

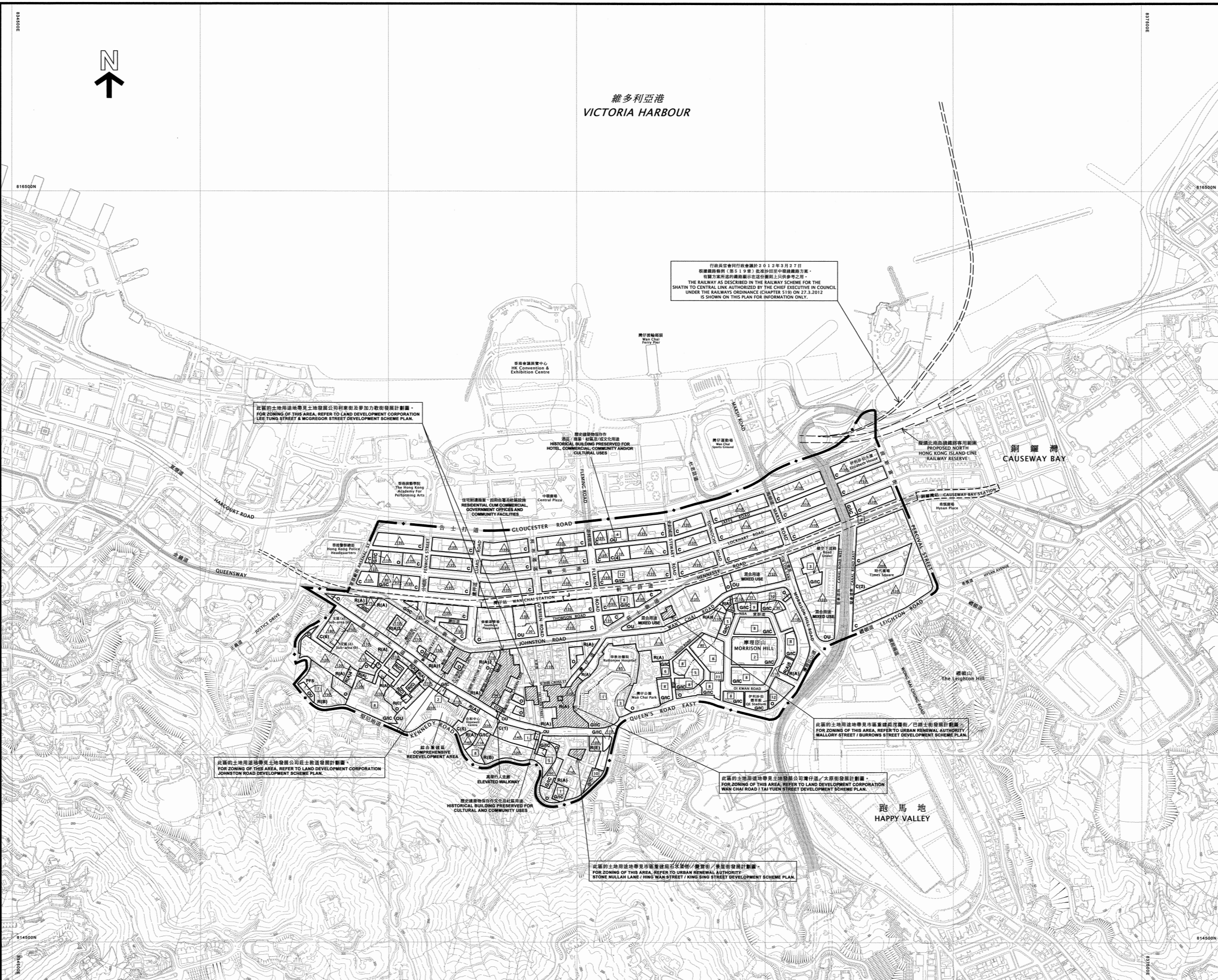
圖例
NOTATION

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）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
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
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
RAILWAY RESERVE		鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃範圍
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	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	20.47	22.95	商業
RESIDENTIAL (GROUP A)	13.59	15.24	住宅（甲類）
RESIDENTIAL (GROUP B)	1.70	1.91	住宅（乙類）
RESIDENTIAL (GROUP C)	0.35	0.39	住宅（丙類）
RESIDENTIAL (GROUP E)	0.27	0.30	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	10.52	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.82	33.44	主要道路等
LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司／市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

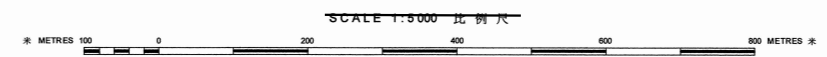
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政長官會同行政會議於2021年11月9日 根據城市
規劃條例第9(2)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(2) OF THE TOWN PLANNING ORDINANCE ON
9 NOVEMBER 2021

Ms Wendy LEUNG 梁麗儀女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的灣仔（港島規劃區第5區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 5 - WAN CHAI - 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/H5/29

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
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）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE	RAILWAY RESERVE	鐵路專用範圍
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)	135	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	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	20.47	22.95		商業
COMPREHENSIVE DEVELOPMENT AREA	0.24	0.27		綜合發展區
RESIDENTIAL (GROUP A)	15.37	17.23		住宅（甲類）
RESIDENTIAL (GROUP B)	1.70	1.91		住宅（乙類）
RESIDENTIAL (GROUP C)	0.32	0.36		住宅（丙類）
RESIDENTIAL (GROUP E)	0.27	0.30		住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	10.53	11.81		政府、機構或社區
OPEN SPACE	3.75	4.20		休憩用地
OTHER SPECIFIED USES	6.55	7.34		其他指定用途
MAJOR ROAD ETC.	29.98	33.63		主要道路等
TOTAL PLANNING SCHEME AREA	89.18	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5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 5 / 2 9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/29

按照城市規劃條例第5條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1	修訂項目 D 3 項 AMENDMENT ITEM D3	
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 D 4 項 AMENDMENT ITEM D4	
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 E 1 項 AMENDMENT ITEM E1	
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 E 2 項 AMENDMENT ITEM E2	
修訂項目 D 1 項 AMENDMENT ITEM D1	修訂項目 F 項 AMENDMENT ITEM F	
修訂項目 D 2 項 AMENDMENT ITEM D2		

（參看附表）
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的灣仔（港島規劃區第5區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 5 - WAN CHAI - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

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/H5/29A

HONG KONG PLANNING AREA NO. 5

APPROVED-DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29A

(Being an Approved *a Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
 on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 5

APPROVED-DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29A

Schedule of Uses

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RESIDENTIAL (GROUP C)	812
RESIDENTIAL (GROUP E)	913
GOVERNMENT, INSTITUTION OR COMMUNITY	1216
OPEN SPACE	1418
OTHER SPECIFIED USES	1519

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p>Commercial Bathhouse/Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>School</p> <p>Shop and Services</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Hospital</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Petrol Filling Station</p> <p>Residential Institution</p>

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

(Please see next page)

COMMERCIAL (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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Commercial (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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 78,740m², of which a gross floor area of not less than 1,961m² at the lowest two levels (excluding basements) shall be used for Government uses. A public open space of not less than 1,160m² shall be provided. A minimum setback of 1m from the lot boundary fronting Yen Wah Steps shall be provided.
- (3) On land designated “Commercial (2)”, 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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 183,589m². A public open space of not less than 3,017m² shall be provided.
- (4) On land designated “Commercial (3)” and “Commercial (5)”, 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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) On land designated “Commercial (4)”, 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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic plot ratio of 12.
- (6) On land designated “Commercial (6)”, 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 building height, in terms of metres above Principal Datum, for sub-areas (a) and (b) as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,650m² at street level shall be provided. A minimum setback of 1m from the lot boundary fronting Wing Fung Street shall be provided. In addition, for sub-area (b), planning permission is required for any in-situ conversion/redevelopment of an existing building from a residential building to a commercial/office building. Such application for planning permission shall be accompanied by a Traffic Impact Assessment.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (7) In determining the maximum non-domestic plot ratio/gross floor area for the purposes of paragraphs (2), (3) and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Based on the individual merits of development or redevelopment proposal, minor relaxation of the building height and plot ratio/gross floor area restrictions stated in paragraphs (1) to (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraphs (2) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

<i>Column 1 Uses always permitted</i>	<i>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
	<i>Commercial Bathhouse/Massage Establishment</i> <i>Eating Place</i> <i>Educational Institution</i> <i>Exhibition or Convention Hall</i> <i>Flat</i> <i>Government Refuse Collection Point</i> <i>Government Use (not elsewhere specified)</i> <i>Hospital</i> <i>Hotel</i> <i>House</i> <i>Information Technology and Telecommunications Industries</i> <i>Institutional Use (not elsewhere specified)</i> <i>Library</i> <i>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</i> <i>Off-course Betting Centre</i> <i>Office</i> <i>Place of Entertainment</i> <i>Place of Recreation, Sports or Culture</i> <i>Private Club</i> <i>Public Clinic</i> <i>Public Convenience</i> <i>Public Transport Terminus or Station</i> <i>Public Utility Installation</i> <i>Public Vehicle Park</i> <i>(excluding container vehicle)</i> <i>Recyclable Collection Centre</i> <i>Religious Institution</i> <i>Research, Design and Development Centre</i> <i>Residential Institution</i> <i>School</i> <i>Shop and Services</i> <i>Social Welfare Facility</i> <i>Training Centre</i> <i>Utility Installation for Private Project</i>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses and in-situ preservation of the historic building of Nam Koo Terrace. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) *Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:*
- (i) *the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;*
 - (ii) *the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;*
 - (iii) *the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;*
 - (iv) *the alignment, widths and levels of any roads proposed to be constructed within the area;*
 - (v) *the landscape and urban design proposals within the area;*
 - (vi) *programmes of development in detail;*
 - (vii) *an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;*
 - (viii) *a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;*
 - (ix) *a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;*
 - (x) *such other information as may be required by the Town Planning Board.*

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) *The Master Layout Plan mentioned in paragraph (1) above should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community facilities, and recreational and open space facilities.*
- (3) *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 a maximum plot ratio of 5 or the plot ratio of the existing building, whichever is the greater. In addition, a minimum of 1,908m² of public open space shall be provided. The historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse and gross floor area of the historic building should not be taken into account in plot ratio calculation.*
- (4) *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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater*
- (5) *In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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.*
- (6) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place

Educational Institution

Government Refuse Collection Point

(on land designated "R(A)7" and "R(A)8")

Institutional Use (not elsewhere specified)

Off-course Betting Centre

Office

Place of Entertainment

Private Club

Public Convenience

Recyclable Collection Centre

School

Shop and Services

Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group A)1", a public open space of not less than 140m² at street level shall be provided.
- (3) On land designated "Residential (Group A)2", a public open space of not less than 65m² at street level shall be provided.
- (4) On land designated "Residential (Group A)3", a gross floor area of not less than 1,365m² for Government, institution or community facilities and a public open space of not less than 250m² at street level shall be provided.
- (5) On land designated "Residential (Group A)4", a gross floor area of not less than 1,403m² for Government, institution or community facilities shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (6) On land designated “Residential (Group A)5”, a gross floor area of not less than 3,336m² for Government, institution or community facilities shall be provided.
- (7) On land designated “Residential (Group A)6”, a gross floor area of not less than 384m² for Government, institution or community facilities shall be provided.
- (8) ***On land designated “Residential (Group A)8”, public open space of not less than 2,665m² shall be provided.***
- ~~(8)~~(9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above, and any reduction in the gross floor area provided for Government, institution or community facilities stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- ~~(9)~~(10) A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen’s Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen’s Road East, and Tai Yuen Street shall be provided.
- ~~(10)~~(11) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) A minimum setback of 1m from the lot boundary at 39 and 41 Kennedy Road fronting Yen Wah Steps shall be provided.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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 Utility Installation for Private Project	Government Use (not elsewhere specified) Public Utility Installation Residential Institution

Planning Intention

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

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 a maximum plot ratio of 5.0, and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic 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 and 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.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Social Welfare Facility
 Training Centre

Planning Intention

This zone is intended primarily to encourage the redevelopment of this area for residential use on application to the Town Planning Board. The zoning is to facilitate appropriate planning control over the development scale, design and layout of the development, taking into account of various environmental, traffic and other infrastructural constraints.

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 a maximum domestic plot ratio of 6.5 and a maximum non-domestic plot ratio of 1.0 or the plot ratio of the existing building, whichever is the greater.
- (2) 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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratios specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p>Animal Quarantine Centre (in Government building only)</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Cable Car Route and Terminal Building</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hospital</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Wholesale Trade</p>	<p>Animal Boarding Establishment</p> <p>Animal Quarantine Centre (not elsewhere specified)</p> <p>Correctional Institution</p> <p>Driving School</p> <p>Eating Place (not elsewhere specified)</p> <p>Flat</p> <p>Funeral Facility</p> <p>Holiday Camp</p> <p>Hotel</p> <p>House</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Private Club</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Refuse Disposal Installation (Refuse Transfer Station only)</p> <p>Residential Institution</p> <p>Sewage Treatment/Screening Plant</p> <p>Shop and Services (<i>not elsewhere specified</i>)</p> <p>Utility Installation for Private Project</p> <p>Zoo</p>

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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 building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) A minimum setback of 1m from the lot boundary at 22 Hennessy Road fronting Anton Street shall be provided.
- (3) A minimum setback of 2m from the lot boundary at 77 Spring Garden Lane fronting Spring Garden Lane shall be provided.
- (4) A minimum setback of 3m from the lot boundary at 271 Queen's Road East fronting Queen's Road East and a covered open space of not less than 360m² at street level with open-sided frontage along Queen's Road East and Kennedy Road at 271 Queen's Road East shall be provided.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan and the setback requirement stated in paragraphs (2) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Comprehensive Redevelopment Area” Only</u>	
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library 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 Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Comprehensive Redevelopment Area” Only (Cont'd)

Remarks

- (1) The planning application is to be in the form of a master layout plan, accompanied by an explanatory statement, showing the areas of proposed land uses, the nature, position, dimensions and heights of all buildings to be erected on the area.
- (2) 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 building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only

**Schedule I: for non-residential building or non-residential portion
of a building upon development/redevelopment/conversion**

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment (in non-residential building only)	Commercial Bathhouse/ Massage Establishment (not elsewhere specified)
Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Hospital
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	Social Welfare Facility (not elsewhere specified)
Library	
Market	
Off-course Betting Centre	
Office	
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	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (Cont'd)

**Schedule II: for residential building or residential portion of a building upon
development/redevelopment/conversion**

Flat	Eating Place
Government Use (Police reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
Social Welfare Facility (residential care facility only)	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (Cont'd)

Schedule III : for an existing building before redevelopment/conversion

Ambulance Depot	Broadcasting, Television and/or Film Studio
Exhibition or Convention Hall	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Hotel	Government Refuse Collection Point
House	Hospital
Library	Information Technology and
Market	Telecommunications Industries
Office	Institutional Use (not elsewhere specified)
Private Club	Mass Transit Railway Vent Shaft and/or Other
Public Clinic	Structure above Ground Level other than
Public Utility Installation	Entrances
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in a free-standing purpose-designed building only)	Place of Recreation, Sports or Culture
Shop and Services (not elsewhere specified)	Public Convenience
Social Welfare Facility	Public Transport Terminus or Station
Utility Installation for Private Project	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shops and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only)
	Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Place of Entertainment
Place of Recreation, Sports or Culture
Public Convenience
Recyclable Collection Centre
Religious Institution
School
Training Centre

Planning Intention

This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion.

