

**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

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 3,179.9m<sup>2</sup> open space (including open-air open space together with the footprint of NKT (1,638.6m<sup>2</sup>) and covered open space underneath residential floors (1,027.7m<sup>2</sup>) at the podium roof level, and open-air open space (255.6m<sup>2</sup>) and covered pedestrian walkway (258m<sup>2</sup>) 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

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 3,179.9m<sup>2</sup> open space (including open-air open space together with the footprint of NKT (1,638.6m<sup>2</sup>) and covered open space underneath residential floors (1,027.7m<sup>2</sup>) at the podium roof level, and open-air open space (255.6m<sup>2</sup>) and covered pedestrian walkway (258m<sup>2</sup>) 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>

		<p>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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**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

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
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Item B1	反對 Oppose	<p>According to the applicant's Indicative Scheme, a total of 3,179.9m<sup>2</sup> open space (including open-air open space together with the footprint of NKT (1,638.6m<sup>2</sup>) and covered open space underneath residential floors (1,027.7m<sup>2</sup>) at the podium roof level, and open-air open space (255.6m<sup>2</sup>) and covered pedestrian walkway (258m<sup>2</sup>) 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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**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

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

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		<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 3,179.9m<sup>2</sup> open space (including open-air open space together with the footprint of NKT (1,638.6m<sup>2</sup>) and covered open space underneath residential floors (1,027.7m<sup>2</sup>) at the podium roof level, and open-air open space (255.6m<sup>2</sup>) and covered pedestrian walkway (258m<sup>2</sup>) 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>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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