

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 11/11**  
**For Consideration by the**  
**Metro Planning Committee on 5.8.2011**

**PROPOSED AMENDMENTS TO THE**  
**DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/15**

**PROPOSED AMENDMENTS TO  
THE DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/15**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments incorporated in the draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/15A (**Attachment II(A)**) and its Notes (**Attachment II(B)**) are suitable for exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment II(C)**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP, and should be published together with the OZP.

**2. Status of the Current OZP**

On 30.9.2010, the draft Wong Nai Chung OZP No. S/H7/15 (**Attachment I**), incorporating amendments to revise specific building height (BH) restrictions for the "Government, Institution or Community" ("G/IC") zone covering the Hong Kong Sanatorium and Hospital (HKSH), was exhibited for public inspection under section 7 of the Ordinance. During the 2-month exhibition period of the draft OZP, which ended on 30.11.2010, a total of 1,068 representations were received. Amongst the representations, 702 representations generally support or support the amendments, 362 representations generally oppose or oppose the amendments, and 4 representations provide comments on the amendments. On 24.12.2010, the representations were published for three weeks for public comments. A total of 9 comments were received. On 8.4.2011, the Board gave consideration to the representations and comments under section 6B(1) of the Ordinance. After giving consideration to the representations and comments, the Board decided to defer a decision on the representations pending further information from HKSH and concerned Government bureaux and departments.

**3. Revision to the stipulated maximum BH for the "G/IC" zone at 17A Ventris Road (Items A1 & A2)**

- 3.1 The site (about 2,659m<sup>2</sup> and at a level of about 20mPD) is zoned "G/IC" on the OZP No. S/H7/15. The northern and southern parts of the site are currently occupied by the Pioneer Memorial Church and a vacant school i.e. the former Hong Kong Sam Yuk Secondary School (**Plans 1 and 2**) and subject to a maximum BH of 2 storeys and 8 storeys respectively, which reflect the height of

the existing church and the BH for standard schools. The Pioneer Memorial Church is a Grade 3 historic building (**Plans 3 and 4**).

- 3.2 The site is surrounded mainly by residential developments and a school (**Plans 1, 3 and 4**). The area to its immediate east is a slope area and to its immediate west is St. Paul's Secondary School and some existing residential buildings under "Residential (Group A)" ("R(A)"). To its immediate north and south are residential developments under "Residential (Group B)6" ("R(B)6") and "R(B)9" zones. While the adjacent "R(A)" zone is subject to a maximum BH of 100mPD, the "R(B)6" and "R(B)9" zones are subject to a maximum BH of 115mPD. The St. Paul's Primary and Secondary Schools, which is zoned "G/IC", is subject to a maximum BH of 12 storeys. The "R(B)6" zone is also subject to a maximum PR of 5.

### Background

- 3.3 The proponent (i.e. Hong Kong-Macao Conference of Seventh-day Adventists) proposes to redevelop the site into a new complex of church facilities, residential care home for the elderly and senior hostel. The proponent first approached the Development Opportunities Office of the Development Bureau for assistance in February 2010. The proponent has met with the relevant Government departments including the Planning Department (PlanD) to discuss their redevelopment proposal, and has revised their proposal to address the departmental comments.

### Redevelopment Proposal

- 3.4 Based on the proponent's latest scheme, the northern part of the site is proposed to be redeveloped into a 5-storey church building, while the southern part is for a 20-storey tower consisting of senior hostel, church facilities and residential care home for elderly. Two additional levels of underground car park will be provided. The schematic drawings for the proposal are at **Drawings A-1 to A-9**. The major development parameters are summarised as follows:

<b>Site Area</b>	about 2,659m <sup>2</sup>	
<b>Gross Floor Area (GFA)</b>	Church Building	1,685m <sup>2</sup>
	<u>Tower Block</u>	
	Residential Care Home	5,800m <sup>2</sup>
	Church Facilities	685m <sup>2</sup>
	Senior Hostel	5,060m <sup>2</sup>
	<b>Total</b>	<b>13,230m<sup>2</sup></b>
<b>Plot Ratio (PR)</b>	4.976	
<b>Building Height &amp; No. of Storeys (excluding basement)</b>	Church Building: 45mPD and 5 storeys (including one mezzanine floor)	
	Tower Block: 89.9mPD and 20 storeys	

<b>Site Coverage</b>	45.14% (Tower Block & Church Building in total) 19.56% (above 34.15m of Tower Block)	
<b>Total Car Parking Spaces</b>	56	
<b>Total Rooms</b>	Residential Care	72 (132 beds)
	Senior Hostel	73 (166 beds)
	<b>Total</b>	<b>145 (298 beds)</b>
<b>Major Floor Uses:</b>	<b>Church Building</b>	<b>Tower Block</b>
<b>B1 – B2</b>	Basement Car Park, E&M and BOH	
<b>G/F</b>	Church	Entrance
<b>1/F</b>	Ditto	Canteen
<b>2/F – 3/F</b>	Ditto	Residential Care Home
<b>M/F</b>	Ditto	-
<b>4/F – 7/F</b>	-	Residential Care Home
<b>8/F – 9/F</b>	-	Church Facilities
<b>10/F – 19/F</b>	-	Senior Hostel

- 3.5 The redevelopment proposal will provide about 1,690m<sup>2</sup> floor space in the new church building for church functions and additional floor space of 685m<sup>2</sup> will be provided in the adjacent complex to house the church's ancillary facilities. The new church building will be accessible from street level and lifts will be installed to facilitate movement of frail members.
- 3.6 The proposed senior hostel and residential care home for the elderly aim to facilitate assisted living and provide seamless care for the elderly. The senior hostel is targeted at retired people over 60 who prefer independent living but may require some care and support services. The proposed residential care home is targeted at elderly people with more intensive care needs, and it may provide continuous care for residents in the senior hostel, when they require more intensive care later.
- 3.7 The proponent has agreed to preserve the character defining features in the existing church building, in particular, the wooden scissors trusses supporting the roof, which is a unique sample of this type of structure in Hong Kong. The project proponent will continue to work with the Antiquities and Monuments Office of Leisure and Cultural Services Department (AMO of LCSD) to produce a conservation plan for the redevelopment, and the special features will be reassembled in the new church building after redevelopment.

#### Policy Support

- 3.8 The Secretary for Home Affairs (SHA) and Secretary for Labour and Welfare (SLW) have given in-principle support for the church and residential care home for the elderly respectively.
- 3.9 The redevelopment scheme was presented to the Land and Development Advisory Committee (LDAC) on 14.7.2011. LDAC supported the scheme as the new church building would provide additional floor space and facilities for



church activities, and the new senior hostel and residential care home for the elderly would provide elderly people with more housing choices and provide care and support services to elderly people with various intensive care needs.

#### Technical Aspects

- 3.10 The site is governed by the lease to be used for a church, a non-profit-making school, ancillary offices and quarters, and a playground. In addition, the playground at the southern part of the site is designated as non-building area. A lease modification letter allowing the erection of a multi-purpose sports hall for the students and staff of the school within the non-building area was issued in 1989. The proponent needs to apply for lease modification so as to permit the proposed uses and erection of the proposed building within the non-building area.
- 3.11 The proponent has submitted a Traffic Impact Assessment (TIA) to demonstrate that the proposal would not have adverse traffic impact on the surrounding area. The TIA has been accepted in principle by the Commissioner for Transport (C for T) subject to further refinement to address the possible upsurge in traffic volume on the adjacent roads during Saturday morning.
- 3.12 On the land use aspect, about 62% of the total GFA of the proposed redevelopment would be used for the church facilities and residential care home for the elderly. They are regarded as 'Religious Institution' and 'Social Welfare Facility' uses respectively, which are always permitted in the "G/IC" zone. The proposed senior hostel component is a kind of 'Residential Institution' use and requires planning permission from the Board. Appropriate planning control can be excised through the planning permission system on such aspects as heritage conservation works, traffic improvement and environmental mitigation measures as necessary.
- 3.13 As shown in the photomontage in **Plan 5**, the proposed development is considered compatible with the surrounding developments. The proposed BH of 90mPD for the tower block would be around the podium level of Villa Rocha on Broadwood Road to its further east (**Plan 2**). It will be lower than the BH restrictions stipulated for the adjacent "R(A)" (100mPD), "R(B)6" and "R(B)9" (115mPD) zones along Ventris Road under the OZP. As the proposed church building would be only a 5-storey building, the existing gap can still be maintained to allow penetration of north-easterly prevailing wind through the site and the St. Paul's Secondary School site to the valley floor of Happy Valley.
- 3.14 In view of the policy support and the above assessment, it is considered acceptable to amend the BH restrictions for the site to facilitate the proposed redevelopment. It is proposed that the maximum BH for the church part of the site be stipulated in terms of number of storeys to allow some design flexibility. For the tower block part of the site, it is proposed that the maximum BH be stipulated at 90mPD for more precise control.

4. **Technical Amendments to the Plan and the Notes**

Under the current OZP, the Remark in the Notes for the “R(B)9” zone has stipulated a GFA restriction for the development. However, the restriction only controls the maximum domestic GFA and is silent on the maximum non-domestic GFA. To put the GFA control beyond doubt, the GFA control for the entire development should be stipulated more clearly.

5. **Proposed Amendments to Matters Shown on the OZP (Plans 2 to 4)**

The proposed amendments to the OZP as shown on the draft Wong Nai Chung OZP No. S/H7/15A (the Plan) (**Attachment II(A)**) are as follows:

**Item A1** : to amend the maximum BH for part of the “G/IC” site covering Pioneer Memorial Church at 17A Ventris Road from 2 storeys to 5 storeys

---

**Item A2** : to amend the maximum BH for part of the “G/IC” site covering the former Hong Kong Sam Yuk Secondary School at 17A Ventris Road from 8 storeys to 90mPD

---

5.1 As mentioned in paragraph 3.14 above, the maximum BHs for the site are proposed to be revised.

6. **Revision to the Notes of the OZP**

The Notes of the OZP have been revised to take into account the proposed amendments as mentioned in paragraph 4 above. An extract of the relevant pages of the revised Notes (with proposed amendments highlighted in ***bold and italics*** and deletions ~~crossed-out~~) are at **Attachments II(B)** for Members’ consideration.

7. **Revision to the ES of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraphs 3 and 4 above. Opportunity has also been taken to provide up-to-date cultural heritage buildings in the Planning Area of Wong Nai Chung. A copy of the extract of the revised ES (with proposed amendments highlighted in ***bold and italics*** and deletions ~~crossed-out~~) are at **Attachment II(C)** for Members’ consideration.

8. **Plan Number**

Upon exhibition, the Plan will be renumber as S/H7/16.

## 9. Consultation

### Departmental Circulation

- 9.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. All of them have no objection to or no adverse comments on the proposed amendments. The comments of the SHA, SLW, Commissioner for Heritage, AMO of LCSD, DEP, District Lands Officer/Hong Kong East and C for T have been incorporated into the above paragraphs, where appropriate.
- 9.2 The following bureaux/departments have no objection to/no comment on the proposed amendments:
- Secretary for Transport and Housing;
  - Head of Development Opportunities Office, Development Bureau;
  - Secretary for Education;
  - Chief Architect, Advisory & Statutory Compliance, Architectural Services Department;
  - Chief Building Surveyor/Hong Kong East and Heritage Unit, Buildings Department;
  - Chief Engineer/Hong Kong & Islands, Drainage Services Department;
  - Chief Engineer/Development (2), Water Supplies Department;
  - Chief Highway Engineer/Hong Kong, Highways Department;
  - Chief Town Planner/Urban Design and Landscape, Planning Department;
  - Commissioner of Police;
  - Director of Social Welfare;
  - Director of Fire Services;
  - District Officer (Wan Chai), Home Affairs Department; and
  - Head of Geotechnical Engineering Office, Civil Engineering & Development Department.

### Public Consultation

- 9.3 The Wan Chai District Council will be consulted on the amendments prior to or during the exhibition period of the draft Wan Chai OZP S/H7/15A (to be renumbered to S/H7/16 upon exhibition) depending on the meeting schedule.

