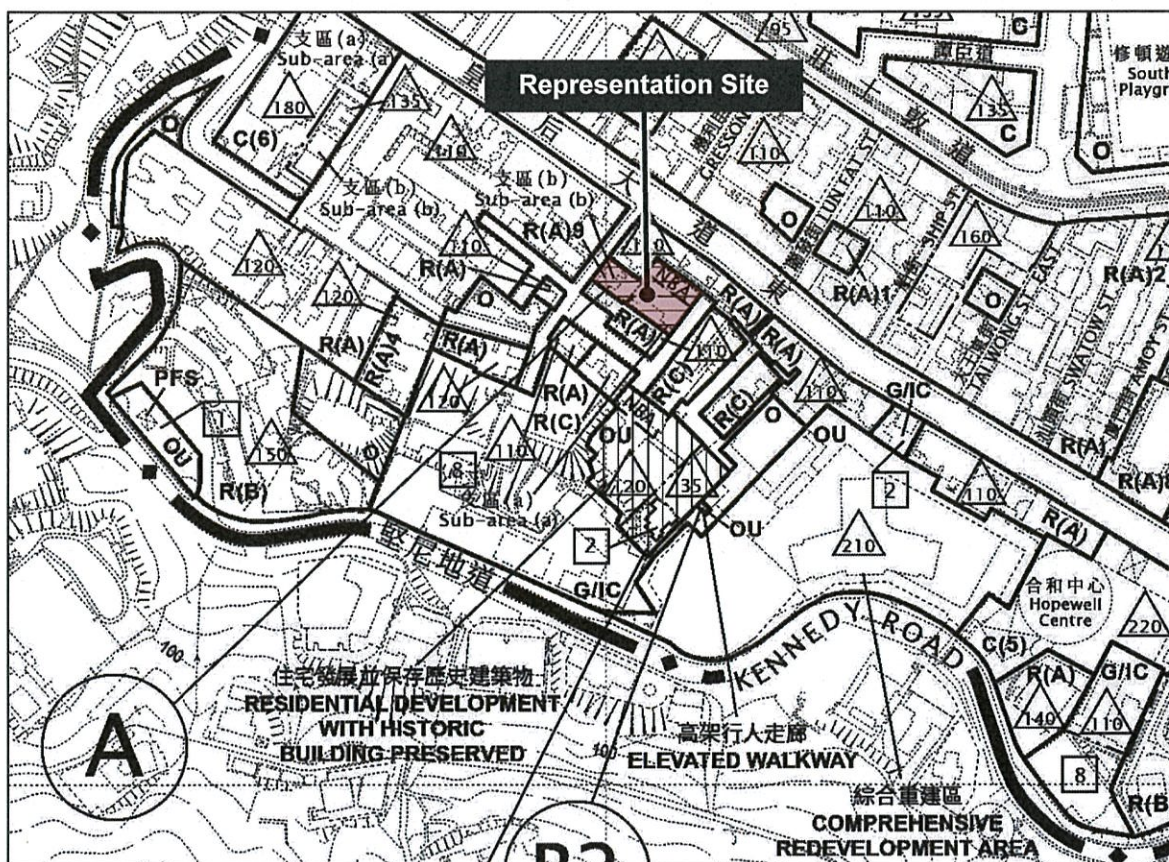


Figure 1.1 Extract of Draft Wan Chai OZP No. S/H5/32

1.2 Particular Matters to which this Representation Relate

1.2.1 This Written Representation is made in respect to the following:

Amendments to the Matters shown on the Draft OZP

Item A – Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street ("the Representation") 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) and the land in the north-eastern portion as non-building area;

Amendments to the Notes of the Draft OZP

- (b) Revision to the Remarks of the Notes for the "R(A)" zone to incorporate "R(A)9" sub-zone with development restrictions and requirements for its sub-area (a), sub-area (b), and a single development or redevelopment covering both sub-areas (a) and (b).
- (c) Incorporation of a plot ratio exemption clause for any floor space constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, for sub-area (a) of the "R(A)9" sub-zone.
- (d) Revision to the Remarks of the Notes for the "R(A)" zone on minor relaxation clauses.