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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Petrol Filling Station" Only</u>	
Petrol Filling Station	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of petrol filling station.

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 building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historical Building Preserved for Cultural and Community Uses” Only</u>	
Exhibition or Convention Hall	Educational Institution
Field Study/Education/Visitor Centre	Public Utility Installation
Government Use	Religious Institution
Institutional Use (not elsewhere specified)	Utility Installation for Private Project
Library	
Place of Recreation, Sports or Culture	
Social Welfare Facility	

Planning Intention

This zone is intended primarily for preserving the old post office building for cultural and community uses.

Remarks

- (1) Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses” Only</u>	
Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution	Commercial Bathhouse/Massage Establishment
Exhibition or Convention Hall	Office
Field Study/Education/Visitor Centre	Private Club
Government Use	Public Utility Installation
Hotel	Public Vehicle Park (excluding container vehicle)
Institutional Use (not elsewhere specified)	Religious Institution
Library	Utility Installation for Private Project
Place of Entertainment	
Place of Recreation, Sports or Culture	
Residential Institution	
School	
Shop and Services (excluding motor-vehicle showroom)	
Social Welfare Facility	
Training Centre	

Planning Intention

This zone is intended primarily for preservation and adaptive re-use of the existing Wan Chai Police Station building for hotel, commercial, community and/or cultural uses.

Remarks

- (1) Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Historical Building Preserved for Hotel,
Commercial, Community and/or Cultural Uses" Only (Cont'd)

Remarks (Cont'd)

- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Residential cum Commercial, Government Offices and Community Facilities” Only</u>	
Eating Place	Institutional Use (not elsewhere specified)
Educational Institution	Mass Transit Railway Vent Shaft and/or Other
Exhibition or Convention Hall	Structure above Ground Level other than
Flat	Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use	Office
Library	Public Utility Installation
Market	Religious Institution
Place of Recreation, Sports or Culture	School
Public Clinic	Training Centre
Public Convenience	
Recyclable Collection Centre	
Residential Institution	
Shop and Services	
Social Welfare Facility	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for residential, commercial, Government offices and community facilities uses.

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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A maximum domestic gross floor area of 26,038m² and a maximum non-domestic gross floor area of 49,283m², of which not less than 40,000m² for Government, institution or community facilities, shall be provided.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height and gross floor area restrictions and any reduction in the gross floor area provided for Government, institution or community facilities stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Elevated Walkway” Only

Elevated Walkway
Government Use

Public Utility Installation

Planning Intention

This zone is intended primarily for the development of an elevated walkway.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 <i>Uses always permitted</i>	Column 2 <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<u>For "Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses" Only</u>	
<i>Eating Place</i>	<i>Educational Institution</i>
<i>Education/Visitor Centre</i>	<i>Flat</i>
<i>Exhibition or Convention Hall</i>	<i>Government Use (not elsewhere specified)</i>
<i>Government Use (Police Reporting Centre, Post Office only)</i>	<i>Office</i>
<i>Library</i>	<i>Private Club</i>
<i>Place of Recreation, Sports or Culture</i>	<i>Public Utility Installation</i>
<i>School</i>	<i>Religious Institution</i>
<i>Shop and Services (excluding motor-vehicle showroom)</i>	<i>Utility Installation for Private Project</i>
<i>Social Welfare Facility</i>	

Planning Intention

This zone is intended primarily to facilitate in-situ preservation of the historic buildings at 72, 72A, 74 & 74A Stone Nullah Lane and 2, 4, 6 and 8 Hing Wan Street for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.

Remarks

- (1) *Any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*
- (2) *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 building heights, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (3) *Public open space of not less than 220m² shall be provided.*
- (4) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 <i>Uses always permitted</i>	Column 2 <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<u>For “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” Only</u>	
<i>Eating Place</i> <i>Education/Visitor Centre</i> <i>Exhibition or Convention Hall</i> <i>Government Use</i> <i>Library</i> <i>Place of Entertainment</i> <i>Place of Recreation, Sports or Culture</i> <i>School</i> <i>Shop and Services</i>	<i>Educational Institution</i> <i>Office</i> <i>Private Club</i> <i>Public Utility Installation</i> <i>Religious Institution</i> <i>Social Welfare Facility</i> <i>Utility Installation for Private Project</i>

Planning Intention

This zone is intended primarily to facilitate in-situ preservation and adaptive re-use of the historic buildings fronting Mallory Street for cultural and commercial uses, together with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.***
- (2) 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 building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.***
- (3) Public open space of not less than 300m² shall be provided.***
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

HONG KONG PLANNING AREA NO. 5

~~DRAFT APPROVED~~ WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 5

DRAFT APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 5

DRAFT ~~APPROVED~~ WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29A

(Being ~~an Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

(Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.)

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Wan Chai Outline Zoning Plan (OZP) No. S/H5/29A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 18 November 1965, the Board was directed to prepare an OZP for Wan Chai - Hong Kong Planning Area No. 5. On 25 October 1968, the draft OZP No. LH 5/29 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). Since then, the OZP had been amended fourteen times to reflect the changing circumstances.
- 2.2 On 4 July 1989, the then Governor in Council agreed to refer the draft Wan Chai OZP No. S/H5/7 (renumbered from Plan No. S/H5/6) to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. Since then, the OZP had been amended four times and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 9 November 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/15. On 17 December 1999, the approved Wan Chai OZP No. S/H5/15 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 10 October 2000, the CE in C referred the approved OZP No. S/H5/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/21. On 21 March 2003, the approved Wan Chai OZP No. S/H5/21 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 9 December 2003, the CE in C referred the approved Wan Chai OZP No. S/H5/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been

amended once and exhibited under section 5 of the Ordinance to reflect the changing circumstances.

- 2.7 On 13 September 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/23. On 30 September 2005, the approved Wan Chai OZP No. S/H5/23 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 8 November 2005, the CE in C referred the approved Wan Chai OZP No. S/H5/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.9 On 16 December 2005 and 21 July 2006, the draft Urban Renewal Authority (URA) Mallory Street/Burrows Street Development Scheme Plan (DSP) No. S/H5/URA1/1 and Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/1 were respectively exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the Urban Renewal Authority Ordinance, the two DSPs from the said dates replaced the Wan Chai OZP in respect of the areas delineated and described therein.
- 2.10 On 27 October 2006, the draft Wan Chai OZP No. S/H5/24, indicating the areas of the OZP replaced by the URA Mallory Street/Burrows Street DSP and Stone Nullah Lane/ Hing Wan Street/King Sing Street DSP, as well as incorporating zoning amendments to reflect completed developments, amendment to the Notes of “Commercial” (“C”) zone of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and amendment to the Notes of “Residential (Group A)” (“R(A)”) zone to specify open space requirements in “Residential (Group A)1” (“R(A)1”) and “Residential (Group A)2” (“R(A)2”) zones, was exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP which was subsequently renumbered as S/H5/25. On 4 November 2008, the CE in C referred the approved Wan Chai OZP No. S/H5/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 November 2008 under section 12(2) of the Ordinance.
- 2.12 On 24 September 2010, the draft Wan Chai OZP No. S/H5/26 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP incorporated amendments to impose building height restrictions for various zones, to rezone the “Commercial/Residential” (“C/R”) sites to “C”, “R(A)” or “Other Specified Uses” (“OU”) annotated “Mixed Use” zone, and to amend the zonings of various sites to reflect the planning intention for the sites or the as-built conditions.
- 2.13 Upon the expiry of the two-month exhibition period, a total of 106 representations were received. On 3 December 2010, the representations were published for 3 weeks for public comments. A total of 293 comments were received.
- 2.14 On 26 April 2011, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to propose amendments to the draft OZP to partially meet 3 representations (No. R98 to R100) in respect of the sites at 8-10 and 12-18 Wing Fung Street and not to uphold the remaining representations. On 13 May 2011, the Board agreed that the proposed amendments, which include the rezoning of the site at 8-10 and 12-18 Wing Fung Street from “R(A)” to a sub-area of “C” with a building height restriction of 120 metres above Principal Datum (mPD) and a requirement that any

redevelopment for commercial/office use be subject to the approval by the Board to ensure that there would be no adverse traffic impact, were suitable for publication for further representation under section 6(C)2 of the Ordinance. On 20 May 2011, the proposed amendments were published under section 6C(2) of the Ordinance for 3 weeks for further representations.

- 2.15 Upon the expiry of the 3-week publication period, 2 further representations were received. On 29 July 2011, after giving consideration to the further representations in accordance with section 6F of the Ordinance, the Board decided to amend the draft OZP by the proposed amendments as further varied during this meeting and such amendments shall form part of the draft Wan Chai OZP No. S/H5/26. The amendments include rezoning the subject site from “C(7)” to “C(6)” as shown on Plan No. R/S/H5/26 – A2 and amending the Notes of the “C” zone by including sub-areas (a) and (b) in the “C(6)” zone for the Three Pacific Place site and the subject site respectively as well as deleting the Remarks for “C(7)” zone. In accordance with section 6H of the Ordinance, the draft OZP shall thereafter be read as including the amendments.
- 2.16 On 25 July 2011, four Judicial Review (JR) applications were filed against the Board’s decisions not to meet their representations. Leaves for JR applications and orders of stay of the submission of the OZP to CE in C were granted by the Court.
- 2.17 On 3 August 2012, the draft Wan Chai OZP No. S/H5/27 incorporating the amendments mainly to rezone the sites at Lui Kee Education Service Centre at Queen’s Road East and Wan Chai Polyclinic at Kennedy Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group E)”, to amend the building height restrictions for the “G/IC” zones covering the Methodist International Church at Queen’s Road East, the Duke of Windsor Social Service Building at Hennessy Road and the Church of Christ in China, Wanchai Church at Spring Garden Lane as well as to rezone the area in Sau Wa Fong from “R(A)”, “Residential (Group C)” (“R(C)”), “G/IC” and “Open Space” (“O”) to area shown as ‘Road’, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month exhibition period, a total of 223 representations were received. On 26 October 2012, the representations were published for 3 weeks for public comments. A total of 2 comments were received. On 22 February 2013, the Board decided not to uphold the representations after giving consideration to the representations and comments.
- 2.18 On 13 April 2018, according to the Court’s rulings on two JR applications and the related appeals, the Board reviewed the development restrictions on the draft Wan Chai OZP for reconsideration of the related representations.
- 2.19 On 4 May 2018, the draft Wan Chai OZP No. S/H5/28-~~(the Plan)~~, incorporating mainly amendments to the building height restrictions for the “C”, “C(4)”, sub-area (b) of “C(6)”, “OU” annotated “Mixed Use”, “R(A)”, “R(A)5” and “Residential (Group B)” (“R(B)”) sites, and deletion of the non-building area and building gap requirements for the “C(4)”, “OU” annotated “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses”, “G/IC” and “R(A)” sites and stipulation/revision to the building height restrictions for the areas concerned, was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, a total of 75 representations were received. On 3 August 2018, the representations were published for three weeks for public comments and a total of 9 comments were received. After giving consideration to the representations and comments on 17 January 2019 and 15 February 2019, the Board decided not to propose any amendment to the draft OZP to meet the representations.

Pursuant to the completion of all JR proceedings, on 18 August 2021, the Board noted a review of the OZP and agreed to submit the OZP to CE in C for approval.

- 2.20 On 9 November 2021, the CE in C, under section 9(2) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/29. On 19 November 2021, the approved Wan Chai OZP No. S/H5/29 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.21 *On 4 January 2022, the CE in C referred the approved Wan Chai OZP No. S/H5/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back to the OZP was notified in the Gazette on 14 January 2022 under section 12(2) of the Ordinance.*
- 2.22 *On XX XXXX 2022, the draft Wan Chai OZP No. S/H5/30 (the Plan), mainly incorporating amendments to rezone a site at Hillside Terrace, Schooner Street, Ship Street (including the Nam Koo Terrace) from “Open Space”, “Residential (Group C)” and “Government, Institution or Community” to “Comprehensive Development Area” and incorporating five areas covered by the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2, approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2, approved Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2, approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 and approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the OZP, was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustment as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Wan Chai area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for

planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is bounded by Gloucester Road to the north; Percival Street to the east; Leighton Road, Queen's Road East and Kennedy Road to the south; and Monmouth Path and Arsenal Street to the west. The boundaries of the Area are shown by a heavy broken line on the Plan. The area covered by the Plan is approximately 89.18 hectares.
- 5.2 The original Wan Chai shore-line was in the vicinity of Queen's Road East and Wan Chai Road. By 1920, reclamation had extended out to the present alignments of Johnston Road and Hennessy Road. Development on this reclamation took the form of 3 to 4 storeys tenement blocks on small sites fronting narrow streets with virtually no provision for open space and community facilities.
- 5.3 In the 1920s, further reclamation was carried out up to the line of Gloucester Road. Development on this reclamation followed a grid pattern with wider streets and most buildings were 3 to 5 storeys tenements. At that time, little provision was made for public open space and community facilities.
- 5.4 Wan Chai has now been developed into an area characterised by a mixture of commercial and residential developments. Along Queen's Road East, there is a trend towards more intensive commercial development. The area to the south of Johnston Road contains some new buildings amidst low-rise pre-war residential buildings, many of which are in a dilapidated state. Any meaningful improvement in that area will have to rely on more comprehensive urban renewal programmes.