## 10. Decision Sought

Members are invited to:

- 10.1 agree to the proposed amendments to the draft Wong Nai Chung OZP No. S/H7/15 and that the Amendment Plan No. S/H7/15A at **Attachment I(A)** (to be renumbered to S/H7/16 upon exhibition) and its Notes at **Attachment II(B)** are suitable for exhibition under section 7 of the Ordinance; and
- 10.2 adopt the revised ES at **Attachment II(C)** for the draft Wong Nai Chung OZP No. S/H7/15A as an expression of the planning intentions and objectives of the

Board for the various land use zonings of the Plan and the revised ES will be published together with the Plan.

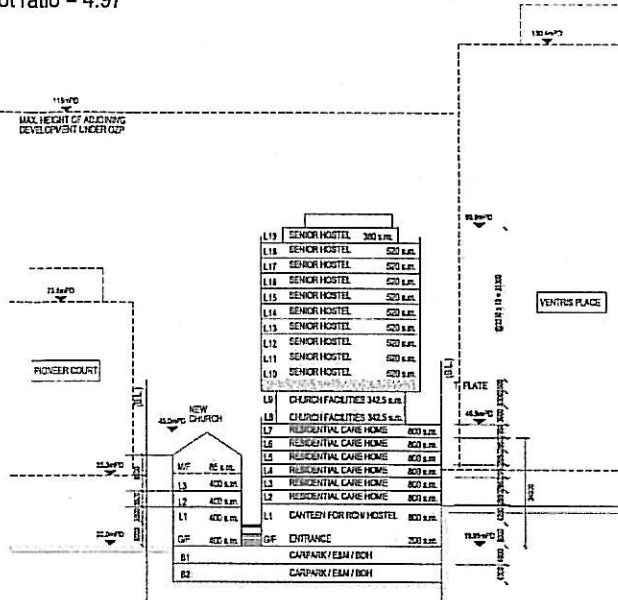
**Attachments**

<b>Drawings A-1 to A-9</b>	Schematic Drawings Submitted by Hong Kong-Macao Conference of Seventh-day Adventists
<b>Plan 1</b>	Comparison of Existing and Proposed Zoning on the OZP for Amendment Items A1 and A2
<b>Plans 2 to 5</b>	Plans, Aerial Photo, Site Photos and Photomontage for Amendment Items A1 and A2
<b>Attachment I</b>	Draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/15
<b>Attachment II(A)</b>	Draft Wong Nai Chung OZP No. S/H7/15A
<b>Attachment II(B)</b>	Extract of Revised Notes of the Draft Wong Nai Chung OZP No. S/H7/15A
<b>Attachment II(C)</b>	Extract of Revised Explanatory Statement of the Draft Wong Nai Chung OZP No. S/H7/15A

**PLANNING DEPARTMENT  
AUGUST 2011**

## SCHEME 8b-07

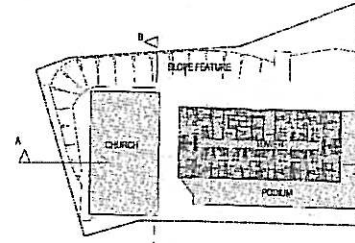
- Church rebuilt
- Plot ratio = 4.97



SECTION A - SCALE 1:700

### DEVELOPMENT SCHEDULE

SITE AREA	= 2658.68 s.m.
PROPOSED SENIOR HOSTEL GFA = 520 s.m. x 9 STOREYS + 380 s.m. x 1 STOREY	= 5060 s.m.
PROPOSED SENIOR HOSTEL PLOT RATIO	= 5060 / 2658.68 = 1.90 (38.2% OF TOTAL PR)
PROPOSED GIC GFA = 5800 s.m. RESIDENTIAL CARE HOME + 1895 s.m. NEW CHURCH + 685 s.m. CHURCH FACILITIES	= 8170 s.m.
PROPOSED GIC PLOT RATIO	= 8170 / 2658.68 = 3.07 (61.8% OF TOTAL PR)
TOTAL PLOT RATIO = 1.90 + 3.07	= 4.97
TOWER SITE COVERAGE = 520 s.m. / 2658.68 s.m.	= 19.56%
PODIUM SITE COVERAGE = 1200 s.m. / 2658.68 s.m.	= 45.14%
TOTAL NO. OF SENIOR HOSTEL 2-BED UNIT ROOMS	= 63
TOTAL NO. OF SENIOR HOSTEL 4-BED UNIT ROOMS	= 10
TOTAL NO. OF RCH 1-BED UNIT ROOMS	= 12
TOTAL NO. OF RCH 2-BED UNIT ROOMS	= 60
TOTAL	= 145



BLOCK PLAN

SCHEMATIC SECTION

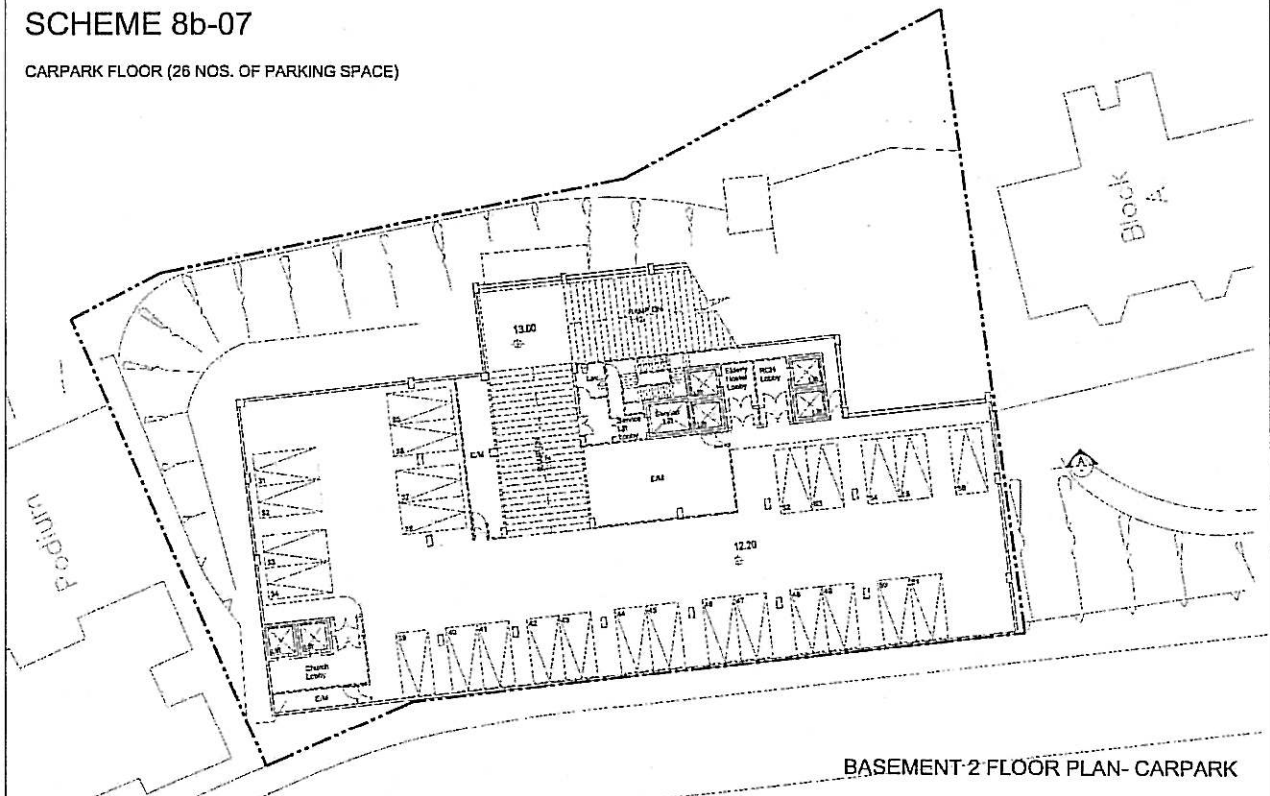
Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

22 JUNE 2011  
DWG. No. 1

lwk&partners  
ARCHITECTS

## SCHEME 8b-07

CARPARK FLOOR (26 NOS. OF PARKING SPACE)



BASEMENT 2 FLOOR PLAN - CARPARK

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250  
DWG. No. 1

lwk&partners  
ARCHITECTS

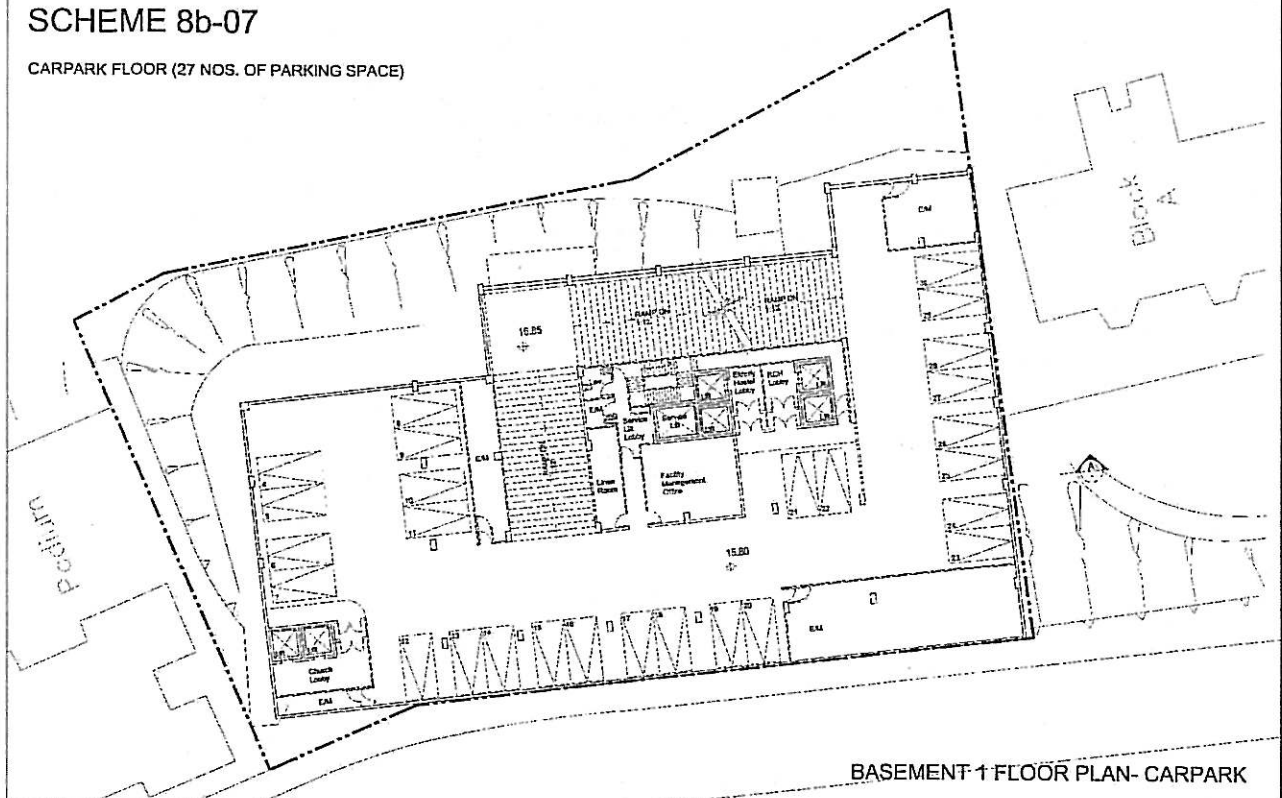
資料來源：由擬議人提供  
SOURCE: SUBMITTED BY THE PROPONENT

參考編號  
REFERENCE No.  
M/H7/11/9

繪圖  
DRAWING  
1

## SCHEME 8b-07

CARPARK FLOOR (27 NOS. OF PARKING SPACE)