1.2.2 The Representer, which is the applicants of the s12A Application No. Y/H5/7, fully supports Amendment Item A.

1.3 Report Structure

1.3.1 Following this introductory section, the site context and planning history of the Representation Site will be briefly set out in **Section 2. The background of Section 12A Application No. Y/H5/7 will be provided in **Section 3**. The merits and justifications in relation to Amendment Item A on the Draft OZP will be presented in **Section 4**. **Section 5** summarises and concludes this Written Representation.**

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

- 2.1.1 The Representation Site covers 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai (**Figure 2.1** refers), is currently occupied by three 3-storey residential buildings with commercial/eating places on the ground floor at the western portion abutting St. Francis Street (at a level of about +12mPD) previously zoned "R(A)", and a 8-storey residential building previously zoned "R(C)" and a pedestrian right of way designated as area shown as 'Road' situated on a terraced area inaccessible by vehicular traffic at the eastern portion (at a level of about +19.5mPD), known as Sau Wa Fong (**Figure 2.2** refers).

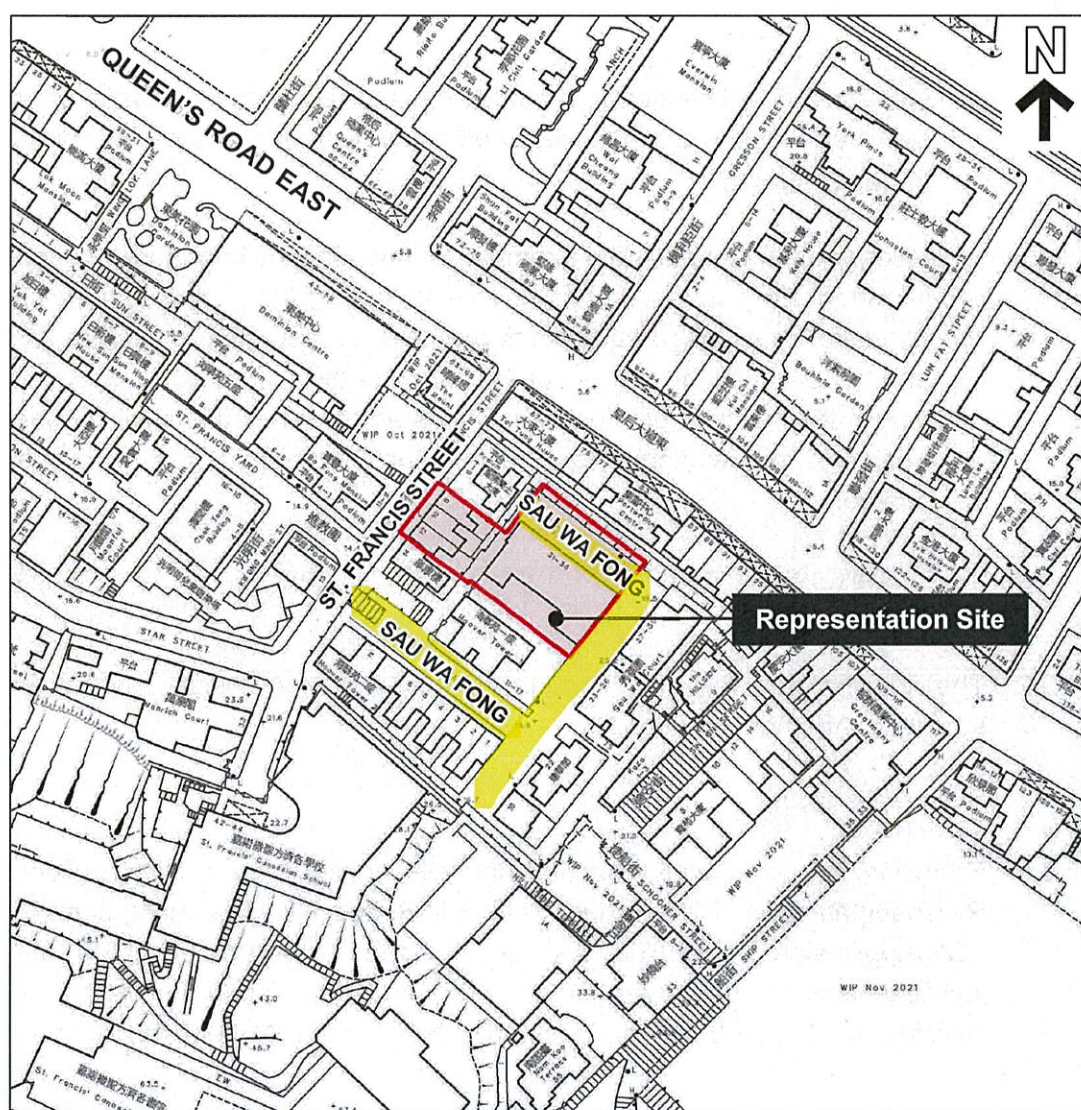


Figure 2.1 Site Location Plan

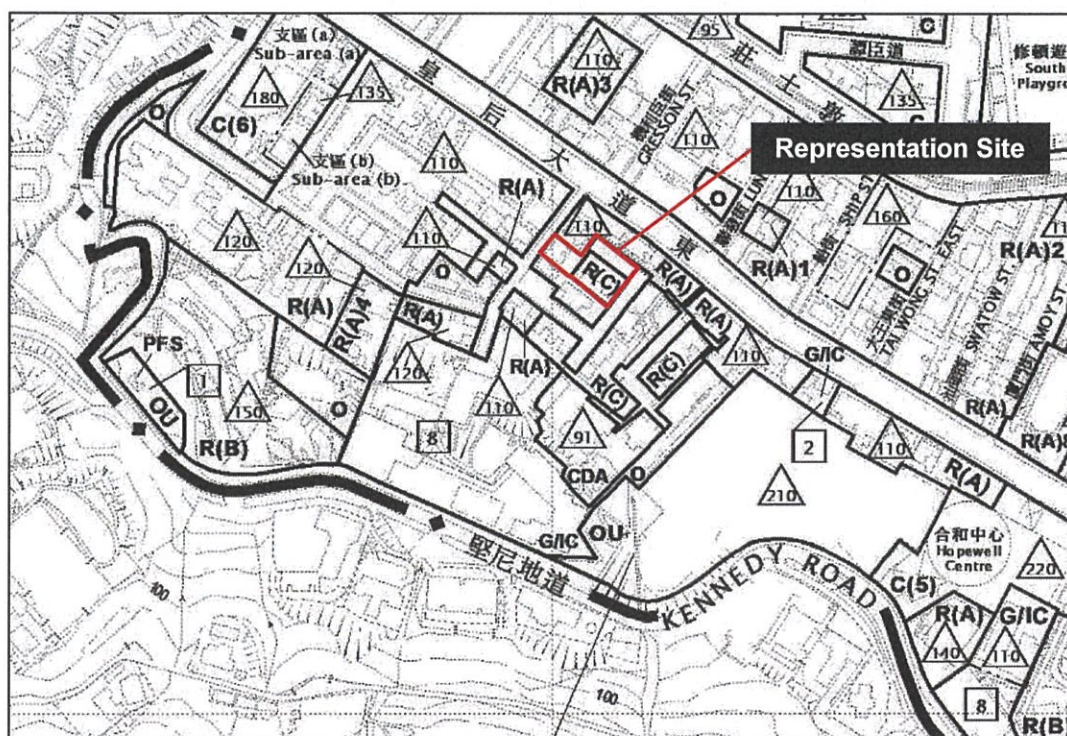


Figure 2.2 Extract of Approved Wan Chai OZP No. S/H5/31

2.2 Land Ownership

- 2.2.1 The Representation Site comprises seven private lots, namely Inland Lot Nos. 199 S.A ss.2 RP, S.B ss.1, S.B ss.2, S.B ss.3, S.C ss.4 and S.D ss.2 and S.E RP (Figure 2.3 refers). The Representer owned vast majority of the lots and will soon become the sole owner subject to the completion of the legal documents.