6. POPULATION

Based on the 2016 Population By-Census, the population of the Area was estimated by the Planning Department as about 58,900. It is estimated that the planned population of the Area would be about 78,690.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Wan Chai OZP was undertaken in 2010 with a view to incorporating appropriate building height restrictions on the Plan for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent

excessively tall or out-of-context buildings, preserve views to the ridgeline and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.

- 7.2 The building height restrictions are to preserve the view to ridgelines and mountain backdrops from the vantage point at the Cultural Complex in Tsim Sha Tsui, West Kowloon Cultural District and Kai Tak Cruise Terminal Park, and the view to harbour from the Peak and Stubbs Road Lookout Point. As Wan Chai North has already been developed as a Central Business District (CBD) extension with high-rise office buildings blocking the ridgeline of Wan Chai Gap when viewed from the Tsim Sha Tsui Cultural Complex and West Kowloon Cultural District, the stepped building height concept ascending from the harbour and gradually rising towards inland would not be achievable. Height bands which commensurate with the planning intention of the various land use zones as well as reflecting the majority of the existing buildings/committed developments are adopted.
- 7.3 To comply with the Court's rulings on the JR applications and related appeals on the draft OZP No. S/H5/26, a review of the development restrictions taking into account the implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was completed in April 2018. To provide flexibility for future redevelopment to comply with SBDG, a building height restriction of 135mPD is generally imposed for the "C" sites (except the sites bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road), "OU" annotated "Mixed Use" sites and the sub-area (b) of "C(6)" site; a building height restriction of 110mPD is imposed for the "C(4)" site as well as the residential sites generally located to the north and to the south of Queen's Road East. Building height restrictions of 120mPD, 140mPD and 150mPD are imposed for the residential sites in the southern part of the Area. Having regard to the open amenity area near the Cross Harbour Tunnel portal and the low-rise Government, institution or community (GIC) cluster in the Wan Chai Sports Ground area, a more stringent building height restriction of 110mPD is imposed on the commercial area bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road to minimise the impact on the view of the harbour from the Stubbs Road Lookout Point. There is no change to the building height restrictions of other sub-zones of "C", including Wu Chung House, Times Square, QRE Plaza, Hopewell Centre, and Three Pacific Place.
- 7.4 Specific building height restrictions for the "G/IC" and "OU" zones in terms of number of storeys or mPD, which mainly reflect the existing and planned building heights of development, have been incorporated into the Plan ~~to provide visual and spatial relief to the high density environment of the Area.~~
- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) was undertaken in 2010 (AVA 2010) to assess the existing wind environment and the likely impact of the building heights of the development sites within the Area on the pedestrian wind environment. The major prevailing annual wind comes from the east and northeast directions, and the prevailing summer wind mainly comes from the southerly quarters directions. For wind coming from the east over Victoria Harbour and Causeway Bay, the wind will flow along the major east-west roads such as Gloucester Road, Jaffe Road, Lockhart Road, Hennessy Road, Johnston Road, Queen's Road East and Kennedy Road. For wind coming from the north-east, it will penetrate into the Area through the Wan Chai Sports Ground and the greenery area immediately outside the Cross Harbour Tunnel and penetrate into the north-south streets between Gloucester Road and Hennessy Road. The prevailing southerly summer wind is

channeled through the valley wind system along Wan Chai Gap Road and Wong Nai Chung Gap Road over the open fields and race course in Happy Valley through the Area. Also, some downhill air movement (katabatic wind) over the vegetated hill slopes is expected at the south-western boundary of the Area.

- 7.6 To facilitate better air ventilation in the Area, the AVA 2010 has recommended that the existing open space and the low-rise GIC developments in the Area should be maintained. In particular, the low-rise character of the GIC cluster at Morrison Hill is maintained to facilitate the penetration of the prevailing southerly wind from Wong Nai Chung Gap Road over the open fields and race course in Happy Valley through the Area. Also, opportunities should be taken to widen the north-south aligned roads to improve the existing air paths as well as creating new air paths by aligning the north-south road junctions as far as practicable. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimise any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings for better ventilation and minimising the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.7 An updated AVA was conducted in 2018 (AVA 2018) to assess the impact of relaxing the building height restrictions for the “C”, “C(4)”, sub-area (b) of “C(6)”, “OU” annotated “Mixed Use”, “R(A)”, “R(A)5” and “R(B)” sites, and review the non-building area, setback and building gap requirements on the OZP to provide flexibility for future redevelopments to comply with SBDG. It is recognised that the adoption of SBDG’s design measures within the Area in future would enhance building permeability, particularly around the low zone. However, relying on SBDG alone would not be sufficient to ensure good air ventilation at the district level as concerned building design measures are drawn up on the basis of and confined to individual development sites. The beneficial effect could be localised and may not have taken into account the need of a wider area. Hence, designation of non-building area and setback requirements at strategic level on the OZP to maintain major air paths or create inter-connected air paths of district importance is still considered necessary. As a result, the non-building area at the junction of Tak Yan Street and Oi Kwan Road to facilitate air flow between the northern and southern portions as well as the setback requirements along several narrow streets including Wing Fung Street, Anton Street, St. Francis Street, Gresson Street, the portion of Spring Garden Lane between Johnston Road and Queen’s Road East, Tai Yuen Street and Yen Wah Steps for penetration of south-southwest and southwest summer prevailing winds are considered essential and should be maintained. If non-building area and building gap designations are considered to benefit local air ventilation only, they can be deleted from the OZP, but alternative effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. could be adopted in the detailed design of development/redevelopment to achieve similar air ventilation purpose for the locality.
- 7.8 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/ redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.9 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Non-Building Area

7.10 A non-building area is designated at the north-eastern corner of the Lady Trench Training Centre site at 44 Oi Kwan Road to facilitate air penetration from Morrison Hill through Tak Yan Street to Tonnochy Road. As designation of non-building area is primarily for the purpose of above ground air ventilation, the non-building area requirement will not apply to underground developments. No above ground structure is allowed, except that landscape feature, boundary fence/boundary wall or minor structures that is designed to allow high air porosity may be allowed.

Setbacks

7.11 In addition, a minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street between St. Francis Yard and Queen's Road East, Gresson Street, the portion of Spring Garden Lane between Johnston Road and Queen's Road East, Tai Yuen Street, and 39 and 41 Kennedy Road as well as Wu Chung House fronting Yen Wah Steps, which are on the northern and southern sides of Queen's Road East is designated to facilitate the formation of air paths through these roads (Plans 1 to 3). Setback at the lots abutting these streets are required upon redevelopment. As designation of setback requirement is primarily for the purpose of above ground air ventilation, the setback requirements will not apply to underground developments.

8. LAND USE ZONINGS

8.1 Commercial (“C”) - Total Area 20.47 hectares

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.1.2 The “C(1)” zone at Queen’s Road East covers the existing Wu Chung House (subject to building height restriction of 140mPD). It is a commercial building incorporating Government offices on several floors, a post office at the ground and second floors. The development also comprises public open space of about 1,160m². The project was completed in April 1993 in accordance with a master layout plan (MLP). A minimum setback of 1m from the lot boundary fronting Yen Wah Steps shall be provided upon redevelopment to facilitate air ventilation in the area (see Plan 3).
- 8.1.3 The “C(2)” zone at Russell Street covers the existing Times Square (subject to building height restriction of 200mPD). The development comprises two commercial/office buildings and a public open space of 3,017m². The project was completed in May 1993 in accordance with a MLP.
- 8.1.4 The “C(3)” and “C(5)” zones at Queen’s Road East cover two existing commercial developments known as QRE Plaza (subject to building height restriction of 94mPD) and Hopewell Centre (subject to building height restriction of 220mPD) respectively. QRE Plaza was completed in November 2007 and Hopewell Centre was completed in March 1983. An elevated walkway (zoned “OU” annotated “Elevated Walkway”) connecting QRE Plaza and Hopewell Centre across Queen’s Road East has been provided as part of the QRE Plaza development. A landscaped area at Hopewell Centre of not less than 870m² shall be provided at street level and be kept open to the public at all times.
- 8.1.5 The “C(4)” zone at the Ex-Wan Chai Police Married Quarters site is intended for the development of the site for hotel, commercial, community and/or cultural uses, as an integrated project with the preservation and adaptive re-use of the Old Wan Chai Police Station. Future development at the site is restricted to a maximum building height of 110mPD and a maximum plot ratio of 12. Also, a grade-separated linkage with the Old Wan Chai Police Station site at basement level should be provided as far as practicable. In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should be considered in the detailed design of the future development at the site.
- 8.1.6 The “C(6)” zone covers an existing commercial development at 1 Queen’s Road East known as Three Pacific Place which was completed in February 2007 (designated as sub-area (a)) and two existing residential buildings at 8-10 and 12-18 Wing Fung Street (designated as sub-area(b)). Sub-area (b) is intended primarily to encourage the redevelopment of this area into commercial/office uses

with appropriate planning control to ensure the traffic impact of the proposed development will be duly addressed. Sub-areas (a) and (b) are subject to a maximum building height of 180mPD and 135mPD respectively. A public open space of not less than 1,650m² at street level shall be provided within this zone. A minimum setback requirement of 1m from the lot boundary fronting Wing Fung Street shall be provided (see Plan 1).

- 8.1.7 Minor relaxation of the plot ratio/gross floor area and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 8.1.8 Under exceptional circumstances, for developments/redevelopments, minor relaxation of the setback requirements may be considered by the Board on application.

8.2 Comprehensive Development Area (“CDA”) - Total Area 0.24 hectares

- 8.2.1 *The site located at 1, 1A, 2 and 3 Hillside Terrace, 53 Ship Street, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street and adjoining government land is zoned “CDA”. This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses and in-situ preservation of the historic building of Nam Koo Terrace. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, as well as preservation of Nam Koo Terrace taking account of various environmental, traffic, infrastructure and other constraints. Development at the site is restricted to a maximum building height of 91mPD and a maximum plot ratio of 5, or the plot ratio and height of the existing building, whichever is the greater. A public open space of not less than 1,908m² shall be provided within this zone. The Grade 1 historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse and the gross floor area of the historic building should not be taken into account in plot ratio calculation. The plot ratio control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.*
- 8.2.2 *The historic building at 55 Ship Street (i.e. Nam Koo Terrace; a Grade 1 historic building) shall be preserved for public use and be integrated with the whole comprehensive development.*
- 8.2.3 *Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone will require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.*
- 8.2.4 *To provide flexibility for innovative design adapted to the characteristics of the site and in-situ preservation of Nam Koo Terrace, minor relaxation of the plot ratio and building height restrictions may be considered by the Board on*

application under section 16 of the Ordinance. Each proposal will be considered on its own merits.

8.28.3 Residential (Group A) (“R(A)”) - Total Area ~~13.59~~15.37 hectares

~~8.2.18.3.1~~ This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

~~8.2.28.3.2~~ Areas zoned for this purpose are mainly located to the south of Queen’s Road East and the area bounded by Queen’s Road East, Wan Chai Road, Johnston Road and Hennessy Road. Many buildings are pre-war tenements in poor conditions but redevelopment has been taking place since the early 1960s. ~~There is a trend towards more intensive commercial development mainly along Queen’s Road East.~~

8.3.3 *The “R(A)” zone at Johnston Road covers an existing residential and commercial development known as J Residence. The area was previously covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2. Grade 2 historic buildings at 18 Ship Street, 60A, 62, 64 and 66 Johnston Road are located within this site. The “R(A)” zone at Wan Chai Road/Tai Yuen Street covers two existing residential cum commercial and GIC developments known as the Zenith and One Wanchai. The area was previously covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. The two sites covering Block 1 of The Zenith and One Wanchai. A day nursery is provided at the site covering Block 1 of The Zenith. The former Wan Chai Market at the site is a Grade 3 historic building and the key representative elements of the Market are preserved while a residential block (One Wanchai) is built above it.*

~~8.2.38.3.4~~ The “R(A)1” zone at Lun Fat Street covers an existing residential building known as Luen Lee Building. Development within this zone shall provide a piece of public open space of about 140m² at street level for public use.

~~8.2.48.3.5~~ The “R(A)2” zone at Amoy Street covers an existing residential building known as Po Ngai Garden. Development within this zone shall provide a piece of public open space of about 65m² at street level for public use.

~~8.2.58.3.6~~ The “R(A)3” zone at Li Chit Street covers an existing residential building known as Li Chit Garden. Development within this zone shall provide a gross floor area of not less than 1,365m² for GIC facilities and a piece of public open space of not less than 250m² at street level for public use.

~~8.2.68.3.7~~ The “R(A)4” zone at Star Street covers an existing residential building known as No. 1 Star Street. Development within this zone shall provide a gross floor area of not less than 1,403m² for GIC facilities.

~~8.2.78.3.8~~ The “R(A)5” zone at Oi Kwan Road covers an existing residential building known as Oi Kwan Court. Development within this zone shall provide a gross floor area of not less than 3,336m² for GIC facilities.

8.2.88.3.9 The “R(A)6” zone at Wan Chai Road covers an existing commercial building known as Connaught Commercial Building. The site is rezoned to “R(A)6” to encourage residential development. Development within this zone shall provide a gross floor area of not less than 384m² for GIC facilities.