BASEMENT 1 FLOOR PLAN- CARPARK

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lwk&partners  
architects

## SCHEME 8b-07

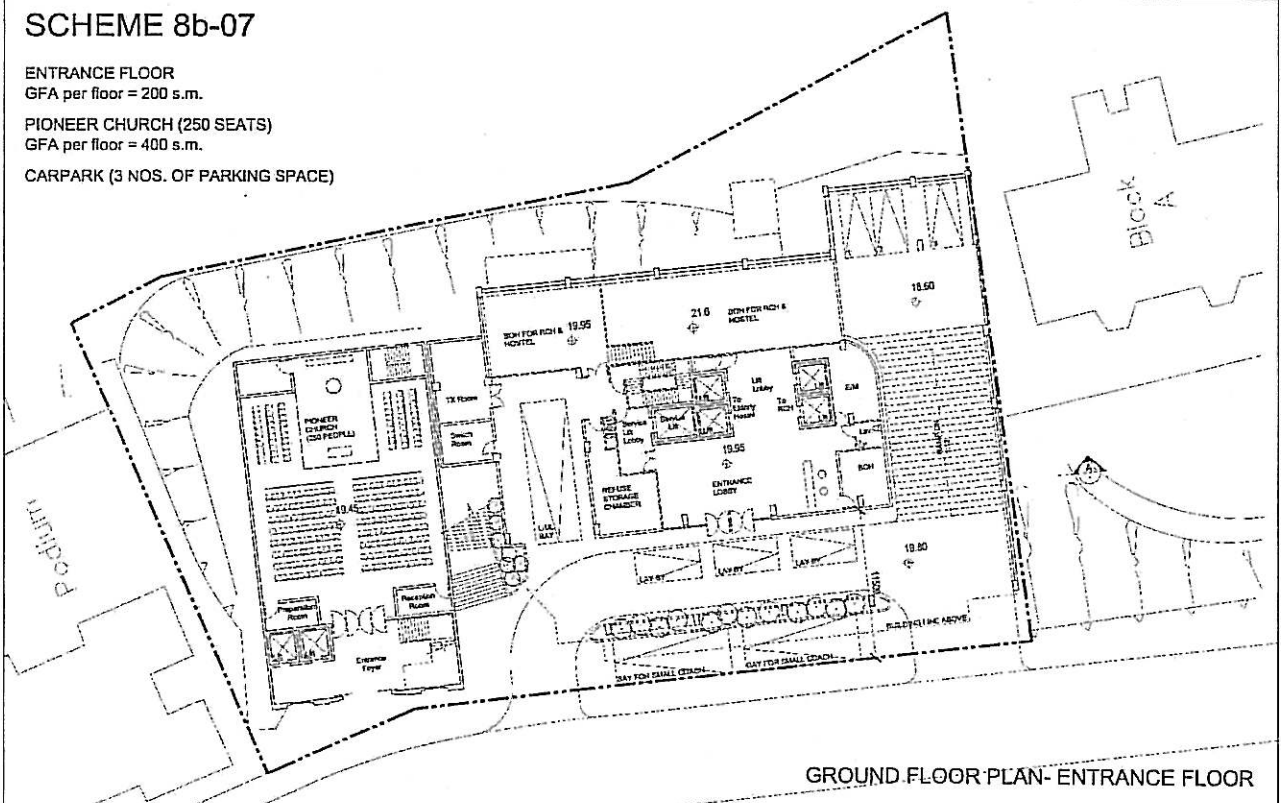
ENTRANCE FLOOR

GFA per floor = 200 s.m.

PIONEER CHURCH (250 SEATS)

GFA per floor = 400 s.m.

CARPARK (3 NOS. OF PARKING SPACE)



GROUND FLOOR PLAN- ENTRANCE FLOOR

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lwk&partners  
architects

資料來源：由擬議人提供

SOURCE: SUBMITTED BY THE PROPONENT

參考編號  
REFERENCE No.

M/H7/11/9

繪圖  
DRAWING  
2



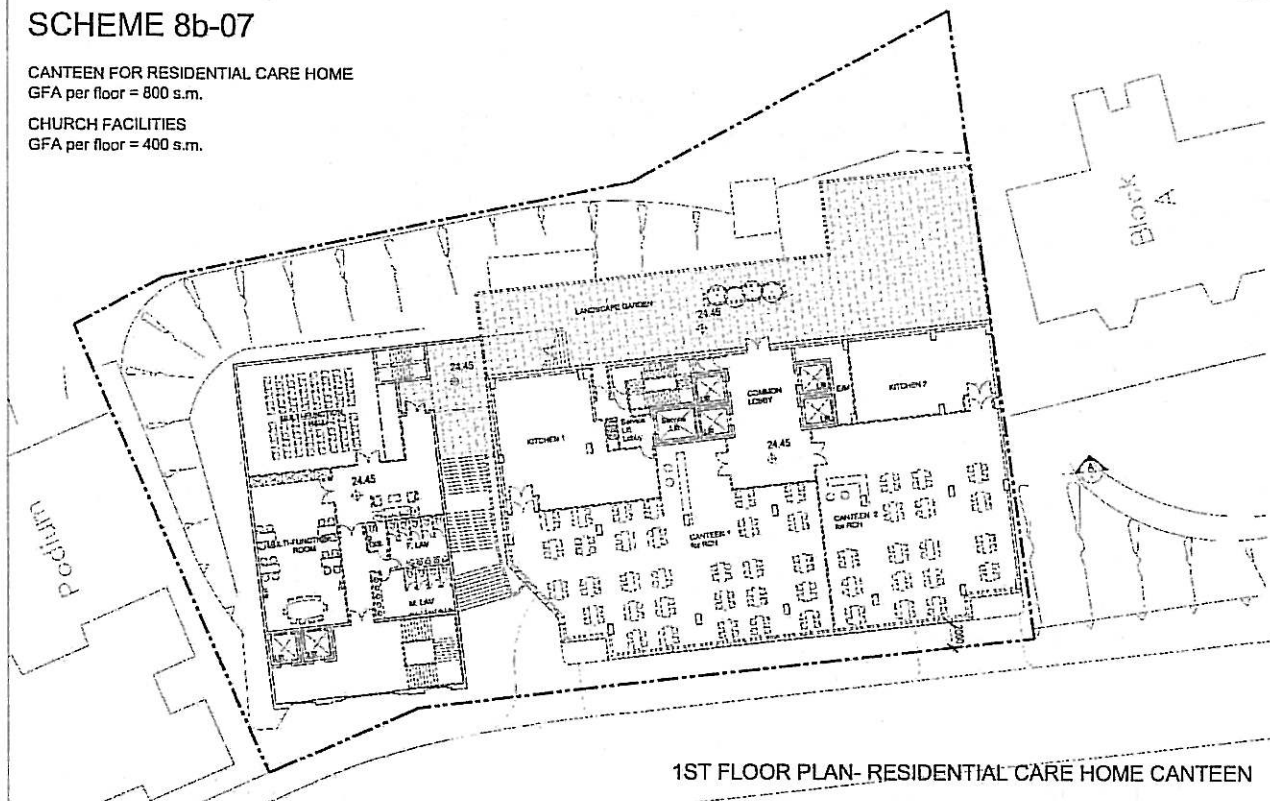
## SCHEME 8b-07

CANTEEN FOR RESIDENTIAL CARE HOME

GFA per floor = 800 s.m.

CHURCH FACILITIES

GFA per floor = 400 s.m.



1ST FLOOR PLAN- RESIDENTIAL CARE HOME CANTEEN

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lwk&partners  
architects

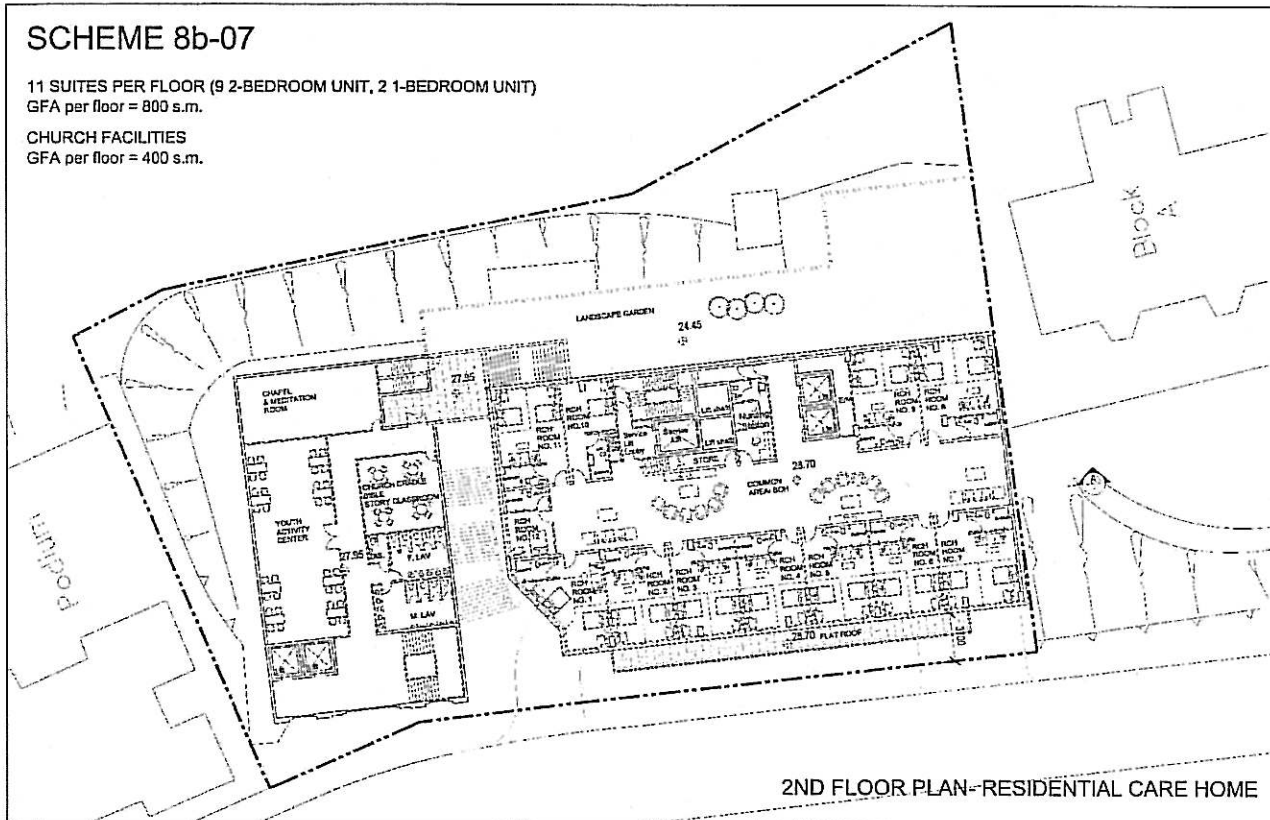
## SCHEME 8b-07

11 SUITES PER FLOOR (9 2-BEDROOM UNIT, 2 1-BEDROOM UNIT)

GFA per floor = 800 s.m.

CHURCH FACILITIES

GFA per floor = 400 s.m.



2ND FLOOR PLAN- RESIDENTIAL CARE HOME

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lwk&partners  
architects

資料來源：由擬議人提供

SOURCE: SUBMITTED BY THE PROPONENT

參考編號

REFERENCE No.

M/H7/11/9

繪圖

DRAWING

3

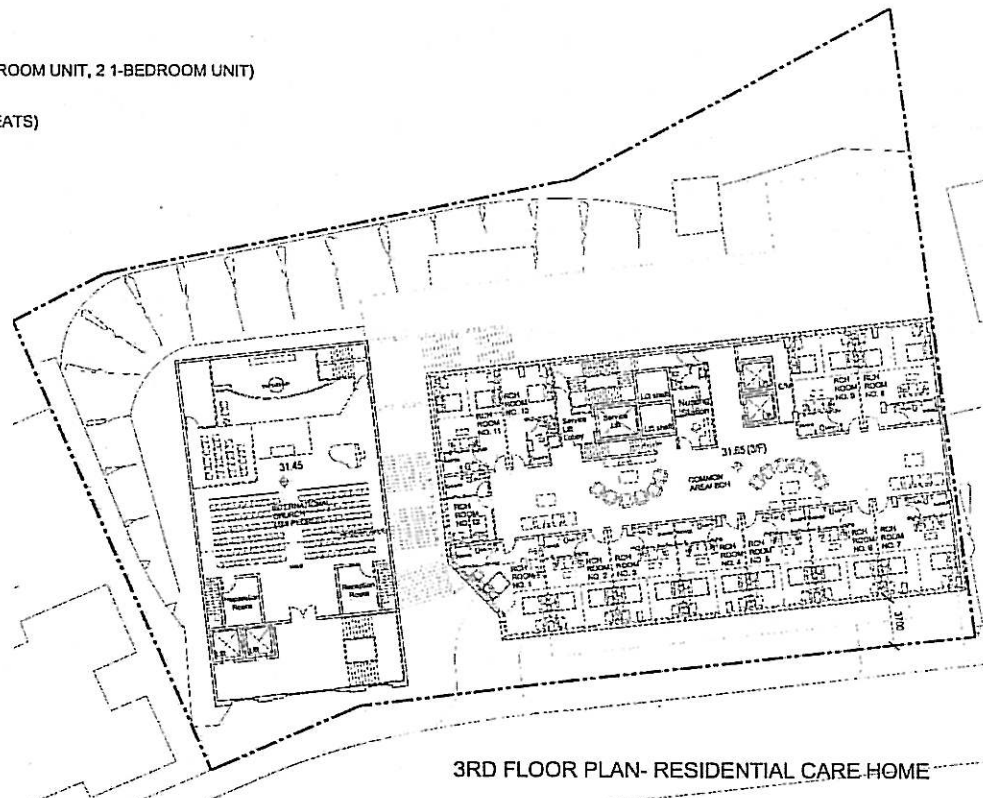
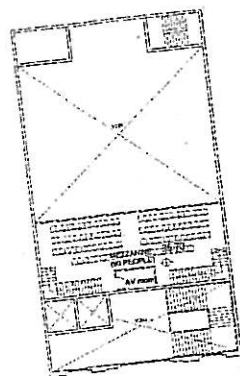
## SCHEME 8b-07

12 SUITES PER FLOOR (10 2-BEDROOM UNIT, 2 1-BEDROOM UNIT)

GFA per floor = 800 s.m.