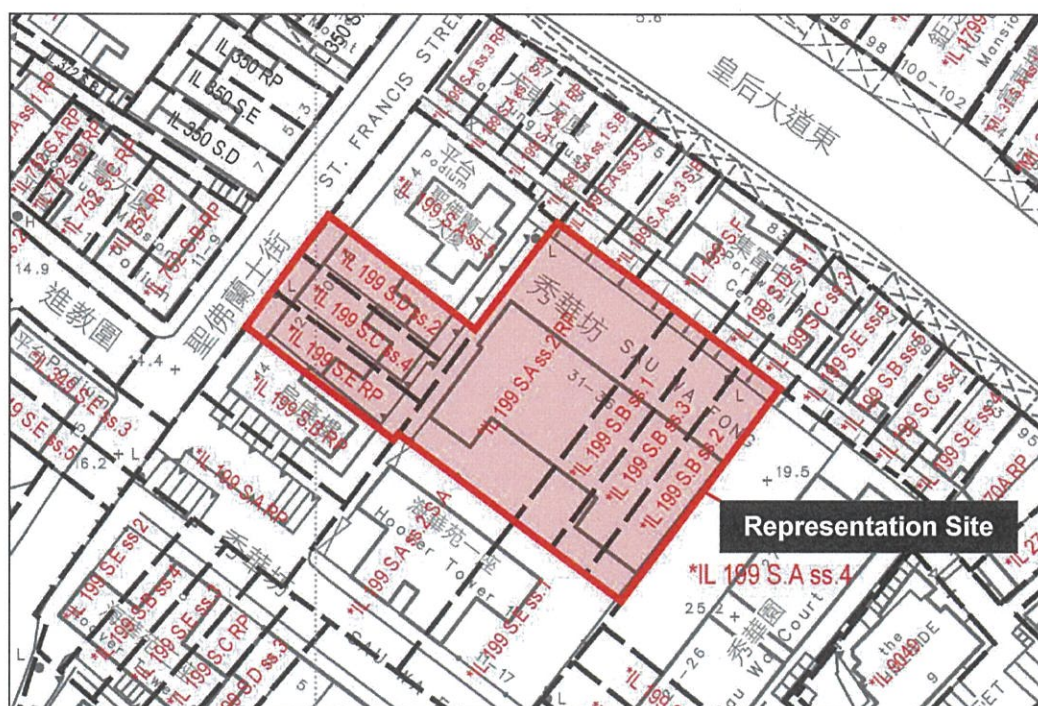


Figure 2.3 Lot Index Plan

3 APPROVED S12A APPLICATION NO. Y/H5/7

3.1 The Redevelopment Proposal under the S12A Application

- 3.1.1 The Representer submitted a section 12A Application to TPB in November 2022. Under s12A Application No. Y/H5/7, the Representer proposed to redevelop the Representation Site into a single 28-storey building with a maximum building height (BH) of 110mPD, accommodating residential units on the upper floors, and commercial and arts facilities and other supporting facilities on the lower floors. Under the indicative scheme, a setback area (up to 10m wide) from the lot boundary fronting St. Francis Street was proposed to promote the passage of air and daylight and to provide visual relief. Within the setback area, the applicants proposed a lift and stairs along the northern boundary to form a barrier-free public passageway having the characteristics of a street (not less than 4.5m wide and open to the public on a 24-hour basis) linking St. Francis Street and Sau Wa Fong. The setback area would also cover the majority of the transport area, including a turntable for pick-up/drop-off and L/UL activities. No new building structure was proposed within the setback area, except for a lift, stairs and other ancillary facilities (such as a covered walkway) located along the northern boundary to facilitate accessibility.
- 3.1.2 Various technical assessments covering visual, landscape, traffic, sewerage, environmental, air ventilation, and geotechnical aspects had been conducted. It is confirmed that the redevelopment proposal will not cause insurmountable impacts.

3.2 Approval of the S12A Application

- 3.2.1 On 22.9.2023, the Metro Planning Committee ("MPC") of the TPB partially agreed to the section 12A application No. Y/H5/7 to rezone the Representation Site for the proposed redevelopment.
- 3.2.2 While MPC Members generally had no objection to rezone the Representation Site, some expressed concerns regarding the planning control over the provision of a setback from St. Francis Street and the proposed 24-hour public passageway. There were also concerns that piecemeal/standalone development with a higher intensity at the Sau Wa Fong portion without direct vehicular access should not be precluded.
- 3.2.3 To take forward the decision/ address concerns of the MPC, the Representation Site is rezoned from "R(A)", "R(C)", and area shown as 'Road' to "R(A)9", which is the subject of this Written Representation, i.e. Amendment Item A of the Draft OZP.

4 REPRESENTER'S VIEW ON AMENDMENT ITEM A

4.1 Encourage the Amalgamation of Small Lots to Achieve a Comprehensive and Efficient Layout

- 4.1.1 The Site is currently occupied by three 72-year-old and one 58-year-old residential buildings on seven private lots with an average lot area of about 141m². The current site boundary is the amalgamation of seven small lots to achieve a comprehensive redevelopment.
- 4.1.2 Amendment Item A rezoned the whole Representation Site, including the Sau Wa Fong portion [sub-area(a)] and the St. Francis Street portion [sub-area(b)], into the new "R(A)9" zone. This encourages the amalgamation of the seven small lots [in both sub-areas (a) and (b)] to fully achieve the comprehensive and efficient layout under the redevelopment proposal.
- 4.1.3 On the other hand, development intensity for development or redevelopment covering sub-area (a) only is restricted to a maximum PR of 5 and a maximum BH of 12 storey to avoid piecemeal high-intensity development in Sau Wa Fong area.