8.3.10 *The “R(A)7” zone at Wan Chai Road/Tai Yuen Street covers an existing residential cum commercial and GIC development known as the Zenith. The area was previously covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. The site covers Block 2 and 3 of The Zenith. GIC facilities including a market, a refuse collection point and a public toilet are provided at the site.*

8.3.11 *The “R(A)8” zone at Lee Tung Street & McGregor Street covers a residential cum commercial and GIC development known as the Avenue. The two linked sites was previously covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. Development within the two linked sites shall provide public open space of not less than 2,665m². A public toilet is provided at the site covering Tower 1, 2 and 3 of The Avenue. A Residential Care Homes for the Elderly cum community support service centre and a refuse collection point are provided at the site covering Tower 5 of The Avenue. Grade 3 historic buildings at 186, 188 and 190 Queen’s Road East are located within this site*

8.2.98.3.12 A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen’s Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen’s Road East and Tai Yuen Street shall also be provided upon redevelopment to facilitate air ventilation in the areas (see Plans 1 to 3).

8.2.108.3.13 Minor relaxation of the minimum gross floor area provided for GIC facilities, and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

8.2.118.3.14 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.

8.38.4 Residential (Group B) (“R(B)”) - Total Area 1.7 hectares

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

8.3.28.4.2 This zone includes areas immediately to the north of Kennedy Road. These areas are only served by Kennedy Road.

8.3.38.4.3 A minimum setback of 1m from the lot boundary at 39 and 41 Kennedy Road fronting Yen Wah Steps shall be provided upon redevelopment to facilitate air ventilation in the area (see Plan 3).

8.3.48.4.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

8.3.58.4.5 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.

8.48.5 Residential (Group C) ("R(C)") - Total Area **0.350.32** hectare

8.4.18.5.1 This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The "R(C)" zone covers sites in the Sau Wa Fong area which is a large and well-preserved terraced area located to the south of Queen's Road East. It is an enclosed and tranquil residential area. The streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed development to the north along Queen's Road East. The generally low-rise character of the area also facilitates southerly downhill wind penetrating into Wan Chai.

8.4.28.5.2 The area is inaccessible by vehicular traffic and is connected to Queen's Road East via St. Francis Street and two stepped streets including Sik On Street and Ship Street. The Wan Chai MTR station could be accessed within about 10 minutes' walk. The only vehicular access to the area is via St. Francis Street which is a narrow one-way single lane access road. Cumulative effect of more intensive developments would aggravate the existing traffic problems.

8.4.38.5.3 Given the special local character of the area, development intensity is restricted to a maximum plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of the existing building, whichever is the greater.

8.4.48.5.4 The inaccessibility of fire engines to the sites in this area would pose a potential safety risk and inconvenience to the residents. Additional provision to enhance the fire fighting installations within the buildings will be required.

8.4.58.5.5 Notwithstanding the above, consideration may be given to minor relaxation of the above development restrictions and each proposal will be considered on its own merits.

8.58.6 Residential (Group E) ("R(E)") - Total Area 0.27 hectare

8.5.18.6.1 This zone is intended primarily to encourage the redevelopment of this area for residential use on application to the Board. The zoning is to facilitate appropriate planning control over the development scale, design and layout of the development, taking into account of various environmental, traffic and other infrastructural constraints.

8.5.28.6.2 The *then* Lui Kee Education Service Centre at Queen's Road East and Wan Chai Polyclinic at Kennedy Road, ~~forming a single lot,~~ are zoned "R(E)". Appropriate noise mitigation measures should be adopted to address the possible noise impacts from Kennedy Road and Queen's Road East. *Development at the*

sites are restricted to a maximum building height of 100mPD, a maximum domestic plot ratio of 6.5 and maximum non-domestic plot ratio of 1.0, or the plot ratio and height of the existing building, whichever is the greater. ~~Car parking spaces should not be provided in the future development to avoid additional traffic burden on the capacity of the existing road network in the area.~~

8.6.3 *Minor relaxation of the building height and plot ratio restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

8.6.7 Government, Institution or Community ("G/IC") - Total Area ~~10.52~~**10.53** hectares

~~8.6.18.7.1~~ This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Within Wan Chai, there are a number of GIC buildings, such as those in the Morrison Hill Area, which include a number of schools, hospitals, a swimming pool, an indoor games centre and other community facilities.

~~8.6.28.7.2~~ In order to meet the demand for social welfare facilities in Wan Chai, a site adjacent to the Wan Chai Polyclinic has been developed for a multi-service complex by the Hong Kong Housing Society with an elderly centre, street sleepers' shelter, public latrine and open space.

~~8.6.38.7.3~~ Hung Shing Temple at 129-131 Queen's Road East, which is a Grade 1 historic building, is zoned "G/IC" to reflect the existing temple use.

~~8.6.48.7.4~~ A non-building area at the north-eastern corner of the Lady Trench Training Centre site at 44 Oi Kwan Road as shown on the Plan shall be provided upon redevelopment to facilitate air ventilation in the area. A minimum setback of 1m from the lot boundary at 22 Hennessy Road fronting Anton Street shall also be provided upon redevelopment to facilitate air ventilation in the area (see Plan 1).

~~8.6.58.7.5~~ A minimum setback of 2m from the lot boundary of the site at 77 Spring Garden Lane fronting Spring Garden Lane shall also be provided for visual relief upon redevelopment (See Plan 3).

~~8.6.68.7.6~~ In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should be considered in the detailed design of future redevelopments at the Lockhart Road Municipal Services Building site and the Hennessy Road Government Primary School site.

~~8.6.78.7.7~~ The "G/IC" zone at 271 Queen's Road East covers an existing church known as Methodist International Church. Development within this zone shall provide a covered open space of not less than 360m² at street level with open-sided frontage along Queen's Road East and Kennedy Road. The open space shall be accessible

to the public. In addition, a minimum setback of 3m from the lot boundary of the site fronting Queen's Road East shall also be provided to facilitate future road and footpath widening (See Plan 4).

8.6.88.7.8 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

8.6.98.7.9 Under exceptional circumstances, for developments/redevelopments, minor relaxation of non-building area restriction and setback requirements may be considered by the Board on application.

8.78.8 Open Space ("O") - Total Area **3.943.75** hectares

8.7.18.8.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The existing built-up area of Wan Chai is one of the most densely-populated parts on Hong Kong Island and there is a need for more district and local open space.

8.7.28.8.2 Open spaces are distributed throughout the Area to provide passive and active recreational facilities for the local residents. Open spaces in Wan Chai include the existing Southorn Playground, *the Amoy Street Sitting-out Area*, the children's playground between Lockhart Road and Jaffe Road near Arsenal Street, Tak Yan Street Children's Playground and Wing Ning Street Sitting-out Area. The Wan Chai Park is located at Queen's Road East whereas Morrison Hill Road Playground is located at the junction of Queen's Road East and Morrison Hill Road. Furthermore, in the residential area between Johnston Road and Queen's Road East and at Stone Nullah Lane, several sites have been designated for development as open space. Meanwhile, in the planning area, the incorporation of open space for public use within comprehensive redevelopment sites has been encouraged.

8.7.3 ~~A site at Sau Wa Fong (a stepped street area) has been reserved for open space purpose. The historical building at Sau Wa Fong (i.e. Nam Koo Terrace) may be preserved for public use such as museum and be integrated with the whole open space development. As such, further rezoning of the Nam Koo Terrace might be required once its future use is firmed up.~~

8.88.9 Other Specified Uses ("OU") - Total Area **6.386.55** hectares

8.8.18.9.1 This zone is primarily to provide/reserve land for purposes as specified on the plan.

8.8.28.9.2 One site located to the south of Queen's Road East and east of Ship Street is zoned "OU" annotated "Comprehensive Redevelopment Area". This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. It aims to encourage environmental improvement within the area which is partly occupied by dilapidated pre-war

buildings. It is anticipated that considerable amount of open space would be provided within this site upon redevelopment.

8.8.38.9.3 The old Wan Chai Post Office at Queen's Road East which is a historic monument is zoned "OU" annotated "Historical Building preserved for Cultural and Community Uses" so as to reflect the planning intention to preserve this monument. This post office building is currently used as an Environmental Resources Centre under the management of the Environmental Protection Department.

8.8.48.9.4 The Old Wan Chai Police Station at 123 Gloucester Road is a Grade 2 historic building constructed in 1932. It is zoned "OU" annotated "Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses". The planning intention for this zone is primarily for preservation and adaptive re-use of the Old Wan Chai Police Station building for hotel, commercial, community and/or cultural uses. For hotel development, all uses which are ancillary and directly related to the hotel use such as ancillary shops and services, food and beverage facilities are always permitted. The following planning controls are applicable for this zone:

- (a) a maximum building height of 4 storeys which generally reflects the existing building height. Redevelopment of the Old Wan Chai Police Station is not allowed except minor addition, alteration and/or modification to the existing building. Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Board under section 16 of the Ordinance. Reference should be made to the Conservation Guidelines prepared by the Antiquities and Monuments Offices for any adaptive re-use of Old Wan Chai Police Station; and
- (b) to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance, and each application will be considered on its own merits.

8.8.58.9.5 The Southorn Centre, Southorn Garden and the Southorn Stadium at Hennessy Road, O'Brien Road and Johnston Road are zoned "OU" annotated "Residential cum Commercial, Government Offices and Community Facilities" to reflect the existing residential, Government office and stadium with retail and community uses. A maximum domestic gross floor area of 26,038m² and a maximum non-domestic gross floor area of 49,283m², of which not less than 40,000m² for GIC facilities, shall be provided.

8.8.68.9.6 The land bounded by Johnston Road/Hennessy Road, Canal Road West, Leighton Road, Morrison Hill Road and Wan Chai Road is zoned "OU" annotated "Mixed Use" to reflect the existing mixed commercial/residential land uses. This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-

residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion. In general, for existing buildings, development controls on the uses within these buildings are similar to that of a building under the previous “C/R” zone (Schedule III). Separate schedules are provided for residential buildings or residential portion of a composite building (Schedule II), and non-residential buildings or non-residential portion of a composite building (Schedule I) upon development/redevelopment/conversion.

8.9.7 *The area bounded by Stone Nullah Lane to the west, Hing Wan Street to the south and King Sing Street to the north is zoned “OU” annotated “Open Space and Historic Buildings preserved for Cultural, Community and Commercial Uses”. The area is the Blue House Cluster, including 72, 72A, 74 & 74A Stone Nullah Lane (Grade 1 historic building) constructed in 1923 or 1924, 2, 4, 6 and 8 Hing Wan Street (Grade 3 historic building) constructed in 1925 or 1926 and 8 King Sing Street constructed in late 1950s. The area was previously covered by the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2. The Blue House Cluster is the first revitalisation project of the government to adopt the “Retain House and Tenant” approach. Part of the area was developed for at grade public open space and the heritage buildings within the area were preserved for residential, commercial, cultural and community uses. The planning intention for this zone is primarily to preserve the historic buildings at 72, 72A, 74 & 74A Stone Nullah Lane and 2, 4, 6 and 8 Hing Wan Street for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public. The following planning controls are applicable for this zone:*

- (a) a maximum building height of 4 storeys which generally reflects the existing building height. Any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building requires permission from the Board under section 16 of the Ordinance.; and*
- (b) public open space of not less than 220m² shall be provided within this zone.*

8.9.8 *The area bounded by Mallory Street to the east and Burrows Street is zoned “OU” annotated “Open Space and Historic Buildings preserved for Cultural and Commercial Uses”. The area is the 7 Mallory Street, covering pre-war buildings within the street block including 1, 3, 5, 7, 9 and 11 Mallory Street and 6, 8, 10 and 12 Burrows Street which are Grade 2 historic buildings. The area was previously covered by the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2. URA has redeveloped part of this area for public open space and preserved some historic buildings within the area for cultural and commercial uses. The development has been renamed to 7 Mallory Street in January 2022 to continue its provision of areas for public open space, cultural and commercial uses. The following planning controls are applicable for this zone:*

- (a) *a maximum building height of 28mPD which generally reflects the existing building height. Any demolition of, or addition, alteration and/or modification to or redevelopment of an existing building requires permission from the Board under section 16 of the Ordinance; and*
- (b) *public open space of not less than 300m² shall be provided within this zone.*

8.8.78.9.9 An “OU” annotated “Elevated Walkway” zone is designated on the Plan for the development of an elevated walkway between Hopewell Centre and QRE Plaza. Also, a site at Kennedy Road is zoned “OU” annotated “Petrol Filling Station” to reflect the existing use.

8.8.88.9.10 Minor relaxation of the building height and gross floor area restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

9. LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREAS - Total Area 2.14 hectares

9.1 ~~The URA was established on 1 May 2001 to replace the Land Development Corporation (LDC) and to take over the on-going urban renewal projects from LDC.~~

9.2 ~~The Wan Chai Road/Tai Yuen Street Scheme Area bounded by Cross Street to the north, Ruttonjee Hospital to the east, Queen’s Road East to the south and Tai Yuen Street to the west (including sections of Stone Nullah Lane and Wan Chai Road) has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. URA is redeveloping this area for commercial/residential uses with GIC facilities including a market, a public toilet and a day nursery.~~

9.3 ~~The Lee Tung Street & McGregor Street Scheme Area generally bounded by Amoy Street, Queen’s Road East, Tai Yuen Street, Cross Street, Spring Garden Lane and Johnston Road (including Lee Tung Street and a portion of McGregor Street) has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities.~~

9.4 ~~The Johnston Road Scheme Area generally bounded by Ship Street, Johnston Road, Tai Wong Street East and Queen’s Road East has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC Johnston Road DSP No. S/H5/LDC3/2. URA intends to redevelop this area for commercial/residential uses.~~

9.5 ~~The Mallory Street/Burrows Street Scheme Area generally bounded by Mallory Street to the east and Burrows Street to the west has been designated as “URA Development Scheme Plan Area”. The land use zoning of this area is based on the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2. URA intends~~

~~to redevelop part of this area for public open space and preserve some historical buildings within the area for cultural and commercial uses.~~

~~9.6 The Stone Nullah Lane/Hing Wan Street/King Sing Street Scheme Area generally bounded by Stone Nullah Lane to the west, Hing Wan Street to the south and King Sing Street to the north has been designated as “URA Development Scheme Plan Area”. The land use zoning of this area is based on the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2. URA intends to redevelop part of this area for public open space and preserve some heritage buildings within the area for commercial, cultural and community uses.~~

10.9 COMMUNICATIONS

10.19.1 Mass Transit Railway

The alignment of the MTR Island Line along the northern coast of Hong Kong Island is shown beneath Hennessy Road with a station at O’Brien Road.