INTERNATIONAL CHURCH (255 SEATS)

GFA per floor = 400 s.m. + 85 s.m.



3RD FLOOR PLAN- RESIDENTIAL CARE HOME

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

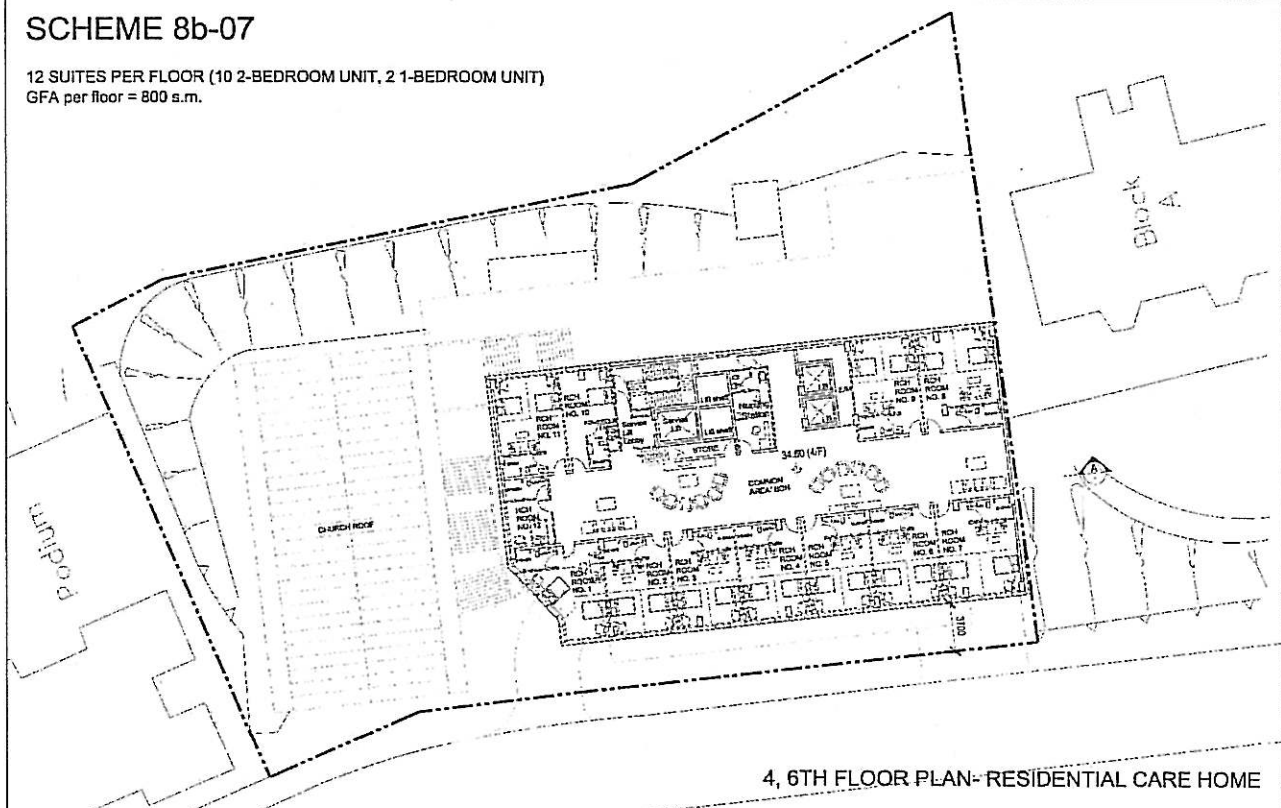
22 JUNE 2011  
DWG. No. 1

**lw&partners**  
ARCHITECTS

## SCHEME 8b-07

12 SUITES PER FLOOR (10 2-BEDROOM UNIT, 2 1-BEDROOM UNIT)

GFA per floor = 800 s.m.



4, 6TH FLOOR PLAN- RESIDENTIAL CARE HOME

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 2

**lw&partners**  
ARCHITECTS

資料來源：由擬議人提供

SOURCE : SUBMITTED BY THE PROPONENT

參考編號

REFERENCE No.

M/H7/11/9

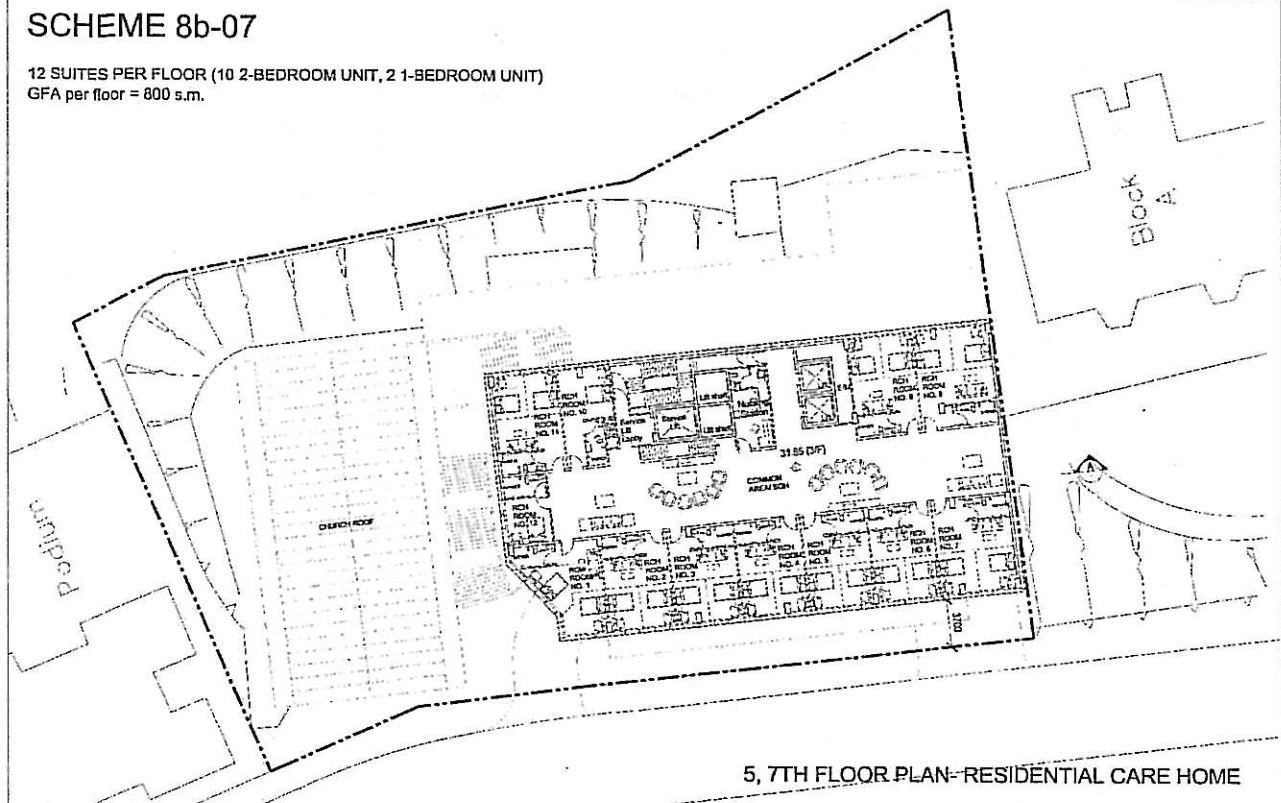
繪圖

DRAWING

4

## SCHEME 8b-07

12 SUITES PER FLOOR (10 2-BEDROOM UNIT, 2 1-BEDROOM UNIT)  
GFA per floor = 800 s.m.



5, 7TH FLOOR PLAN-RESIDENTIAL CARE HOME

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

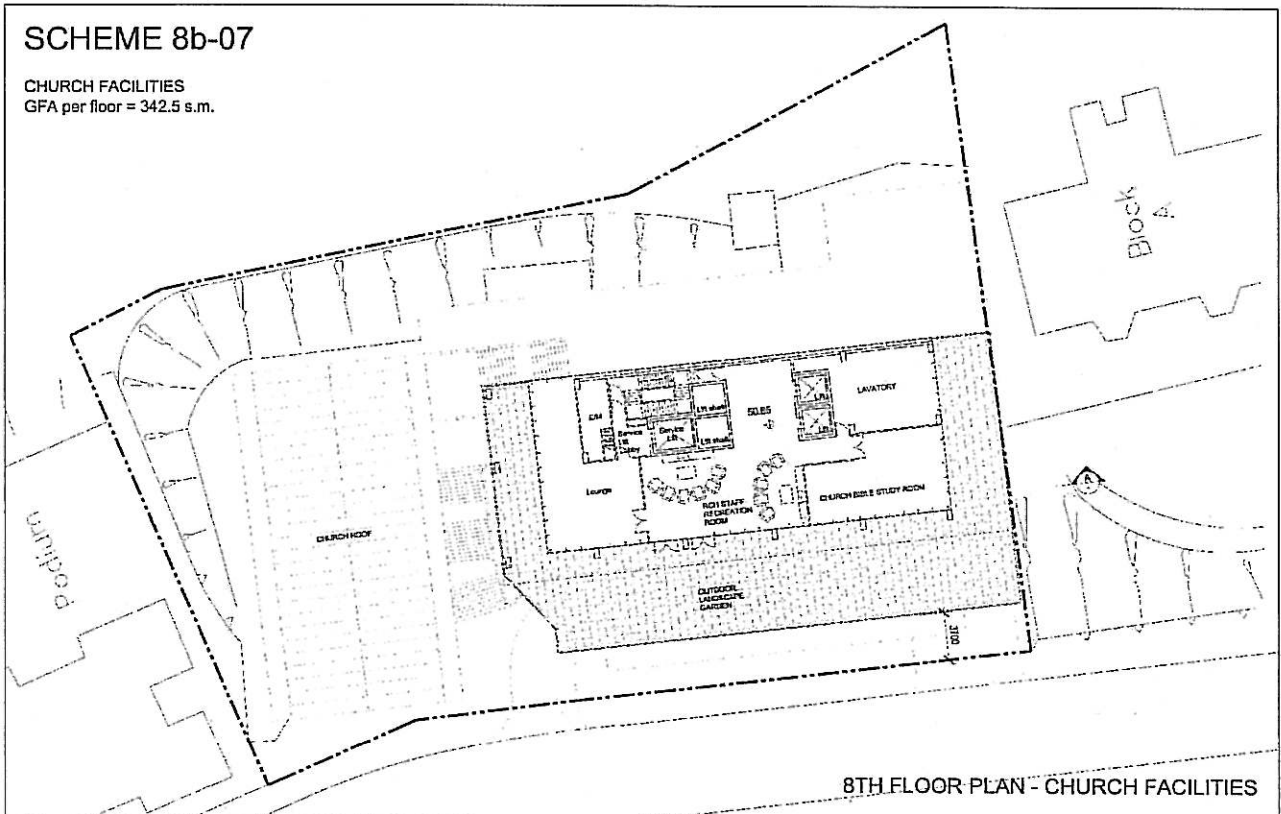
SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lw&partners  
ARCHITECTS

## SCHEME 8b-07

CHURCH FACILITIES  
GFA per floor = 342.5 s.m.