4.2 Improve the Accessibility of Sau Wa Fong by Requesting the Provision of a Public Barrier-free Passageway Connecting St. Francis Street and Sau Wa Fong

- 4.2.1 The three 3-storey residential buildings with commercial/eating places on the ground floor at 8-12 St. Francis Street is located at about +12mPD and the 8-storey residential building at 31-36 Sau Wa Fong, at about +19.5mPD, i.e. with a level difference of around 7.5m. At present, pedestrians access Sau Wa Fong using: (i) 3 staircases with some 20-24 steps, which are located in-between Fulcan Mansion at 14 St. Francis Street and Hoover Tower Block 2 at 8 Sau Wa Fong (**Figure 4.1** refers), or (ii) a narrow and steep passage provided along the western side of Hoover Tower 2 (**Figure 4.2** refers), which is within private lot.

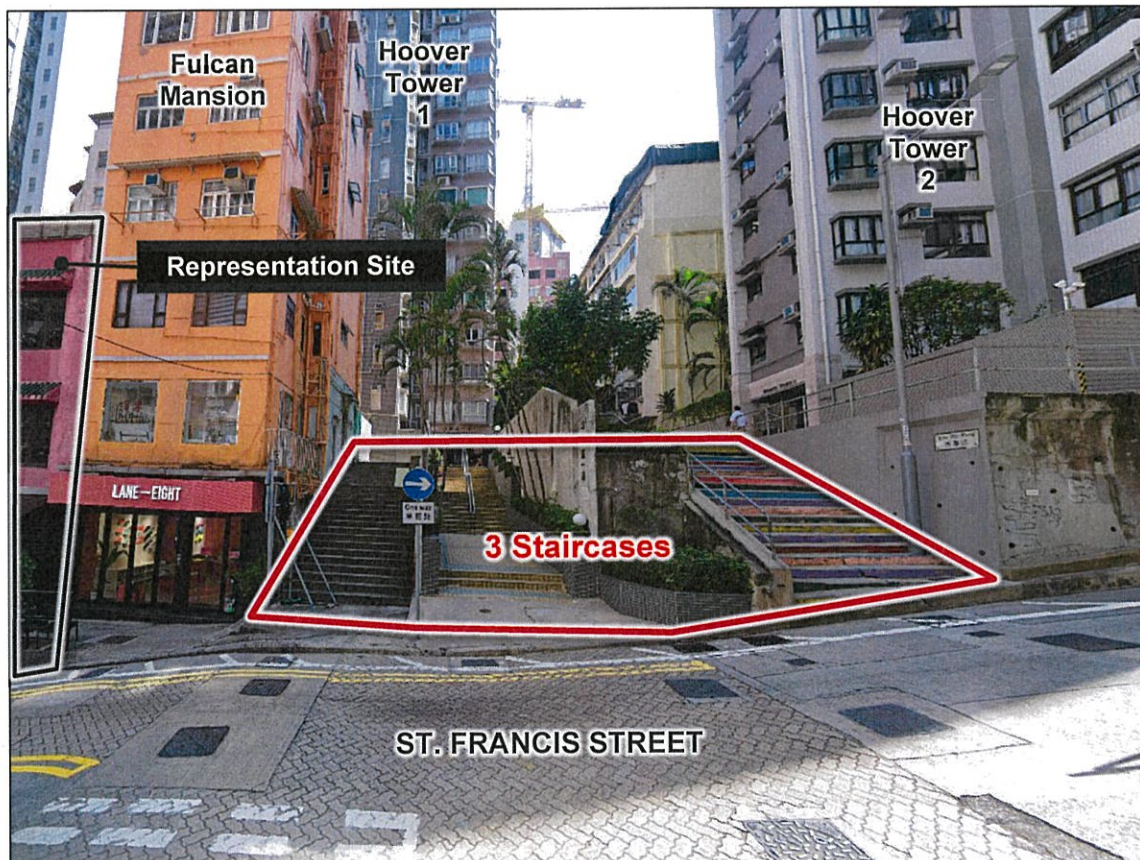


Figure 4.1 Access to Sau Wa Fong (i)