10.29.2 Roads – Total Area 29.82 hectares

~~10.2.19.2.1~~ Whilst Gloucester Road is the thoroughfare for east-west traffic, Hennessy Road and Queen’s Road East are the east-west district distributors.

~~10.2.29.2.2~~ Canal Road is the major north-south thoroughfare through the Area connecting Cross Harbour Tunnel and Aberdeen Tunnel to the southern part of Hong Kong Island. The internal north-south movements within the Area are mainly serviced by Arsenal Street Flyover and Fleming Road Flyover.

11.10. UTILITY SERVICES

The Area is well served with piped fresh water and salt water supply, as well as drainage and sewage 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. New infrastructures have been provided for in the island reclamation, but no major utility installations are required for the reclamation, as additional demands will be absorbed by the existing facilities.

12.11. CULTURAL HERITAGE

~~12.11.1~~ The old Wan Chai Post Office near Wu Chung House at Queen’s Road East and Yuk Hui Temple (also known as Pak Tai Temple) are declared monuments within the Area. Hung Shing Temple, Nam Koo Terrace, and 72, 72A, 74 & 74A Stone Nullah Lane are Grade 1 buildings. In addition, the following graded historic buildings can also be found in Wan Chai:

- Old Wan Chai Police Station (Grade 2)
- 60A, 62, 64 and 66 Johnston Road (Grade 2)
- 1, 3, 5, 7, 9 and 11 Mallory Street (Grade 2)
- 6, 8, 10 and 12 Burrows Street (Grade 2)

- 18 Ship Street (Grade 2)
- Former Wan Chai Market (Grade 3)
- The Hong Kong Tuberculosis Chest and Heart Diseases Association Leo Lee Building (Grade 3)
- 2, 4, 6 and 8 Hing Wan Street (Grade 3)
- 186, 188 and 190 Queen's Road East (Grade 3)
- 6 ~~Steward~~ **Stewart** Road (Grade 3)
- 109 and 111 Lockhart Road (Grade 3)

~~12.2~~**11.2** Chun On Tai Ngat and Ventilation Tower at Monmouth Path are new items pending for heritage assessment by the Antiquities and Advisory Board (AAB). Information of the 1,444 historic buildings and new items for grading assessment can be obtained from the official website of the AAB at <http://www.aab.gov.hk>.

~~12.3~~**11.3** Prior consultation with Antiquities and Monuments Office (AMO) of the Development Bureau should be made when/if there are any works/development/redevelopment or rezoning proposals that might affect the above declared monuments, historic buildings/structures, new items pending grading assessment, any other historic structures identified and/or their-immediate environs. Besides, if there are any buildings/structures both at grade level and underground which were built on or before 1969, AMO should be alerted.

13.12. IMPLEMENTATION

~~13.1~~**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.

~~13.2~~**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.

~~13.3~~**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.

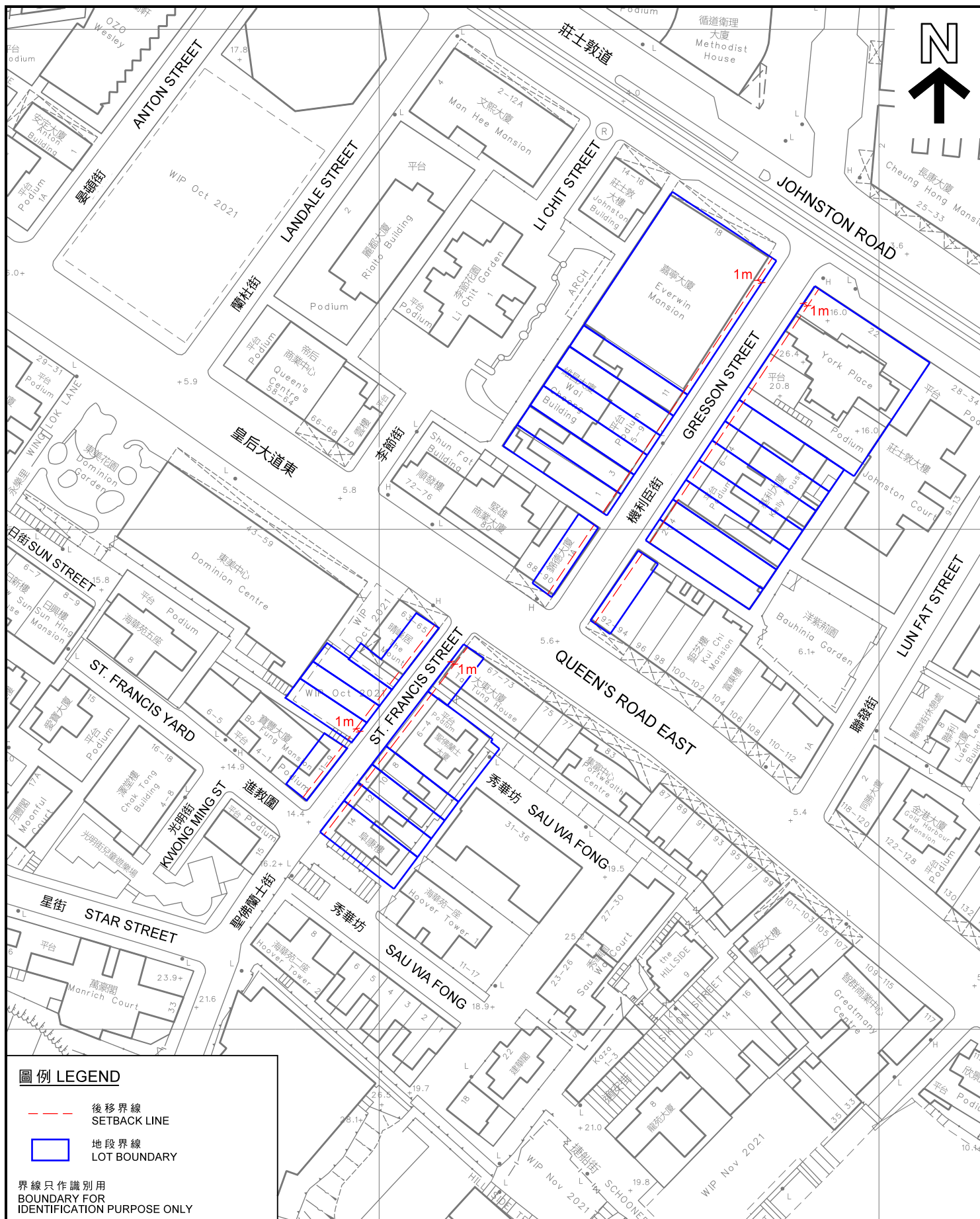
Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Figures (All figures are for indicative purpose only)

Plans 1 to 4 -Setback Requirements

TOWN PLANNING BOARD

~~XXXXXXXXXXXX 2022 NOVEMBER 2021~~



圖例 LEGEND

- 後移界線
SETBACK LINE
- 地段界線
LOT BOUNDARY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年4月21日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 21.4.2022
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求 SETBACK REQUIREMENT

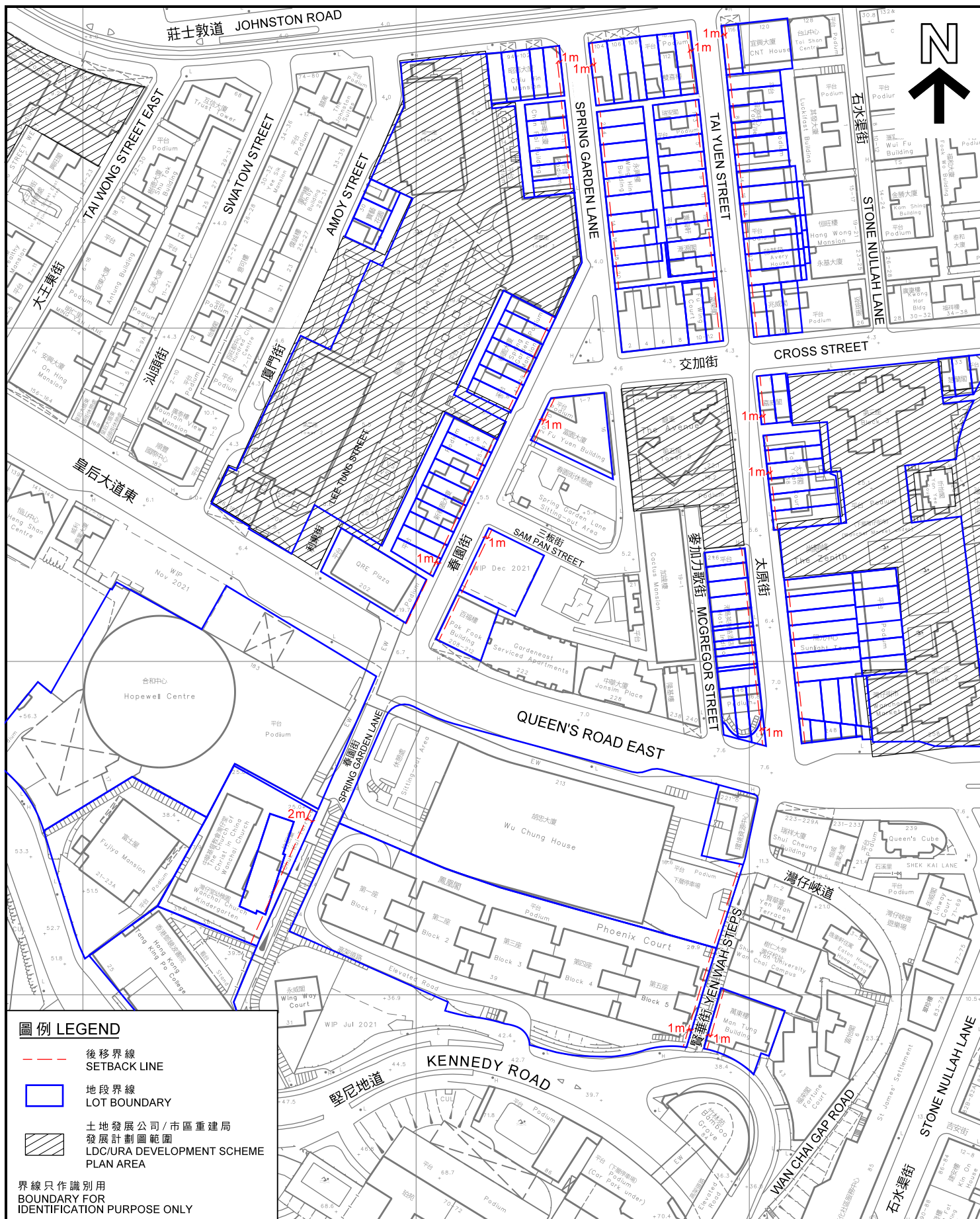
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/22/2

圖 PLAN
2



本摘要圖於2022年4月21日擬備，
所根據的資料為測量圖編號
11-SW-14B及D

EXTRACT PLAN PREPARED ON 21.4.2022
BASED ON SURVEY SHEETS No.
11-SW-14B&D

後移要求 SETBACK REQUIREMENT

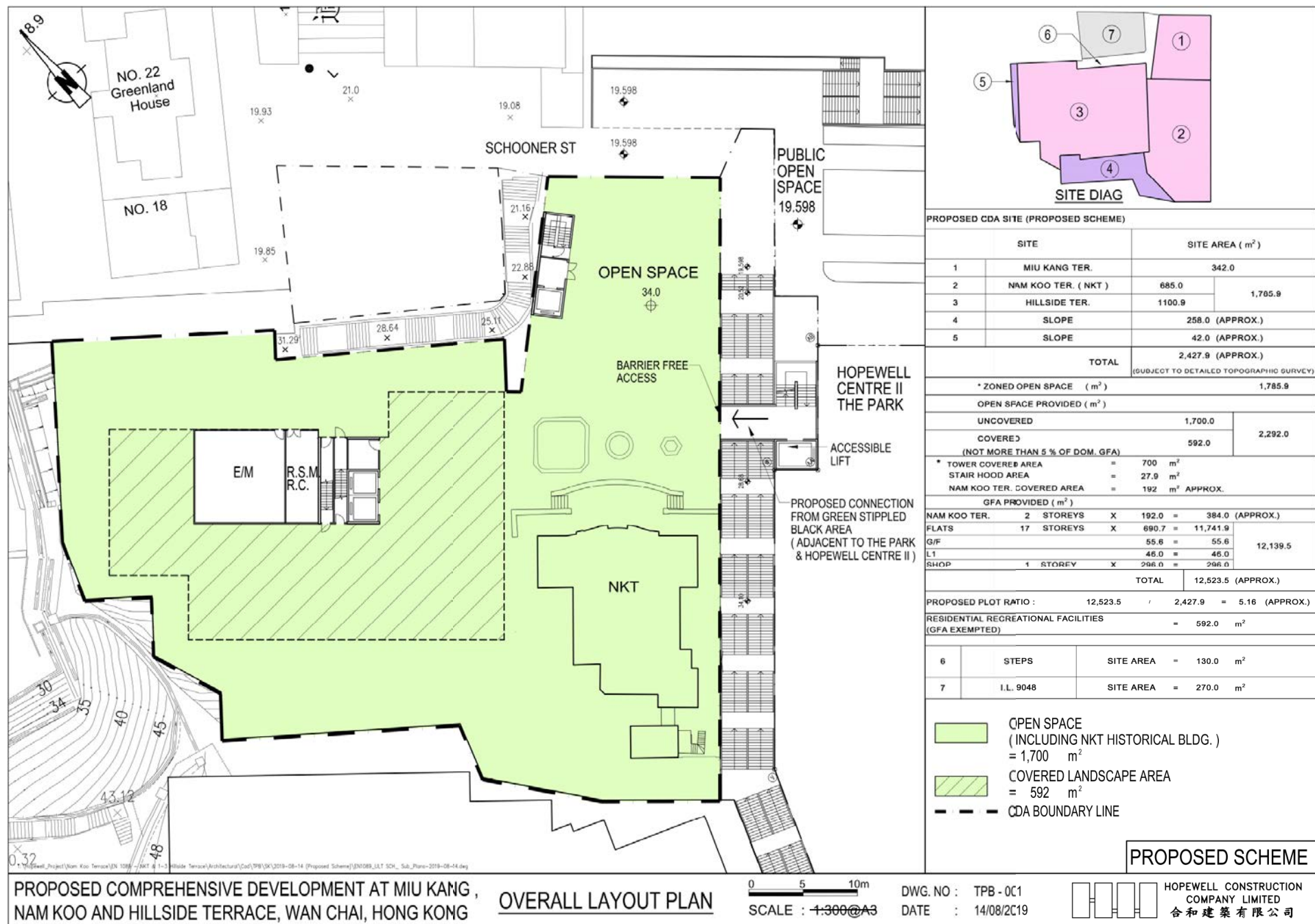
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METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/22/2