8TH FLOOR PLAN - CHURCH FACILITIES

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

lw&partners  
ARCHITECTS

資料來源：由擬議人提供

SOURCE: SUBMITTED BY THE PROPONENT

參考編號

REFERENCE No.

M/H7/11/9

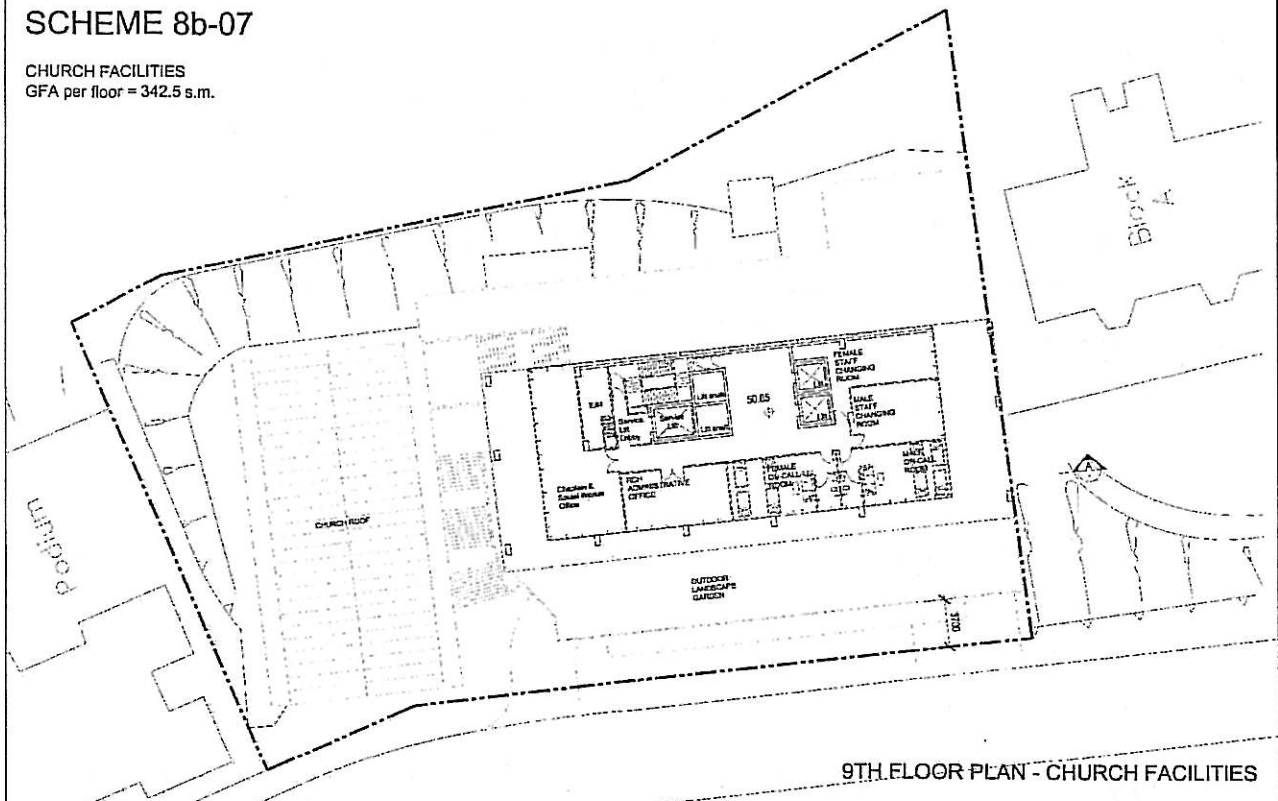
繪圖

DRAWING

5

## SCHEME 8b-07

CHURCH FACILITIES  
GFA per floor = 342.5 s.m.



9TH FLOOR PLAN - CHURCH FACILITIES

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

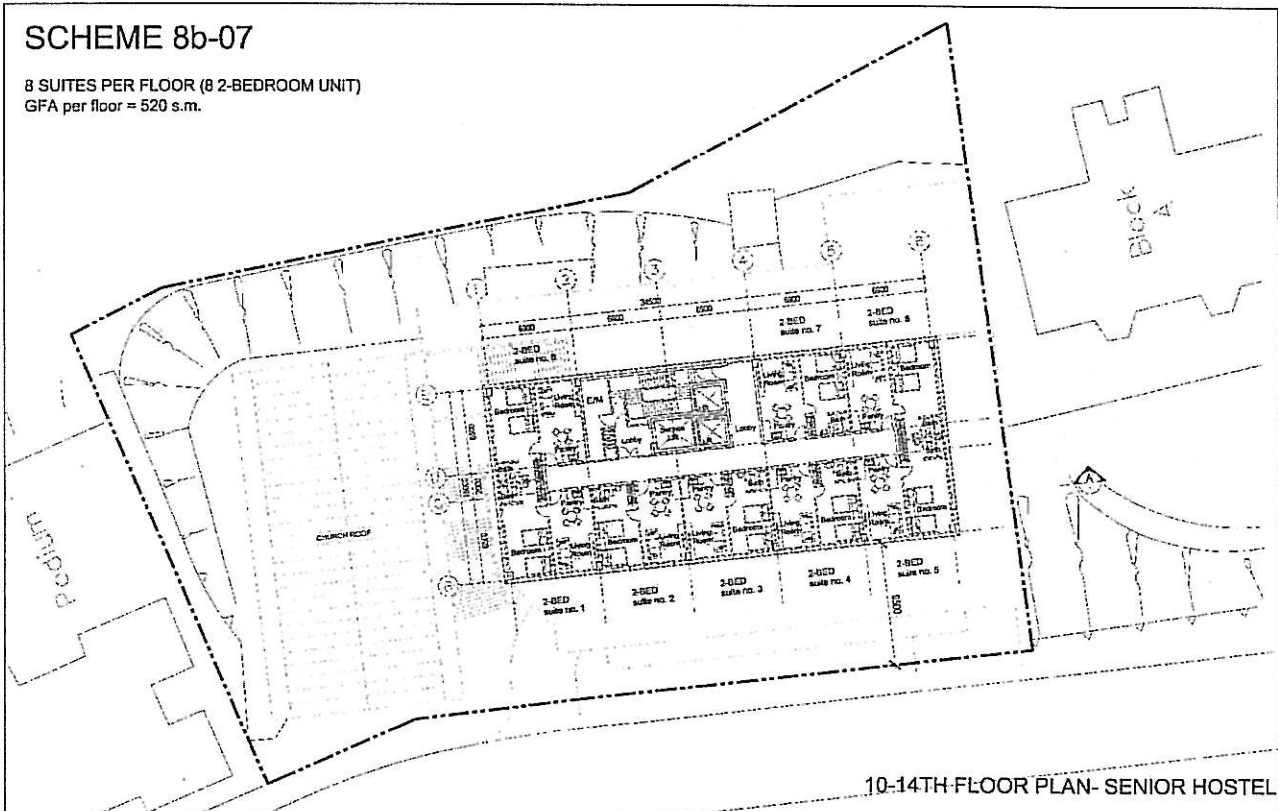
SCALE 1:250

22 JUNE 2011  
DWG. No. 1

**lwk&partners**  
architects

## SCHEME 8b-07

8 SUITES PER FLOOR (8 2-BEDROOM UNIT)  
GFA per floor = 520 s.m.



10-14TH FLOOR PLAN - SENIOR HOSTEL

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

22 JUNE 2011  
DWG. No. 1

**lwk&partners**  
architects

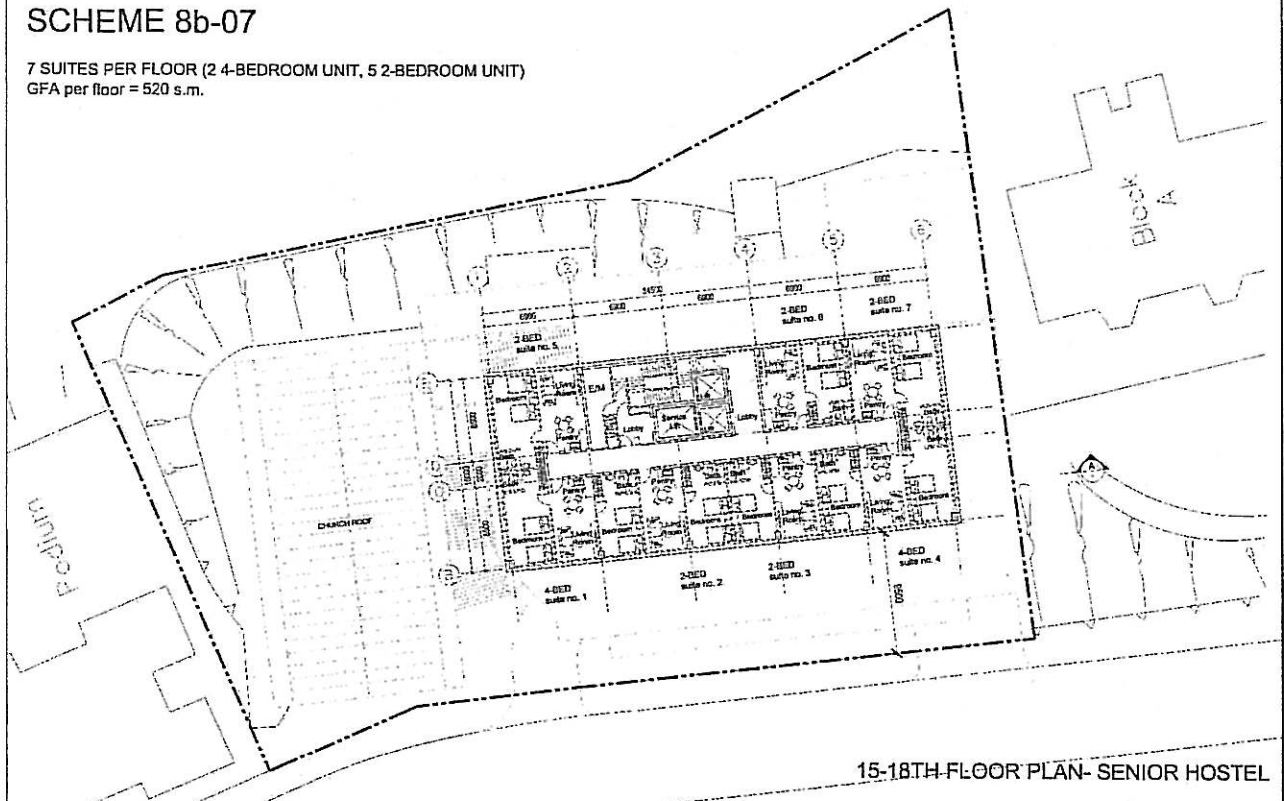
資料來源：由擬議人提供  
SOURCE: SUBMITTED BY THE PROPONENT