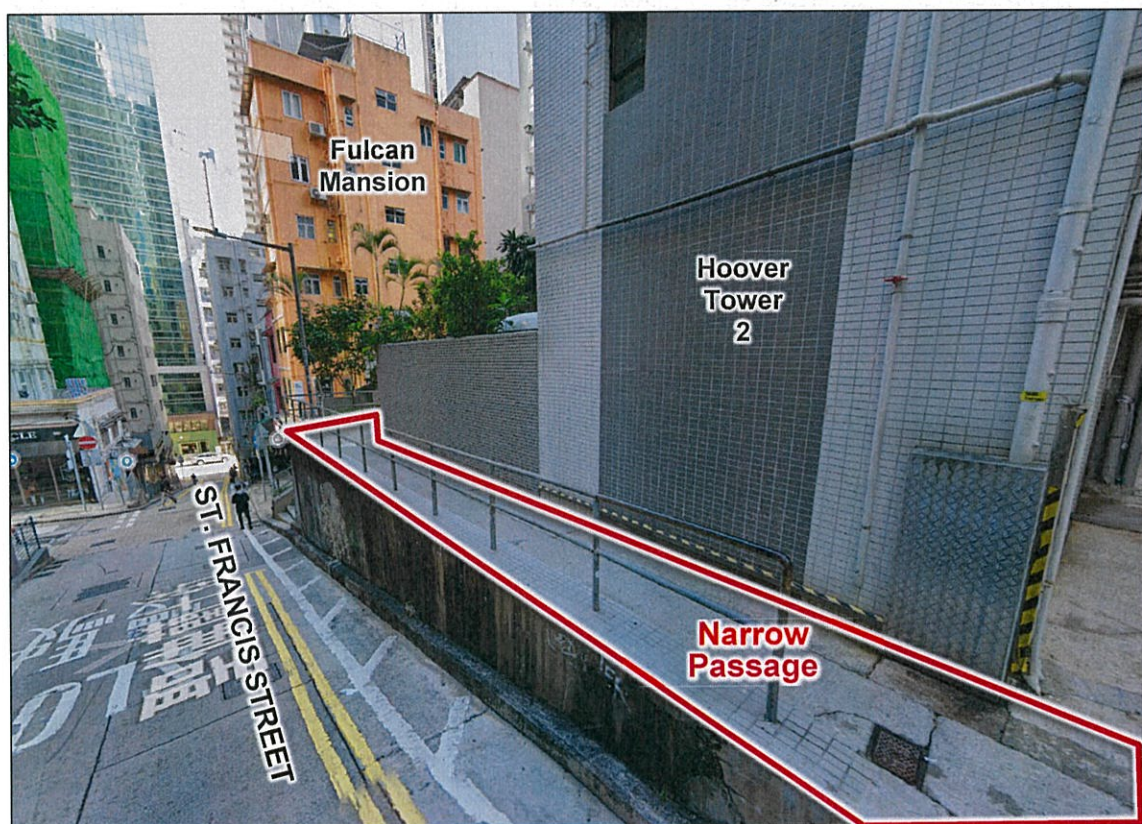


Figure 4.2 Access to Sau Wa Fong (ii)

- 4.2.2 Amendment Item A requests the provision of "*a public barrier-free passageway of not less than 4.5m wide connecting St. Francis Street and Sau Wa Fong*" for a single development covering both sub-areas (a) and (b). Within such area, a lift and stairs can be provided along the northern boundary according to the indicative scheme in the approved s12A Application. The Representer is prepared to surrender or dedicate the barrier-free passageway of not less than 4.5m wide for public use, subject to the agreement by the Government. The surrender or dedication is necessary and essential to ensure proper implementation of the proposed scheme and facilitate the pedestrian circulation between Sau Wa Fong and St. Francis Street.
- 4.2.3 Member of the public, including the elderly, persons with disabilities or those who are physically challenged, could use the barrier-free public passageway instead of the 3 staircases or the narrow and steep passage provided along the western side of Hoover Tower 2, to access Sau Wa Fong.
- 4.3 Reduce On-street Vehicle Pick-up/Drop-off and Loading/Unloading Activities by Requesting the Provision of Internal Loading/Unloading Facilities**
- 4.3.1 Currently, the three 3-storey residential buildings with commercial/eating places on the ground floor at 8-12 St. Francis Street, and the 8-storey residential building at 31-36 Sau Wa Fong, are inaccessible by vehicular traffic. Hence, these buildings do not have internal transport facilities.
- 4.3.2 In addition, the portion of St. Francis Street fronting 8-12 St. Francis Street is one-way one-lane southbound with a steep ascending gradient of 1:6. Hence, most residents and visitors to the Representation Site at the moment are picked-up/drop-off from vehicles at the less steep sections of St Francis Street near St. Francis Yard (**Figure 4.3** refers) or Star Street (**Figure 4.4** refers). These activities affect the flow of traffic along St. Francis Street.
- 4.3.3 At present, L/UL activities which are mostly related to move-in and move-out of the Representation Site are conducted at the public layby at Star Street, which is shared with other nearby residential buildings or commercial/eating places.
- 4.3.4 Amendment Item A requires "*a minimum setback of 10m from the lot boundary fronting St. Francis Street*" and "*internal loading/unloading facilities fronting St. Francis Street*" for a single development or redevelopment covering both sub-areas (a) and (b).
- 4.3.5 When the redevelopment proposal has been implemented due to the effect of Amendment Item A, there will be a direct vehicular access from St. Francis Street to the Representation Site, where L/UL area can be provided. Provision of these internal transport facilities will result in a reduction of on-street pick-up/drop-off and L/UL activities at the public layby.