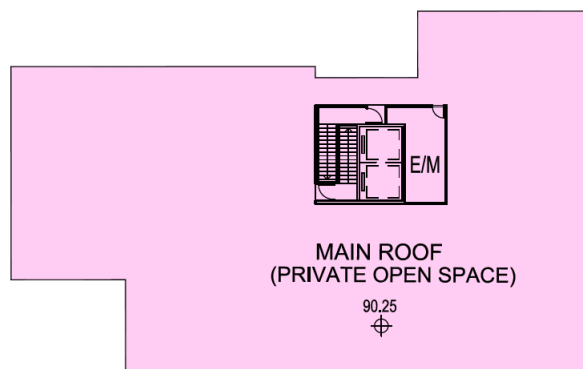
圖 PLAN
3



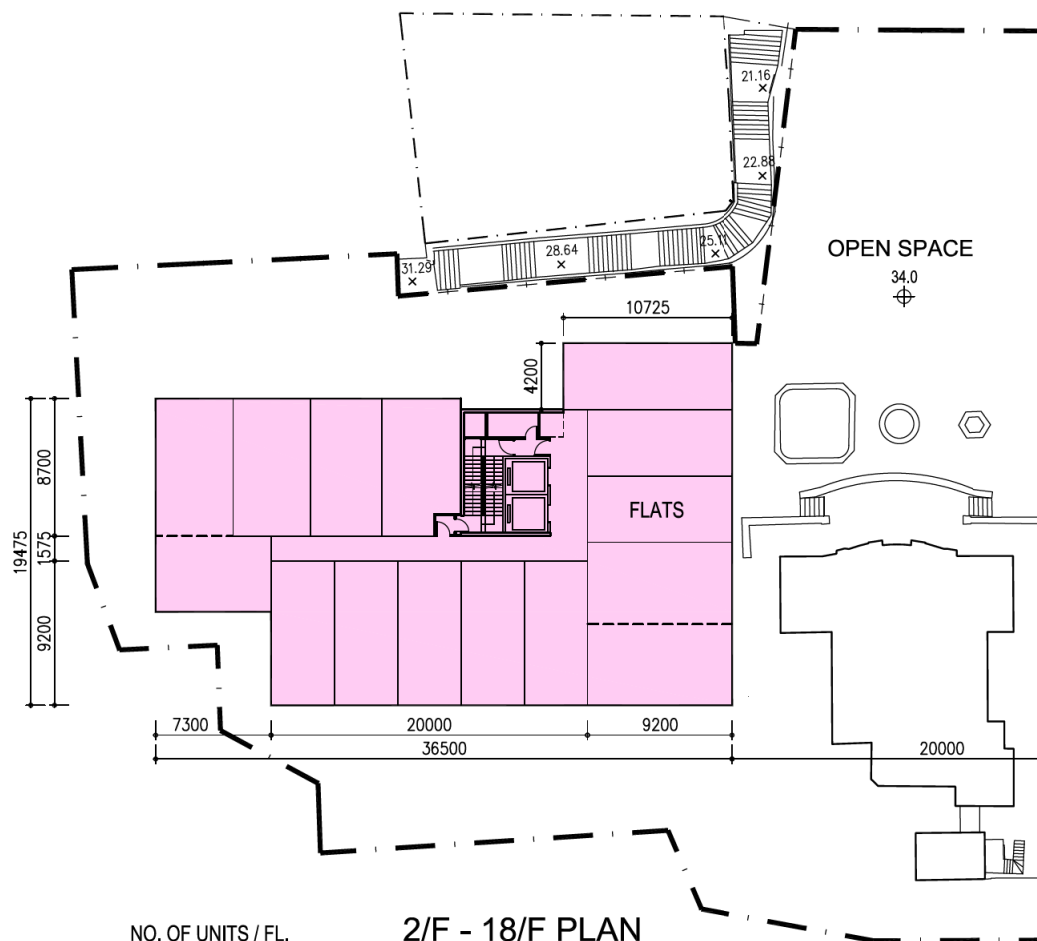
資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
Y/H5/5

繪圖
DRAWING
Z - 1



ROOF PLAN



NO. OF UNITS / FL.
= 13 NOS.
TOTAL NO. OF UNITS
= 17 STOREYS X 13 NOS.
= 221 NOS.

2/F - 18/F PLAN

LEGEND:

--- CDA BOUNDARY LINE

NOTE:
FLOOR NO. 1/F IS NOT APPLICABLE IN THIS DEVELOPMENT.

PROPOSED SCHEME

Y:\Hopewell_Project\Nam Koo Terrace\EN 1089 - NKT & 1-3 Hillside Terrace\Architectural\Cas\TPB\SK\2019-08-14 (Proposed Scheme)\EN1089_LAT SCHL Sub_Plane-2019-08-14.dwg

PROPOSED COMPREHENSIVE DEVELOPMENT AT MIU KANG ,
NAM KOO AND HILLSIDE TERRACE, WAN CHAI, HONG KONG

0 5 10m
SCALE : 1:300 @ A3

DWG. NO : TPB - 002
DATE : 14/08/2019

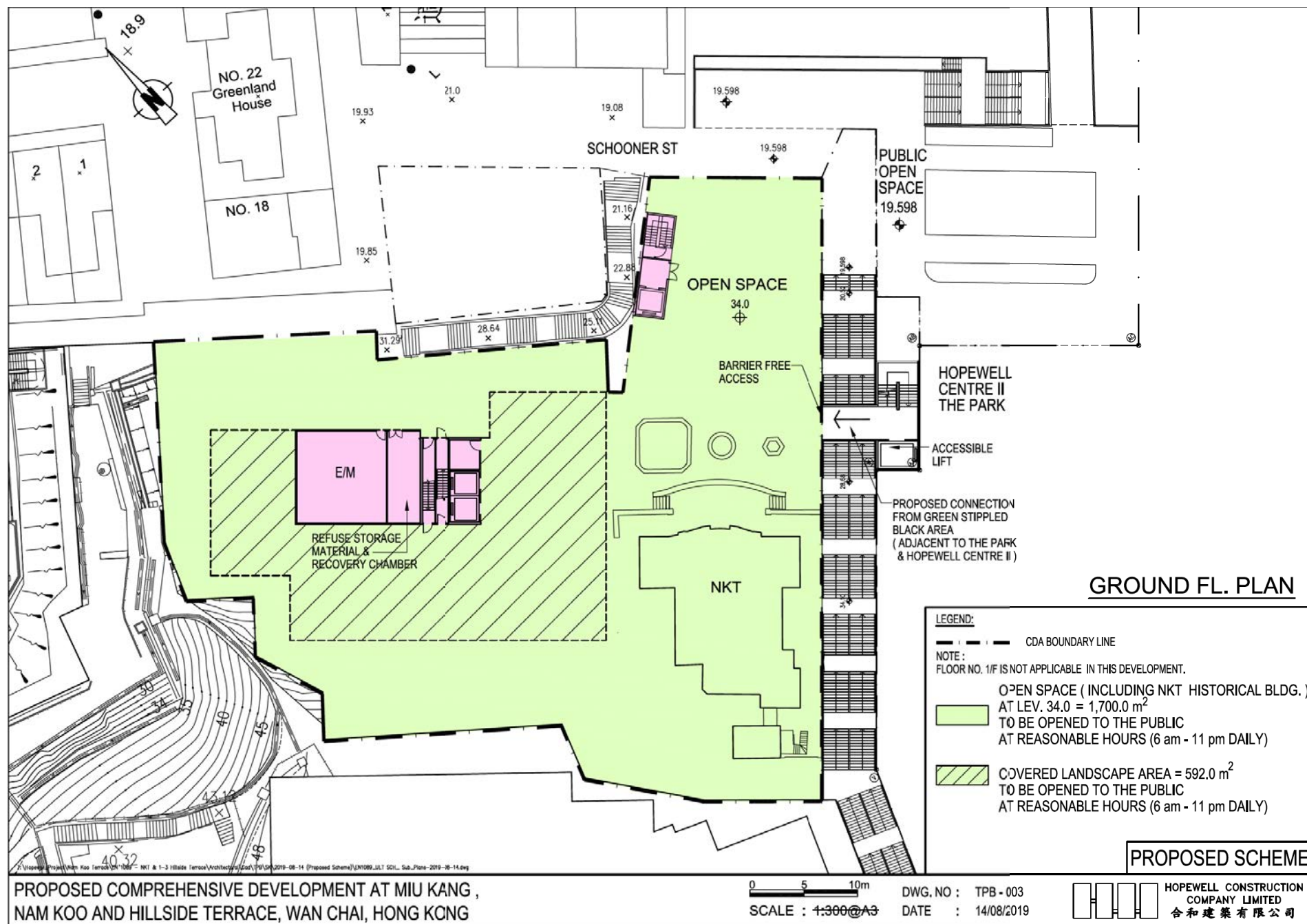


HOPEWELL CONSTRUCTION
COMPANY LIMITED
合和建築有限公司

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
Y/H5/5

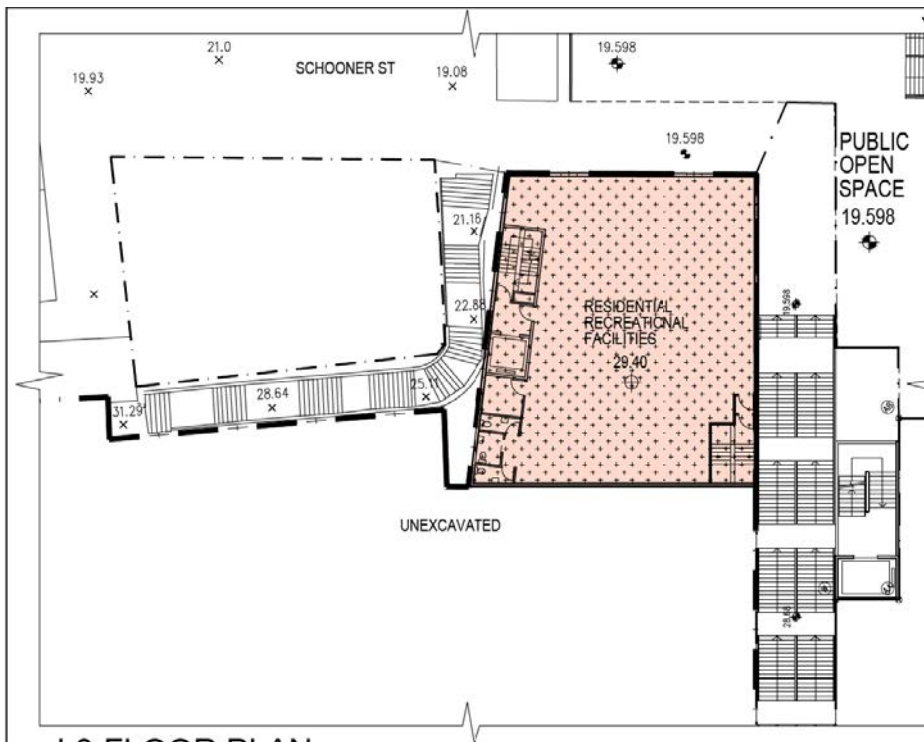
繪圖
DRAWING
Z - 2



資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
Y/H5/5

繪圖
DRAWING
Z - 3



L3 FLOOR PLAN

SCHEDULE OF AREAS (m²)

FLOOR	AREA	ENT. HALL	SHOP	*RES. REC-REATION	*E/M
L3	342.0	-	-	342.0	-
L2	342.0	-	-	250.0	92.0
L1	342.0	46.0	296.0	-	-
TOTAL	1,026.0	46.0	296.0	592.0	92.0