參考編號  
REFERENCE No.  
**M/H7/11/9**

繪圖  
DRAWING  
**6**

## SCHEME 8b-07

7 SUITES PER FLOOR (2 4-BEDROOM UNIT, 5 2-BEDROOM UNIT)  
GFA per floor = 520 s.m.



15-18TH FLOOR PLAN - SENIOR HOSTEL

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

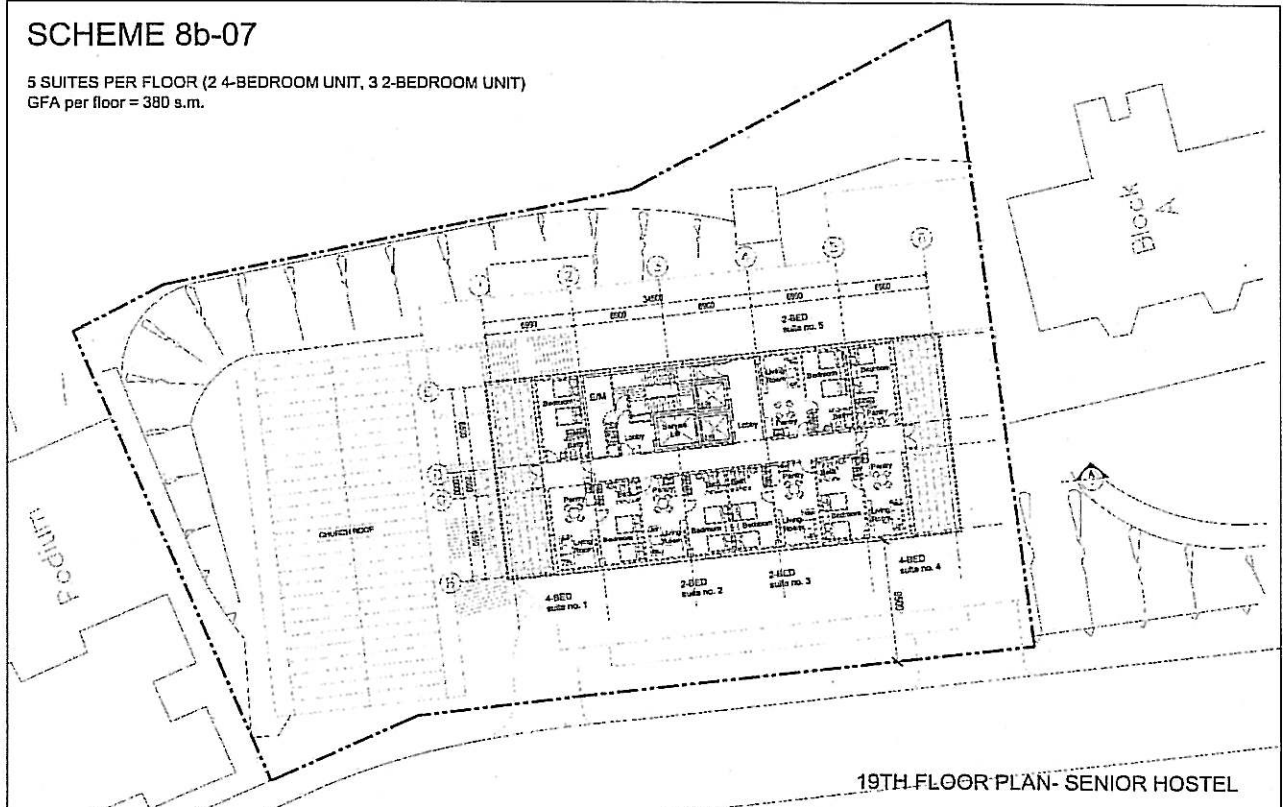
SCALE 1:250

23 JUNE 2011  
DWG. No.:

lwk&partners  
architects

## SCHEME 8b-07

5 SUITES PER FLOOR (2 4-BEDROOM UNIT, 3 2-BEDROOM UNIT)  
GFA per floor = 380 s.m.



19TH FLOOR PLAN - SENIOR HOSTEL

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:250

DWG. No.:

lwk&partners  
architects

資料來源：由擬議人提供

SOURCE: SUBMITTED BY THE PROPONENT

參考編號

REFERENCE No.

M/H7/11/9

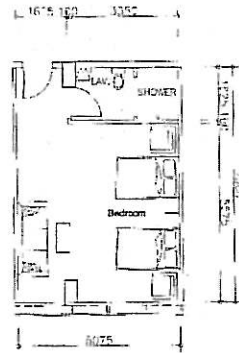
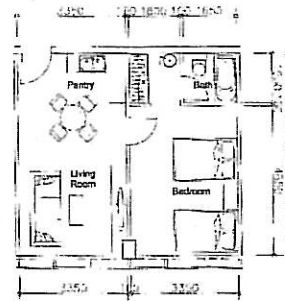
繪圖

DRAWING

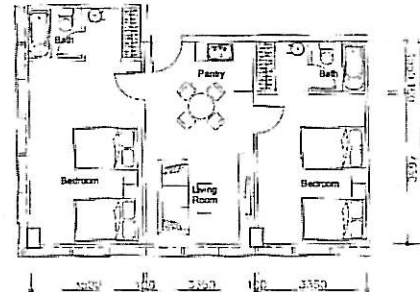
7

# SCHEME 8b-07

SENIOR HOSTEL  
2-BED suite (41 sq.m.)



RESIDENTIAL CARE HOME  
2-BED suite (37sq.m.)



SENIOR HOSTEL  
4-BED suite (68 sq.m.)

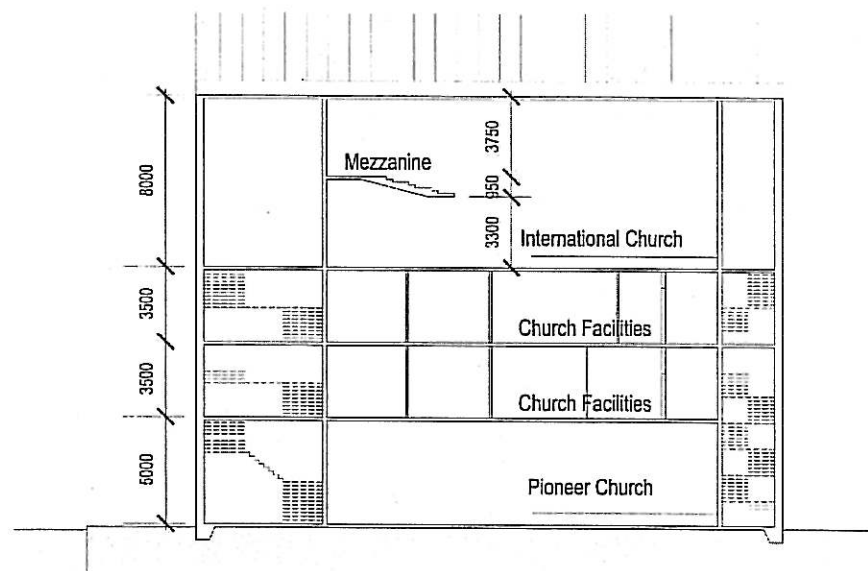
TYPICAL UNITS LAYOUT PLAN

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:100  
22 JUNE 2011  
DWG. No.:

lwkepartners  
ARCHITECTS

# SCHEME 8b-07



SECTION B

SCALE 1:150

SCHEMTAIC SECTION

Proposed Composite Development at 17A Ventris Road, Happy Valley, Hong Kong

SCALE 1:150  
22 JUNE 2011  
DWG. No.:

lwkepartners  
ARCHITECTS

資料來源：由擬議人提供

SOURCE: SUBMITTED BY THE PROPONENT

參考編號  
REFERENCE No.

M/H7/11/9

繪圖  
DRAWING  
8



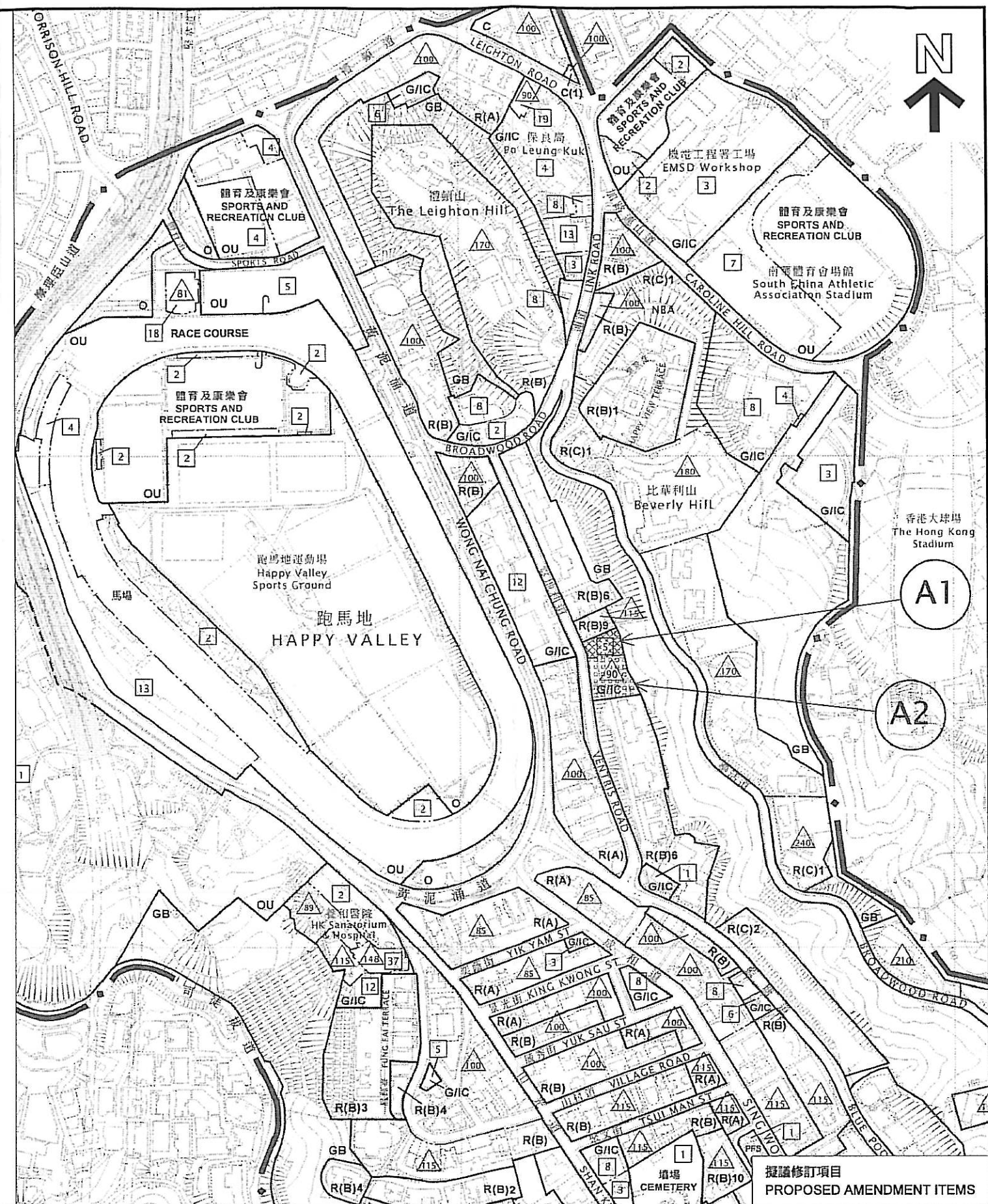
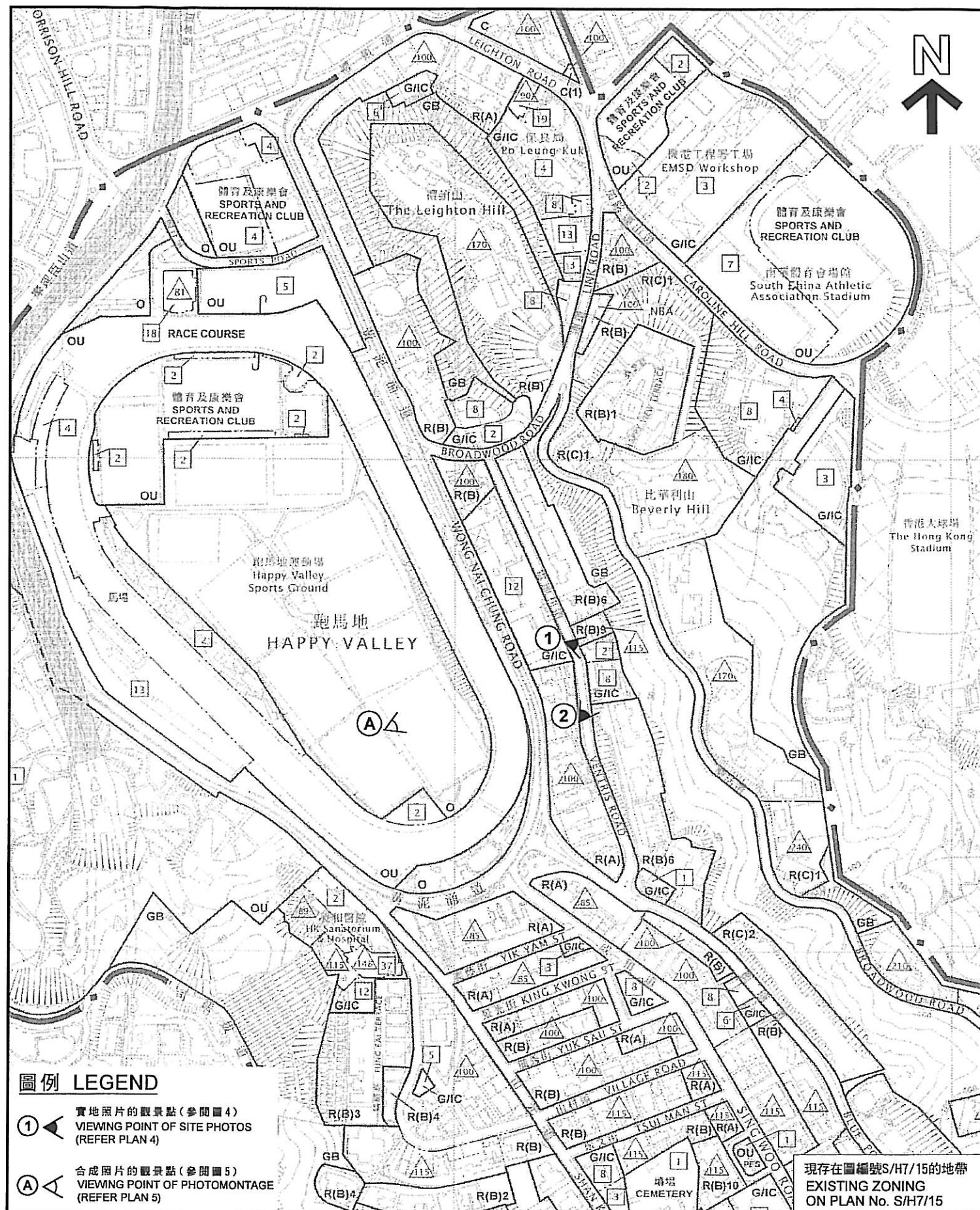