Figure 4.3 Less Steep Section of St. Francis Street near St. Francis Yard

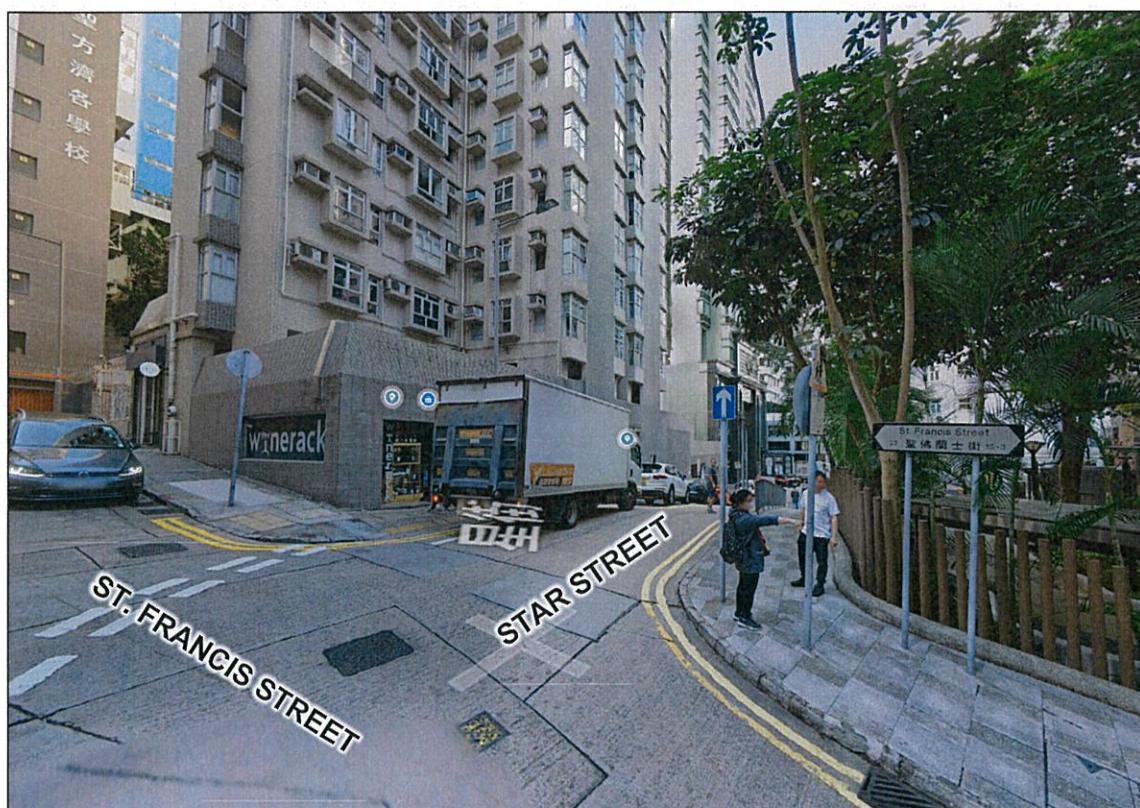


Figure 4.4 Star Street

4.4 Improve Visual Permeability and Air Ventilation by Requesting the Provision of a Minimum setback of 10m from St. Francis Street

- 4.4.1 St. Francis Street is a narrow one-way single lane access road. Any new medium- to high-rise building dispositioned to the street canyon may create a sense of pressure to the pedestrian and make St. Francis Street darker due to blocking sunlight.
- 4.4.2 The Amendment Item A encourages the amalgamation of small lots and requested the provision of a minimum setback of 10m from the lot boundary fronting St. Francis Street for a single development or redevelopment covering both sub-areas (a) and (b) to promote air ventilation and visual permeability.