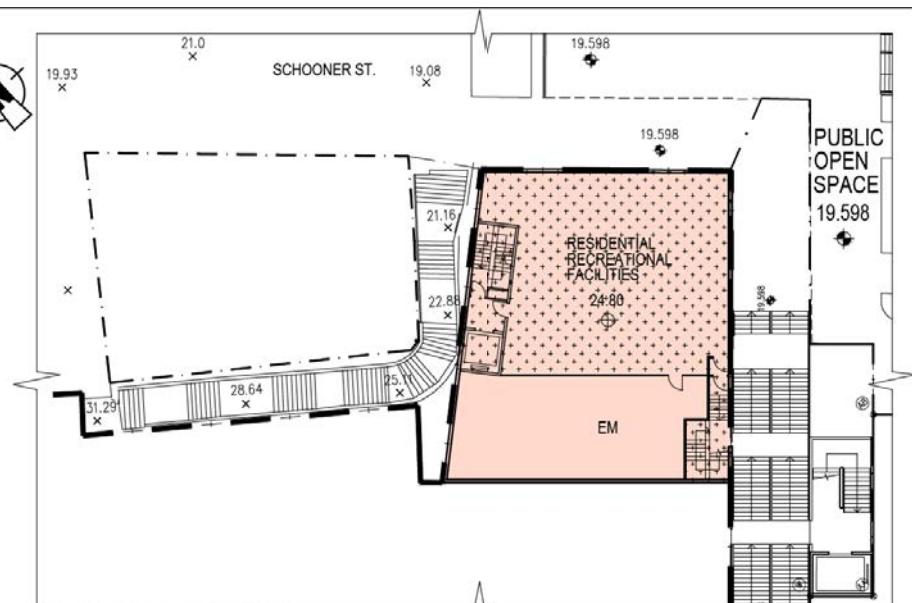
* GFA EXEMPTED UNDER BUILDINGS ORDINANCE

LEGEND:

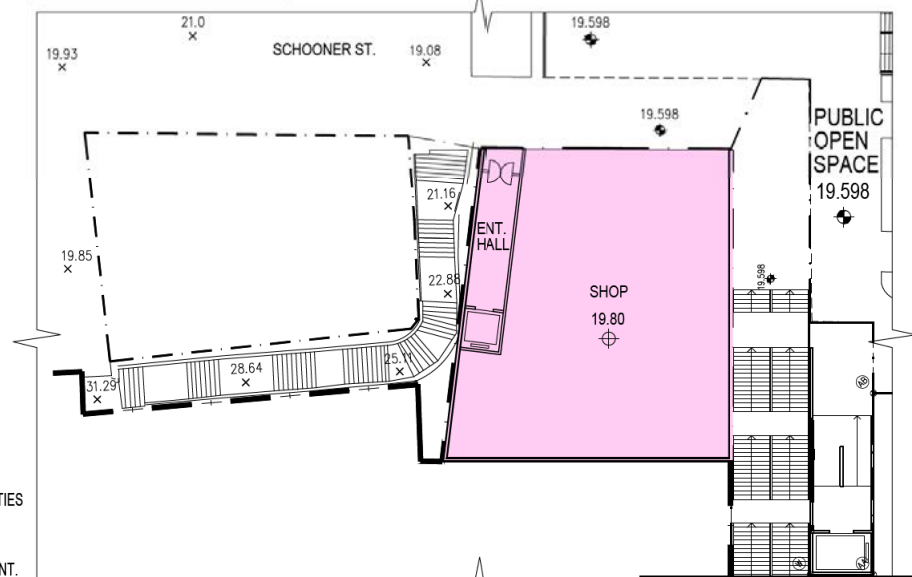
--- CDA BOUNDARY LINE

RESIDENTIAL RECREATIONAL FACILITIES

NOTE:
FLOOR NO. 1/F IS NOT APPLICABLE IN THIS DEVELOPMENT.



L2 FLOOR PLAN



L1 FLOOR PLAN

PROPOSED SCHEME

PROPOSED COMPREHENSIVE DEVELOPMENT AT MIU KANG,
NAM KOO AND HILLSIDE TERRACE, WAN CHAI, HONG KONG

0 5 10m
SCALE : 1:300 @ A3

DWG. NO : TPB - 004
DATE : 14/08/2019



HOPEWELL CONSTRUCTION
COMPANY LIMITED
合和建築有限公司

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
Y/H5/5

繪圖
DRAWING
Z - 4

繪圖
DRAWING
Z - 5

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H5/5 Application for Amendment to the Draft Wan Chai Outline Zoning Plan No. S/H5/28, To Rezone the Application Site from “Open Space”, “Residential (Group C)” and “Government, Institution or Community” to “Comprehensive Development Area”, 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street (Miu Kang Terrace) and adjoining Government Land, Wan Chai, Hong Kong
(MPC Paper No. Y/H5/5B)

3. The Secretary reported that the application site (the Site) was located in Wan Chai. The application was submitted by Yuba Company Limited, which was a subsidiary of Hopewell Holdings Limited (Hopewell). AECOM Asia Co. Limited (AECOM), Hopewell Construction Company Limited (HCCL) (a subsidiary of Hopewell), Hyder Consulting Limited (Hyder), WMKY Limited (WMKY) and WSP (Asia) Limited (WSP) were five of the consultants of the applicant. The following Members had declared interests on the item:

Mr Thomas O.S. Ho	-	his firm having current business dealings with AECOM;
Mr Alex T.H. Lai	-	his firm having current business dealings with Hopewell, AECOM, HCCL, Hyder, WMKY and WSP; and
Mr Stephen H.B. Yau	-	his office was locating at Southorn Centre, Wan Chai.

4. The Committee noted that Messrs Thomas O.S. Ho and Alex T.H. Lai had tendered apologies for being unable to attend the meeting. As the office of Mr Stephen H.B. Yau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

5. The following representatives from the Planning Department (PlanD), the Development Bureau (DEVB) and the applicant were invited to the meeting at this point:

Mr Anthony K.O. Luk	-	District Planning Officer/Hong Kong (DPO/HK), PlanD
Mr Sunny K.Y. Tang	-	Town Planner/HK (TP/HK), PlanD
Mr José H.S. Yam	-	Commissioner for Heritage (C for H), DEVB
Ms Joey C.Y. Lee	-	Assistant Secretary (Heritage Conservation) ³ , Commissioner for Heritage's Office (CHO), DEVB
Mr William W.K. Lo	-	Engineer (Heritage Conservation), CHO, DEVB
Ms Susanna L.K. Siu	-	Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO), DEVB
Ms Fiona Y.C. Tsang	-	Curator (Historical Buildings) ¹ , AMO, DEVB
Mr Albert Yeung]	Applicant's representatives
]	
Mr Alan Tam]	
]	
Ms Pearl Hui]	
]	
Ms Vanessa Tsang]	
]	
Mr Remus Woo]	
]	
Mr Yufeng Lin]	
]	
Ms Taylor Hung]	
]	
Mr Antony Wong]	
]	
Mr James Kwok]	
]	
Mr Fernando Coutinho]	

6. The Chairman extended a welcome and explained the procedure of the hearing. He then invited PlanD's representative to brief Members on the background of the application.

7. With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, DPO/HK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the application was for proposed rezoning of the Site from "Open Space" ("O"), "Residential (Group C)" ("R(C)") and "Government, Institution or Community" ("G/IC") to "Comprehensive Development Area" ("CDA") for a development which comprised residential and commercial uses and preservation of Nam Koo Terrace (NKT), a Grade 1 historic building. The proposed indicative scheme comprised a 21-storey residential building including 17-storey residential use above a 3-storey podium with one level of open space/covered landscape area at the podium roof level. The Site was not accessible by any vehicular access and no internal transport facilities including carparking spaces and loading/unloading (L/UL) facilities were provided in the indicative scheme. The applicant proposed to restore, preserve and maintain NKT at no cost to the Government and it would be operated for non-profit making purpose to benefit the public (e.g. for holding wedding ceremony/providing guided tours to the public). A total of about 1,700 m² of open space (including NKT) and 592 m² of covered landscape area underneath the residential tower would be provided in the form of public open space in private development (POSPD);
- (c) departmental comments – departmental comments were set out in paragraph 11 and Appendix II of the Paper. CHO and AMO considered the proposed preservation approach for NKT was commensurate with the heritage value of NKT. To properly manage NKT in the course of the development as well as its future use, the applicant should submit a Conservation Management Plan (CMP) including a detailed conservation proposal for NKT prior to commencement of any works and implement the

works in accordance with the CMP. The Commissioner for Transport (C for T) had no in-principle objection to the application and noted that it was impractical to provide vehicular access to the Site due to site constraints and the additional carparking and L/UL demand arising from the rezoning proposal could be served by existing carparking spaces in nearby developments and L/UL facilities in the vicinity. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD commented that the proposed scheme was not entirely out-of-context with the nearby developments and the views to the ridgeline was preserved. Consideration should be given to providing more direct barrier-free connection between the Site and the proposed public open space under Hopewell Centre II (HCII) for access to Queen's Road East (QRE). While CTP/UD&L, PlanD had no objection to the conclusion in the Air Ventilation Assessment that there was slight improvement in the air ventilation performance under the proposed indicative scheme when compared with the Outline Zoning Plan (OZP) compliant scheme, she considered that measures to enhance the low level permeability should be explored at the subsequent planning application stage. The Chief Architect/Central Management Division 2, Architectural Services Department considered that the proposed development was undesirable from vehicular traffic connectivity and visual impact points of view. The development might not be compatible with developments in the adjacent "R(C)" zone with building height (BH) restriction of 12 storeys. Other concerned departments had no objection to or no adverse comments on the application;

- (d) during the first three weeks of the statutory publication periods, 2,514 public comments were received, of which 2,236 were supporting comments from management office/incorporated owners (IOs) of nearby buildings and individuals, and 278 were opposing comments/concerns from a Legislative Councilor, two Wan Chai District Council (WCDC) Members, the Conservancy Association, Central and Western Concern Group, Kennedy Road Protection Group, management office/IOs of nearby buildings and individuals. Major views were set out in paragraph 12 of the Paper; and

- (e) the PlanD's views – PlanD had no in-principle objection to the application based on the assessments set out in paragraph 13 of the Paper. Although the proposed open-air open space provision in the indicative scheme (1,700 m²) could not fully compensate the affected "O" zone (2,030 m²), the covered landscape area serving as sheltered sitting out areas might contribute to the overall enjoyment of the open-air open space and thus compensated part of the "O" zone lost. In addition, the proposed development could bring about early implementation of the planned open space and the preservation of a Grade 1 historic building, i.e. NKT. The proposed POSPD was generally in line with the POSPD Design and Management Guidelines (POSPD Guidelines). The proposed plot ratio (PR) of 5.16 in the indicative scheme comprised the gross floor area (GFA) of existing building of NKT (PR 0.16) and that of the proposed residential cum retail development (PR 5), which was generally in line with the PR restriction of the "R(C)" zone in Sau Wa Fong. Having considered that the proposed development was located at the upper platform of 34mPD where the NKT was situated and the needs for preserving NKT and providing open space to compensate the affected "O" area, a higher BH would be required to accommodate the permissible GFA. The proposed BH in terms of mPD was considered not incompatible with the surrounding developments. CHO and AMO supported the applicant's intention to preserve the privately-owned NKT in-situ and considered that the proposal was commensurate with the heritage value of NKT. With regard to the impact of the proposed development on NKT, the applicant had agreed to prepare a CMP to properly manage NKT, both physically and visually, to the satisfaction of AMO. Due to site constraints and noting that the additional carparking and L/UL demands arising from the rezoning proposal could be served by the existing carparking spaces and L/UL facilities in the vicinity, C for T had no objection to the application. Regarding the public comments, comments of the concerned departments and the planning assessment above were relevant.

[Mr Franklin Yu arrived to join the meeting at this point.]

8. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Pearl Hui, the applicant's representative, made the following main points:

- (a) background of the proposed development (including the development objectives, site conditions/constraints and development parameters);
- (b) design and planning merits of the proposed development, including:
 - (i) early implementation of the proposed public open space at no cost to the Government, and without net loss in open space area comparing with the area currently zoned "O" on the OZP;
 - (ii) facilitating a better integration of public open space as the proposed open space would be provided at the same level of 34mPD within the Site. Sheltered sitting out area under the residential tower and barrier-free access (BFA) to the open space would be provided;
 - (iii) further enhancing the open space networks, heritage resources and facilitating the urban renewal progress in Wan Chai;
 - (iv) preventing further decay of NKT and improving the environmental and hygienic conditions of the area;
 - (v) improving the visual permeability of NKT, in contrast to piecemeal development, where NKT might be blocked by Miu Kang Terrace (MKT) if MKT was to be redeveloped into a 12-storey residential building allowable under the OZP. Under the current proposal, the MKT site would be developed with a maximum BH of 34mPD to serve as an extension of the proposed public open space;
 - (vi) enhancing walkability and connectivity of the proposed public open space by the provision of accesses from Schooner Street and footbridge linkage with the HCII; enhancing Ship Street steps linking

Kennedy Road and connecting with the public pedestrian passageway of Wan Chai linking up with the Wan Chai MTR station; and

- (vii) landuse compatibility with the surrounding commercial/residential developments. The proposed development intensity at PR 5 (excluding NKT) was the same as that of the surrounding “R(C)” sites, and the BH of 90.25mPD of the proposed residential tower was similar to BH of the nearby St. Francis Canossian College and was lower than that of the surrounding “R(A)” zone with BH restriction of 120mPD.

[Mr Wilson Y.W. Fung arrived to join the meeting at this point.]

9. As a concluding remark, Ms Hui said that the proposed development was in line with the Government’s policy objective of ‘single site, multiple use’ for optimising the use of limited land resources, with the preservation-cum-development approach adopted which was in line with the Government’s heritage conservation policy. On the other hand, the rezoning proposal would help increase the housing supply while the environment and accessibility/connectivity of the area could be enhanced. The proposed “CDA” zone would ensure control on the future implementation through the subsequent section 16 planning application. Ms Hui ended her presentation by showing a 3-minute video on an animated illustration on NKT and the adjoining open space upon completion of the development project.

10. As the presentations of the representatives from PlanD and the applicant were completed, the Chairman invited questions from Members.