資料來源：由擬議人提供  
SOURCE : SUBMITTED BY THE PROPONENT

參考編號  
REFERENCE No.  
M/H7/11/9

繪圖  
DRAWING  
9



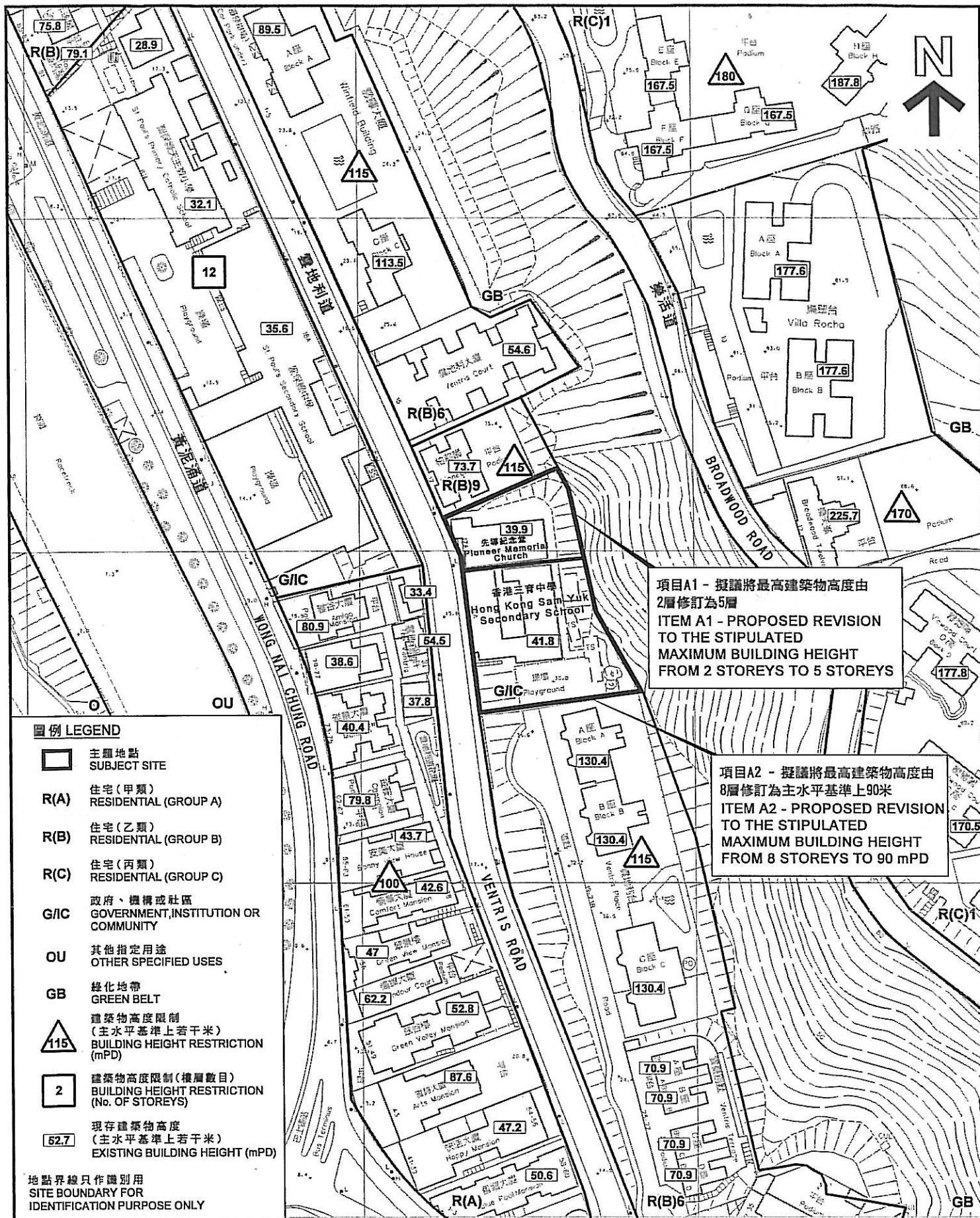


# 位置圖 LOCATION PLAN

黃泥涌分區計劃大綱草圖編號S/H7/15的擬議修訂  
PROPOSED AMENDMENTS TO THE DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN No. S/H7/15

米 METRES 100 0 100 200 300 400 METRES  
SCALE 1:5 000 比例尺





### 平面圖 SITE PLAN

黃泥涌分區計劃大綱草圖編號S/H7/15的擬議修訂  
PROPOSED AMENDMENTS TO THE DRAFT  
WONG NAI CHUNG OUTLINE ZONING PLAN  
No. S/H7/15

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2011年8月2日擬備，  
所根據的資料為測量圖編號11-SW-15D  
EXTRACT PLAN PREPARED ON 2.8.2011  
BASED ON SURVEY SHEETS No.11-SW-15D

SCALE 1:1500 比例尺  
30 0 30 60  
METRES METRES

參考編號  
REFERENCE No.  
M/H7/11/9

圖 PLAN  
2



項目A1 - 擬議將最高建築物高度由  
2層修訂為5層  
ITEM A1 - PROPOSED REVISION  
TO THE STIPULATED  
MAXIMUM BUILDING HEIGHT  
FROM 2 STOREYS TO 5 STOREYS

項目A2 - 擬議將最高建築物高度由  
8層修訂為主水平基準上90米  
ITEM A2 - PROPOSED REVISION  
TO THE STIPULATED  
MAXIMUM BUILDING HEIGHT  
FROM 8 STOREYS TO 90 mPD

VENTRIS ROAD

BROADWOOD ROAD

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

黃泥涌分區計劃大綱草圖編號S/H7/15的擬議修訂  
PROPOSED AMENDMENTS TO THE DRAFT  
WONG NAI CHUNG OUTLINE ZONING PLAN  
No. S/H7/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H7/11/9

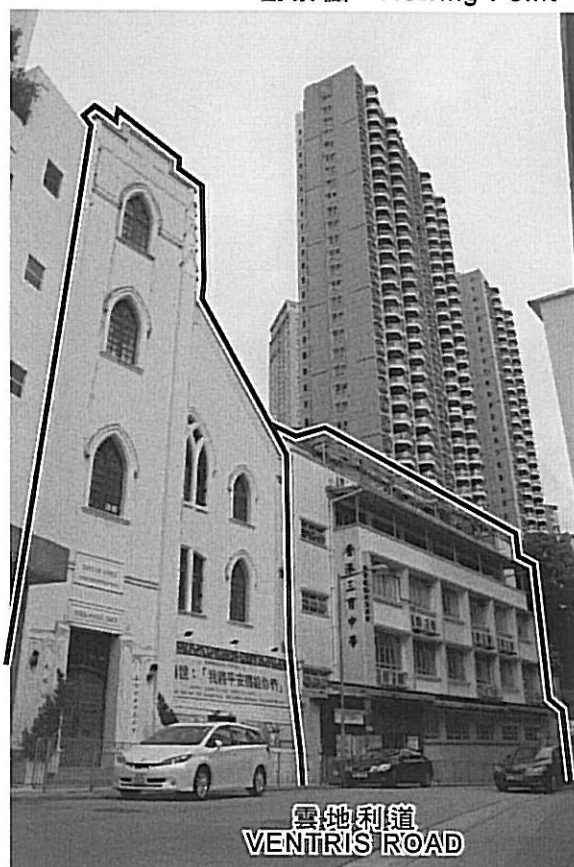
圖 PLAN  
3

本摘要圖於2011年7月21日擬備，所根據  
的資料為地政總署於2010年11月3日拍得  
的航攝照片編號CS30477

EXTRACT PLAN PREPARED ON 21.7.2011  
BASED ON AERIAL PHOTO No.  
CS30477 TAKEN ON 3.11.2010  
BY LANDS DEPARTMENT



觀景點 Viewing Point 1



觀景點 Viewing Point 2



實地照片 SITE PHOTOS

黃泥涌分區計劃大綱草圖編號S/H7/15的擬議修訂  
PROPOSED AMENDMENTS TO THE DRAFT  
WONG NAI CHUNG OUTLINE ZONING PLAN  
No. S/H7/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H7/11/9

圖 PLAN  
4

本圖於2011年7月18日擬備，所根據的資料  
為攝於2011年7月15日的實地照片  
PLAN PREPARED ON 18.7.2011 BASED ON  
SITE PHOTOS TAKEN ON 15.7.2011



現有景觀 EXISTING VIEW



擬議發展 PROPOSED DEVELOPMENT

從跑馬地遊樂場遠眺  
VIEW FROM HAPPY VALLEY RECREATION GROUND

合成照片 PHOTOMONTAGE

黃泥涌分區計劃大綱草圖編號S/H7/15的擬議修訂  
PROPOSED AMENDMENTS TO THE DRAFT  
WONG NAI CHUNG OUTLINE ZONING PLAN  
No. S/H7/15