4.5 Respect the Original Planning Intention and the Local Character of Sau Wa Fong

- 4.5.1 To preserve the unique character of Sau Wa Fong, particularly its terrace ambience, Amendment Item A designated a NBA at Sau Wa Fong to control the development intensity and avoid the terrace of Sau Wa Fong from being built over upon redevelopment. PR and BH restrictions are also stipulated for single development or redevelopment confined to sub-area (a) on par with the permissible PR in the then "R(C)" zone under the OZP before amendment. As such, the original planning intension and the local character of Sau Wa Fong have been resectped.

4.6 Compatible with the Surrounding Land Uses and Building Heights

- 4.6.1 The Represenation Site is surrounded by residential and commercial uses with maximum BH restrictions up to +120mPD. The maximum BH of +110mPD for sub-area (b) or single development or redevelopment covering both sub-areas (a) and (b) are same as the adjoining "R(A)" zone which has the maximum BH restriction of +110mPD. No out of context development is anticipated. The Proposed Redevelopment would be compatible at a right scale and maintain the characteristics of the existing neighbourhood ambience without generating adverse visual impact.

4.7 In-line with the Government's On-going Policy on Optimising Land Utilisation and Increasing Housing Supply

- 4.7.1 The need to increase land supply to meet the strong demand on residential flats is widely recognised. It has been widely publicised that the top priority of the Government is to tackle the housing problem; and this can be seen from many of the prevailing policies and revisions to OZPs at various locations to boost housing supply. The Government has been actively increasing land supply by conducting land use reviews and other measures. Amendment Item A, which make way for more housing units, is in line with the Government's policy and helps to meet the imminent housing need.

4.8 No Insurmountable Landscape, Air Ventilation, Traffic, Drainage, Sewerage, Environmental and Geotechnical Impacts

- 4.8.1 As mentioned in Section 3, Amendment Item A has been put forward based on the feasibility of the redevelopment proposal submitted under S12A Application No. Y/H5/7. Technical assessments accepted by Government departments demonstrated that no insurmountable landscape, air ventilation, traffic, drainage, sewerage, environmental, and geotechnical impacts will be anticipated.

4.9 In-line with the Town Planning Board's Decision

- 4.9.1 According to the minutes of the MPC meeting on 22.9.2023, members of the MPC in general had no objection to rezone the Representation Site for proposed redevelopment. Appropriate controls and requirements have been stipulated in the Amendment Item A to address the members concerns. The proposed amendment is in-line with the TPB's decision.

5 SUMMARY AND CONCLUSION

5.1.1 The Representer **fully supports** Amendment Item A. The Representer's view are summarised as follows:

- Amendment Item A encourages the amalgamation of small lots. A more comprehensive and efficient layout could be achieved and bring about improvements to townscape, amenity of the locality, air ventilation and visual permeability;
- Amendment Item A improves the accessibility of Sau Wa Fong by requesting the provision of a public barrier-free passageway having the characteristics of a street of not less than 4.5m wide connecting St. Francis Street and Sau Wa Fong upon redeveloping the Representation Site;
- Amendment Item A reduces on-street vehicle pick-up/drop-off and loading/unloading activities by requesting the provision of internal loading/unloading facilities fronting St. Francis Street upon redeveloping the Representation Site;
- Amendment Item A improves visual permeability and air ventilation by requesting the provision of a minimum setback of 10m from the lot boundary fronting St. Francis Street upon redeveloping the Representation Site;
- Amendment Item A has respected the original planning intention and the local character of Sau Wa Fong;
- The development restrictions of the new "R(A)9" sub-zone are appropriate considering its compatibility with the surrounding land uses and building heights;
- Amendment Item A is in line with the Government's on-going policy on optimising land utilisation and increasing housing supply to meet the pressing demand;
- Amendment Item A will not bring insurmountable/unacceptable landscape, air ventilation, traffic, drainage, sewerage, environmental and geotechnical impacts; and
- Amendment Item A is in-line with the Town Planning Board's decision.

5.1.2 The Representer kindly request the TPB to complete the hearing procedures for all representations to enable the approved redevelopment of the Representation Site without delay.