Basic Information of the Proposed Development

11. In response to some Members’ enquiries, Mr Anthony K.O. Luk, DPO/HK, made the following main points:

- (a) according to the Buildings Department’s comments, subject to the widening of Ship Street to not less than 4.5m wide and that Ship Street remained an

unleased government land under Building (Planning) Regulations, the Site might be accepted as a “Class A” site;

- (b) the area of the “O” zone under the current OZP was about 2,030 m². Under the applicant’s indicative scheme, a total of about 1,700 m² of open-air open space (including the site area of NKT) and 592 m² of covered landscape area underneath the proposed residential tower would be provided (i.e. a total of 2,292 m² of open space);
- (c) under the rezoning proposal, the proposed total and domestic GFA were 12,523.5 m² and 11,843.5 m² respectively. In comparison, under the current zonings of the OZP, while there was no development restriction under “O” and “G/IC” (covering an area of 55m²) zones, the PR restriction for “R(C)” zone (where MKT was located) was 5. As the site area for the “R(C)” zone was roughly about 300m² only, the domestic GFA for a proposed development under the current OZP would be about 1,500 m²; and
- (d) there would be BFA from QRE to Schooner Street, and from where there would be a lift linking Schooner Street and Kennedy Road via the park of HCII. Therefore, there would be BFA to the proposed public open space to and from both QRE and Kennedy Road.

12. In response to the Members’ enquiries, Mr Albert Yeung, the applicant’s representative, said that other than two government slopes, the applicant was the owner of all private lots within the Site. With regard to the staircase at Ship Street next to the application site, the applicant would widen it under the HCII development but the installation of escalator to facilitate pedestrian circulation would not be possible as the slope profile was too steep.

Preservation of NKT

13. The Vice-chairman and some Members raised the following questions:

- (a) whether there was any approval/monitoring mechanism with regard to the

adaptive re-use of NKT;

- (b) whether there was any restriction to safeguard against transferring the future maintenance responsibility of NKT to future individual owners of the development;
- (c) what measures had been taken by the applicant to preserve the historic ambience and landscape setting of the area and to enhance the public enjoyment of the public open space (e.g. provision of more sitting area); and CHO's views on the proposed scheme in preserving the historic ambience;
- (d) whether there was monitoring mechanism over the detailed design of the future development to facilitate public enjoyment of the area; and
- (e) noting that the current proposed rezoning from "O" to "CDA" to facilitate a residential development might involve a substantial financial incentive to the applicant, whether there were any guidelines that the Government made reference to when considering giving policy support to individual projects involving preservation of historical building.

14. In response, Mr José H. S. Yam, C for H, DEVB, made the following main points:

- (a) the key aspect of considering private preservation-cum-development projects was whether the historic buildings could be well preserved and be appreciated by the general public;
- (b) while the Government would encourage the applicant to open up more areas of the historic building for public appreciation and provide guided tours to the public, the proposed future use of the building would be up to the applicant's consideration and decision;
- (c) since NKT was under private ownership, it was the owner's responsibility to bear the maintenance cost. However, owners of privately-owned

historic buildings were eligible to apply for subsidy under the Financial Assistance for Maintenance Scheme on Built Heritage administered by CHO to carry out maintenance works. Any restriction on transfer of maintenance liability of NKT to future individual owners could be dealt with in the future land lease;

- (d) under the rezoning proposal, the existing MKT would be demolished and the future building at the site would have a building height of 34mPD to serve as an extension of the public open space in front of the main entrance of NKT. It could facilitate the public in appreciating the front façade of NKT, which was currently blocked by MKT. Besides, the staircase at Ship Street would be widened by the applicant under the adjoining HCII project and allow the public to view NKT from the side more easily. Hence, the ambience of the area could indeed be enhanced. In addition, the applicant had agreed to formulate a CMP which would provide details in preserving NKT and the implication on the ambience could be further explored and monitored at the detailed design stage; and
- (e) when considering the offer of policy support to the proposed development, it was noted that the applicant had submitted a development scheme involving the preservation of NKT. Preservation of NKT was welcome as it was in a dilapidated condition. Besides, while NKT was under private ownership, the applicant had agreed to operate NKT on a non-profit making basis and allow public access to the interior of the building. The design of an open space in front of NKT could facilitate the public to appreciate the front façade of NKT. There were precedent cases where the Government successfully preserved privately-owned historic buildings by devising appropriate economic incentives, including compensating the owner's loss of development rights due to preservation of historic buildings. The current NKT case had adopted a similar approach, where the inclusion of GFA of NKT in the PR calculation (resulting in an increase of PR 0.16) was supported, on the premise to compensate the owner's loss in GFA for the purpose of the in-situ preservation of the historic building.

15. With respect to the monitoring mechanism on the implementation of the future developments, Mr Anthony K.O. Luk, DPO/HK, made the following main points:

- (a) the proposed “CDA” zone would necessitate the preparation and submission of a Master Layout Plan (MLP) for the approval of the Town Planning Board (the Board) for any future development at the Site. Technical assessments including landscape proposal would need to be submitted by the applicant for departmental comments and the Board’s consideration; and
- (b) other than the requirements set out under the POSPD Guidelines in controlling the activities to be conducted within the open space subjecting to waiver application, the Guidelines also required the information regarding the POSPD (including opening hours and boundaries) be made known to the public by placing notices at major entrance/access points of the open space.

16. In response to the landscaping design, Mr Remus Woo, the applicant’s representative, said that the landscape proposal was prepared in accordance with the Government’s relevant technical documents. As most of the trees within the Site were located on slope, transplantation would be difficult and the survival rate of the transplanted trees would be low. Apart from proposing a compensatory planting ratio of over 1:1, in order to preserve the original ambience and landscape setting, growing areas for the trees would be within the future open space instead of within planters such that the trees could grow under a more natural environment.

17. With regard to the future operation of NKT, Mr Albert Yeung, the applicant’s representative, supplemented with the following main points:

- (a) as indicated in the application submission, NKT would be operated on a non-profit making basis. It was also pointed out in the applicant’s previous consultation with the WCDC that the use of NKT for a wedding venue was at a conceptual stage only. While the applicant would provide guided tours for NKT, NKT would not be operated for profit-making

purpose; and

- (b) the applicant was aware of the future maintenance responsibility of the public open space and NKT. The applicant currently had no plan to dispose of the future development to individual owners, and hence the maintenance responsibility of NKT would be borne by the applicant.

POSPD

18. Some Members raised the following questions:

- (a) the implementation progress of the area zoned “O” since it was rezoned by the Board in 1994;
- (b) the controlling mechanism for the provision of POSPD;
- (c) views of the WCDC when the applicant consulted them previously; and
- (d) DPO’s views on the impact on public enjoyment of the open space given the current design and that a POSPD approach was adopted in lieu of the original intention to develop the public open space as government projects.

19. In response, Mr Anthony K.O. Luk, DPO/HK, made the following main points:

- (a) since the rezoning of the area to “O”, the land exchange proposal eventually had not materialised because of the then land administration policy. The Leisure and Cultural Services Department (LCSD) had no plan to resume the private land for the development of public open space, while the applicant had indicated that he would not surrender the subject land to the Government;
- (b) the POSPD Guidelines as promulgated by DEVB set out requirements with regard to the design and management of individual projects. The management responsibilities of POSPD and NKT would need to be set out

in the relevant contractual document with the Government, namely the lease. In addition, activities permissible in POSPD were broadly classified into ‘always permissible activities’, ‘non-commercial or charitable activities’ and ‘commercial activities’. For ‘commercial activities’, waiver application to the Lands Department would be required on a case-by-case basis;

- (c) when the applicant consulted the WDC in 2015, the WDC generally welcomed the preservation of NKT, despite that comments over the design, use and accessibility of NKT were also received;
- (d) among the fulfilment of other requirements, the proposed POSPD generally complied with the POSPD Guidelines given that it would be open to the public for 17 hours (i.e. 0600 – 2300) while the minimum opening hours set out in the Guidelines was 13 hours. For reference, some open space sites under the management of LCSD did not open for 24 hours a day; and
- (e) according to the Hong Kong Planning Standards and Guidelines, only open-air open space in general should be countable for open space provision, while covered areas (e.g. pavilions) if supporting the main recreation use might also be counted. Although the proposed open-air open space provision in the indicative scheme could not fully compensate the affected “O” zone, taking into account the merits of the proposed development, the current arrangement could be considered appropriate.

Others

20. In response to a Member’s enquiries, Ms Taylor Hung, the applicant’s representative, briefed Members on the methodology adopted for the air ventilation assessment (AVA). Ms Hung also introduced the air ventilation conditions of the area under north-easterly and south-westerly wind. For the prevailing easterly wind during summer times, there would be slight improvement in air ventilation when comparing with the baseline scheme adopted in the AVA but the extent was not significant. However, in overall term, the proposed development would not cause negative impacts on air ventilation of the

area and the 5m void under the proposed residential building would be sufficient to drive air ventilation over the surrounding developments.

21. In response to some Members' enquiries, Ms Pearl Hui, the applicant's representative, replied that since there was no vehicular access to the Site, refuse would be first transported to QRE for further disposal. The existing residential developments at MKT and Sau Wa Fong were adopting the same arrangement. On the other hand, the applicant would further explore the provision of community facilities within the Site to serve the future visitors.

[Dr Frankie W.C. Yeung arrived to join the meeting at this point.]

22. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform them of the Committee's decision in due course. The Chairman thanked the representatives from PlanD, DEVB and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

23. Members generally supported the proposed rezoning of the Site to "CDA" given the zoning history of the Site and that the rezoning proposal could facilitate the early implementation of the planned public open space together with the preservation of NKT. The "CDA" zoning would necessitate the preparation and submission of a MLP through the planning application system for the Board's consideration to ensure that the proposed development would be commensurate with the heritage value of NKT and would not cause adverse impacts on the surrounding area. Furthermore, Members had no adverse comments with regard to the proposed development intensity of the indicative scheme. However, considering that the development potential of the Site through the rezoning would be much increased as compared with that which could be achieved under the current zonings, Members were of the view that the proposed scheme could be further enhanced to create greater benefits to the general public. Members then focused the discussion on the aspects that could be explored by the applicant to improve the proposed scheme.

POSPD

24. The Chairman remarked that the proposed public open space under the proposed scheme could form part of the overall open space networks of the Wan Chai area. Some Members considered that the covered landscape area might not be complementary to the public open space and if only the open-air open space was counted, it could not compensate for the area of “O” zone lost. Members in general considered that more open-air open space should be provided.

25. A Member added that the original planning intention was to develop the area as a public open space by the Government with minimum restrictions on public access. Under the current proposal, the area would be developed as a POSPD with limited opening hours which was considered inferior to the original initiation. Other Members considered that the quality of the open space should be improved to encourage usage by the public. Some considered that the current layout and design of the public open space would discourage the public in using the part of the open space at the back of the residential building and the landscape design should be further improved to facilitate public enjoyment and better preserve the original ambience of the area. The applicant should provide more details of ancillary facilities to be provided in the future MLP submission stage, and consider providing supporting facilities (e.g. toilets and refreshment kiosks) within NKT.

Accessibility

26. Noting that the proposed pedestrian connection to and from QRE and Kennedy Road with the Site would rely on the lifts to be provided by HCII which fell outside the application site, Members were concerned that the arrangement might not be guaranteed in the future because there could be a change in future ownership of HCII. Besides, although the applicant had indicated that installation of escalators was not possible at Ship Street, considering the strategic location of Ship Street being next to the Site, improvement of which could greatly improve the accessibility of the Site. The current arrangement under the indicative scheme was not considered satisfactory in terms of enhancing the accessibility and connectivity of the Site with the surrounding areas. The applicant should further explore different options to improve the accessibility.

Community Facilities

27. Although the loss in the area of “G/IC” zone was not substantial (55m²), Members considered that community/social welfare facilities should be provided within the Site as compensation. Replacing the proposed shop under the indicative scheme with community/social welfare facilities could be an option.

Air Ventilation

28. A Member remarked that the AVA assessment conducted by the applicant only indicated a minimal improvement to air ventilation in comparison with the OZP compliant scheme. Since the area was to be rezoned to “CDA”, should the Committee agree to the application, the applicant should be requested to adopt more measures to help further improve the air ventilation of the wider area.

Others

29. The Vice-chairman commented that the applicant should provide details of the proposed guided tours for NKT while another Member said that safeguards against transferring future maintenance responsibility of the POSPD and NKT to individual owners by the current lot owner should be carefully monitored.

30. Summarising up, the Chairman said that while Members were in support of the proposed rezoning of the Site to “CDA”, more effort should be made by the applicant to improve the design of public open space in terms of both quality and quantity, the accessibility of the Site, the provision of community/social welfare facilities, and the air ventilation of the surrounding area.

31. After deliberation, the Committee decided to agree to the application by rezoning the application site to “Comprehensive Development Area” with stipulation of appropriate development restrictions and requirements on the OZP (OZP). The Planning Department would work out the appropriate amendments to the OZP to be set out in the Notes and Explanatory Statement for the Committee’s agreement prior to gazetting the proposed amendments under the Town Planning Ordinance.

**Provision of Major Government, Institution and Community Facilities and Open Space
in Wan Chai Planning Area- S/H5/29A**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	6.13ha	0.91ha	0.91ha	-5.22ha
Local Open Space	10 ha per 100,000 persons [#]	6.13ha	4.68ha	5.49ha	-0.64ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	1	1	1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A	1	1	N.A.
Library	1 district library for every 200,000 persons [#] (assessed on a district basis)	0	1	1	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	17 classrooms	28 classrooms	28 classrooms	11 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	69 classrooms	102 classrooms	102 classrooms	33 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	76 classrooms	108 classrooms	108 classrooms	32 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	432 beds	653 beds	653 beds	221 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	2	2	2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	245 places	119 places	119 places	-126 places* (A long-term target assessed on a wider spatial context by SWD*)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	0	1	1	1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	1	1	1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	1	1	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	360 places	226 places	226 places	-134 places* (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	445 beds	135 beds	135 beds	-310 beds* (A long-term target assessed on a wider spatial context by SWD*)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	26 places	286 places	286 places	260 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	118 places	0	0	-118 places* (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	186 places	0	0	-186 places* (A long-term target assessed on a wider spatial context by SWD*)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1

Note:

The planned population of Wan Chai Planning Area is about 78,690 (the planned population excluding transient is about 61,340).

Remark:

[#] The requirements exclude planned population of transients.

* The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

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