

TOWN PLANNING ORDINANCE (Chapter 131)

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

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 26 February 2025 referred the approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Wan Chai OZP No. S/H5/32.

The draft Wan Chai OZP No. S/H5/32 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 27 June 2025 to 27 August 2025 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Wan Chai Home Affairs Enquiry Centre, Ground Floor, 2 O'Brien Road, Wan Chai, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 27 August 2025.

In accordance with section 6(2) of the Ordinance, a representation must indicate:-

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in

respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Wan Chai OZP No. S/H5/32 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Wan Chai OZP No. S/H5/32 can be inspected and the electronic version of the draft Wan Chai OZP No. S/H5/32 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/en/plan_making/S_H5_32.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. 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)” (“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.
- Item B1 – 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 and designation of the land at the northern corner as non-building area.
- Item B2 – Rezoning of a strip of government land on the stairs of Ship Street from “Open Space” to “OU” annotated “Elevated Walkway”.

II. Amendments to the Notes of the Plan

- (a) Deletion of the set of Notes for the “CDA” zone.
- (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.
- (e) Incorporation a new set of Notes for the “OU(RDHBP)” zone with development restrictions and requirements.
- (f) Revision to the Remarks of the Notes for the “R(C)” and “Residential (Group E)” zones to align with the latest Master Schedule of Notes.

27 June 2025

Town Planning Board