規劃署  
PLANNING  
DEPARTMENT

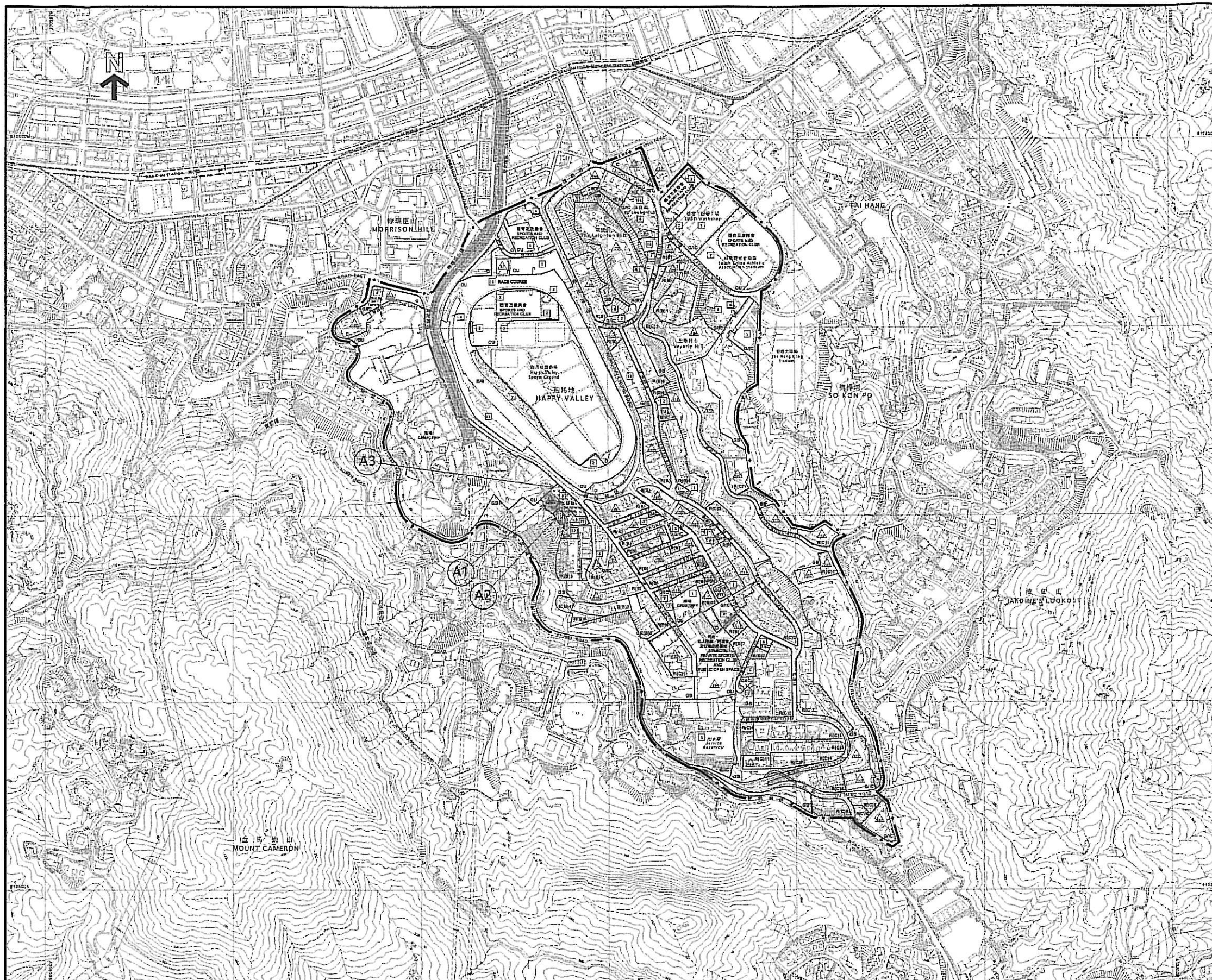


參考編號  
REFERENCE No.  
M/H7/11/9

圖 PLAN  
5

本圖於2011年8月2日擬備，所根據的  
資料為攝於2011年7月17日的實地照片  
PLAN PREPARED ON 2.8.2011 BASED ON  
SITE PHOTO TAKEN ON 17.7.2011





圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在三米平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (層數)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %	用途
	公頃 HECTARES	% 百分比
COMMERCIAL	1.24	0.82
RESIDENTIAL (GROUP A)	5.65	4.10
RESIDENTIAL (GROUP B)	15.42	11.19
RESIDENTIAL (GROUP C)	17.63	12.95
GOVERNMENT, INSTITUTION OR COMMUNITY	14.32	10.40
OPEN SPACE	9.34	6.78
OTHER SPECIFIED USES	35.50	25.78
GREEN BELT	20.60	14.96
MAJOR ROAD ETC.	17.80	12.94
TOTAL PLANNING SCHEME AREA	137.68	100.00

夾附的《註釋》是這份圖則的一部分，  
現經修訂並按照城市規劃條例第7條顯示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H 7/14 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H7/14

AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第7條 顯示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM A3	修訂項目 A 3 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

2010年9月30日 按照城市規劃條例第7條顯示的  
草圖編號 S/H 7/14 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H7/14 EXHIBITED  
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON  
30 SEPTEMBER 2010

Ophelia Y. S. WONG 黃曉嫻  
SECRETARY  
TOWN PLANNING BOARD 城市規劃委員會秘書

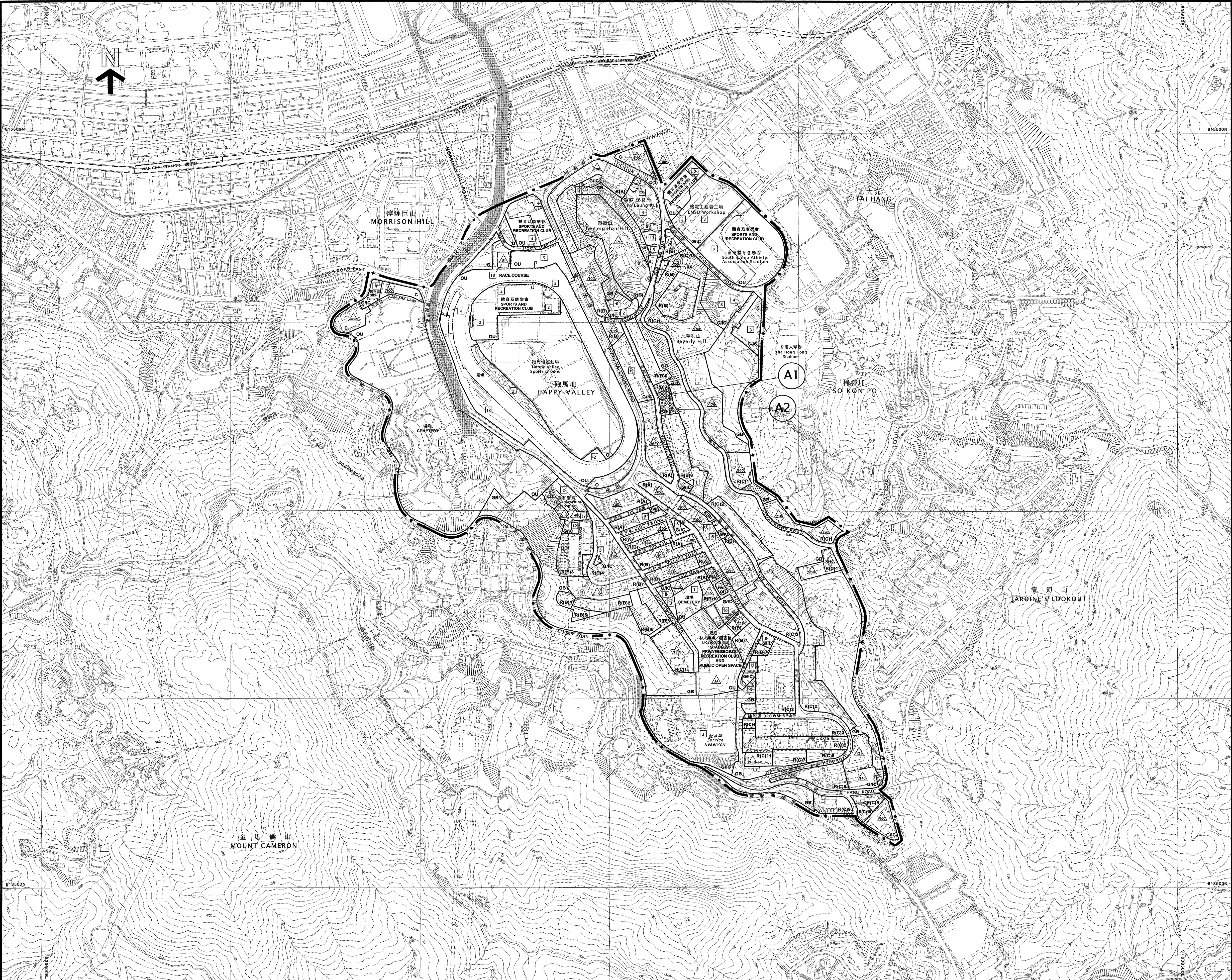
香港城市規劃委員會依據城市規劃條例擬備的黃泥涌 (港島規劃區第7區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 7 - WONG NAI CHUNG - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺  
1:5 000 比例尺

規劃署遵照城市規劃委員會指示編備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H7/15





圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
COMMERCIAL	1.24	0.90		商業
RESIDENTIAL (GROUP A)	5.65	4.10		住宅 (甲類)
RESIDENTIAL (GROUP B)	15.40	11.19		住宅 (乙類)
RESIDENTIAL (GROUP C)	17.83	12.95		住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.32	10.40		政府、機構或社區
OPEN SPACE	9.34	6.78		休憩用地
OTHER SPECIFIED USES	35.50	25.78		其他指定用途
GREEN BELT	20.60	14.96		綠化地帶
MAJOR ROAD ETC.	17.80	12.94		主要道路等
TOTAL PLANNING SCHEME AREA	137.68	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第7條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H 7/15 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H7/15

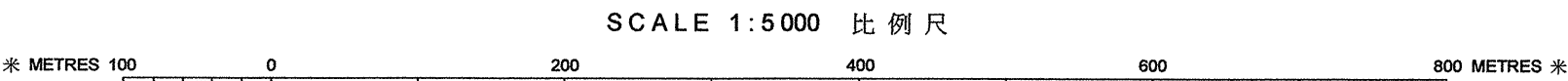
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第7條 展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第7條展示的  
草圖編號 S/H7/15 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H7/15 EXHIBITED  
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的黃泥涌 (港島規劃區第7區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 7 - WONG NAI CHUNG - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H7/15A



**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP B)** (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio/gross floor area and/or the building height specified below and/or the maximum building height as stipulated on the Plan, or the plot ratio/gross floor area and/or height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
R(B) 1	Maximum 3 storeys in addition to 1 storey of carports
R(B) 2	Maximum 4 storeys including carports
R(B) 3	Maximum 5 storeys including carports
R(B) 4	Maximum 5 storeys in addition to 1 storey of carports
R(B) 5	Maximum 8 storeys in addition to 1 storey of carports
R(B) 6	Maximum plot ratio of 5 and maximum building height of 115 metres above Principal Datum
R(B) 7	Maximum 14 storeys including carports
R(B) 8	Maximum plot ratio of 5 and maximum building height of 130 metres above Principal Datum
R(B) 9	Maximum building height of 115 metres above Principal Datum and maximum domestic gross floor area of 2,985m <sup>2</sup>
R(B) 10	Maximum building height of 115 metres above Principal Datum, maximum domestic gross floor area of 15,495m <sup>2</sup> and maximum non-domestic gross floor area of 8,687m <sup>2</sup> of which a gross floor area of not less than 2,251m <sup>2</sup> should be provided for Government, institution or community facilities. A public car park of not less than 200 parking spaces should be provided.

- (2) In determining the maximum plot ratio/gross floor area for the purpose of paragraph (1) above, any floor space that is 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, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

storeys as stipulated on the Plan. Minor relaxation of the building height restrictions may be considered by the Board through the planning permission system pursuant to paragraph 7.5 above. Each application for minor relaxation of building height restriction will be considered on its own merit.

8.8 Green Belt ("GB") : Total Area 20.60 ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual basis taking into account the relevant Town Planning Board Guidelines. The hillsides along Stubbs Road on the south-western periphery of the Area as well as those along Broadwood Road and Tai Hang Road on the eastern periphery are zoned for this purpose.

9. COMMUNICATIONS

9.1 Roads

The major routes serving the Area are Morrison Hill Road, Leighton Road, Wong Nai Chung Road, Blue Pool Road and Sing Woo Road. There is an elevated road system connecting the Aberdeen Tunnel with the Canal Road Flyover.

9.2 Public Transport

The Area is served by various modes of public transport including buses, tram, public light buses and taxis to nearby districts including Causeway Bay.

10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements for utility services upon full development.

11. CULTURAL HERITAGE

~~Thirteen~~ *Twenty* buildings in the Area, including No. 11 and No. 15 Yuk Sau Street, No. 118 and No. 120 Blue Pool Road, the Chapel in Jewish Cemetery, the Chapel in Hong Kong Cemetery, the Pavilion, Service Hall and Gardener's House in Parsee Cemetery, Tung Lin Kok Yuen at Shan Kwong Road, St. Margaret's Church at Broadwood Road, St. Paul's Primary Catholic School at Wong Nai Chung Road

and, Sikh Temple at Queen's Road East, *Gateway and St. Michael's Cemetery Chapel in St. Michael's Catholic Cemetery, Main Building in Po Leung Kuk, No. 16, No. 17 and No. 24 Fung Fai Terrace and Pioneer Memorial Church of Seventh-day Adventists at Ventris Road* are graded historical buildings. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals may affect these historical buildings.

## 12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Wan Chai District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.