

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RIA	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GI/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	— RAILWAY STATION —	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	— MAJOR ROAD AND JUNCTION —	主要道路及路口
ELEVATED ROAD	— ELEVATED ROAD —	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— BOUNDARY OF PLANNING SCHEME —	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	— BUILDING HEIGHT CONTROL ZONE BOUNDARY —	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (METRES ABOVE PRINCIPAL DATUM)	△ 100	最高建築物高度 (在主要水平基準上若干米)
MAXIMUM BUILDING HEIGHT (NUMBER OF STOREYS)	△ 2	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	2.84	2.06	商業
RESIDENTIAL (GROUP A)	5.55	4.10	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.40	11.10	住宅 (乙類)
RESIDENTIAL (GROUP C)	17.83	12.85	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.48	9.79	政府、機構或社區
OPEN SPACE	9.34	6.78	休憩用地
OTHER SPECIFIED USES	34.74	25.23	其他指定用途
GREEN BELT	20.50	14.86	綠化地帶
MAJOR ROAD ETC.	17.80	12.94	主要道路等
TOTAL PLANNING SCHEME AREA	137.89	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 7/19 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H7/19

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2019年5月24日 按照城市規劃條例第5條展示的
核准圖編號 S/H7/19 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H7/19 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
24 MAY 2019

Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

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

SCALE 1:50,000 比例尺
1:50,000

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

圖則編號
PLAN No. S/H7/20

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Commercial” (“C”) zone to incorporate the requirements relating to the submission of a layout plan for the “C(2)” sub-zone.

Town Planning Board

10 July 2020

**Proposed Amendments to the Notes of
the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20**

The Remarks of the Notes for the “Commercial” zone are proposed to be amended:

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 height, 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)”, a gross floor area of not less than 715m² for Government, institution or community facilities should 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 a maximum gross floor area of 100,000m², or the gross floor area of the existing building, whichever is the greater, and it shall include the gross floor area of Government, institution or community (*GIC*) facilities as required by the Government. A public transport facility for minibuses and a public vehicle park of not less than 125 parking spaces shall be provided. A public open space of not less than 6,000m² shall also be provided.
- (4) ***On land designated “C(2)”, for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:***
 - (i) *the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;*
 - (ii) *the proposed total gross floor area for various uses and facilities;*
 - (iii) *the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site;*
 - (iv) *the alignment, widths and levels of any podium, footbridges, elevated walkways and roads to be constructed within the site;*
 - (v) *the landscape and urban design proposals within the site;*
 - (vi) *an air ventilation assessment report to identify the exact alignment of the building gap(s) and/or other enhancement measures for design improvements; and*
 - (vii) *such other information as may be required by the Town Planning Board.*

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (45) In determining the maximum gross floor area for the purpose 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (56) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height/gross floor area restrictions and the provision of public vehicle parking space requirement stated in paragraphs (1) and (3) above, and any reduction in total gross floor area provided for Government, institution or community facilities as stated in paragraph (2) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of
the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20**

(This does not form part of the proposed amendment to the
draft Wong Nai Chung Outline Zoning Plan No. S/H7/20)

Paragraphs 8.1.3, 8.1.4, 8.1.5 and 8.5.6 of the Explanatory Statement are proposed to be amended:

8.1 Commercial (“C”) : Total Area 2.84 ha

- 8.1.3 For the “C(2)” site, development and/or redevelopment is restricted to a maximum non-domestic gross floor area of 100,000m² of which not more than 10,000m² shall be allocated to retail uses, with due consideration of the traffic capacity in the area. A District Health Centre with a Net Operating Floor Area (NOFA) of about 1,000m² and Child Care Centre with a NOFA of about 531m² shall be provided. ***There is scope to include more GIC facilities taking into account the current deficit in Wan Chai District such as Day Care Centre for the Elderly. Performing arts and cultural facilities are also compatible uses in the “C(2)” site.*** A public transport facility for minibuses (underground) ***shall be provided and consultation with stakeholders will be conducted by the Transport Department on proposed new minibus services and adjustment to the existing services, if any.*** ~~—a~~A public car park (underground) of not less than 100 private cars parking spaces and 25 commercial vehicles parking spaces shall be provided. ***The future developer will be required to undertake an updated traffic review under lease.*** A minimum of 6,000m² of open space shall also be provided and open to the public. ***The design of the open space should well be integrated with the facilities provided in the “C(2)” site and be user friendly.*** To enhance visual openness and to ensure easy accessibility by public, the open space shall be provided in the eastern portion facing Caroline Hill Road and at-grade in the northern portion fronting Leighton Road. The future developer will be required to make a landscape submission under lease. The Old and Valuable Tree (OVT No. HKP WCH/1) ***shall be preserved with sensitive protection method throughout the development process.*** ~~and~~The stone retaining walls along the northern and eastern peripheries of the site (except the portions being affected by the road improvement works) shall be preserved. Existing trees found within the site and trees situating on and/or abutting the stone retaining walls shall also be preserved as far as possible. According to the findings of AVA 2018, a clear building gap of not less than 25m in width across the central portion of the site (assuming podium-free design) in a northwest-southeast direction involving the OVT (No. HKP WCH/1) shall be provided to facilitate better air ventilation in the area. The future developer shall undertake a quantitative AVA at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness. Podium-free design is also encouraged with a view to maximising the opportunities for at-grade greening, tree preservation and enhancement of air ventilation at pedestrian level. Besides, the future developer shall

reserve an underground connection point within the site for the possible pedestrian subway to MTR Station which is subject to further feasibility study.

8.1.4 On land designated “C(2)”, any new development or redevelopment of an existing building at the site should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraints and surrounding developments, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc.

8.1.45 Minor relaxation of building height/gross floor area restrictions and provision of public vehicle parking spaces may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

8.5 Government, Institution or Community (“G/IC”) : Total Area 13.48 ha

8.5.6 The “G/IC(2)” site at Caroline Hill Road is earmarked for accommodating a district court for future expansion of judiciary facilities. Development and/or redevelopment is restricted to a maximum gross floor area of 70,000m². The OVT (No. EMSD WCH/1) ***shall be preserved with sensitive protection method throughout the development process.*** ~~and~~The stone retaining wall along the southern periphery of the site shall be preserved. Existing trees found within the site including those situating on and/or abutting the stone retaining wall shall also be preserved and protected as far as possible throughout the development process with sensitive construction method and building design. ***To allow suitable building separation, a building gap of not less than 30m should be provided between the district court and residential blocks across Caroline Hill Road West.*** According to the findings of AVA 2018, a clear building gap of not less than 20m in width above 22mPD in a northwest-southeast direction involving the OVT (No. EMSD WCH/1) across the site shall be provided for facilitating better air ventilation in the area. A quantitative AVA shall be undertaken at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness.

List of Further Representers in respect of
Draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20

Further Representation No. (TPB/R/S/H7/20-)	Name of ‘Further Representer’
F1	Beststride Limited
F2	吳卓倫

**Summary of Valid Further Representations made on the Proposed Amendments
to the Draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20 and PlanD's Responses**

Further Representation No. (TPB/R/S/H7/20-)	Further Representer	Subject of Further Representation	PlanD's Responses
F1	Beststride Limited	<ul style="list-style-type: none"> Supports proposed amendments. 	Noted.
		<ul style="list-style-type: none"> Objects to the way the amendments have been made. 	
		<p><u>Grounds/ Proposals of Further Representation :</u></p> <ul style="list-style-type: none"> The Board should be the approval authority of the open space and landscaping proposal. This will enable the public to comment on the landscaping proposal and submission of the same under lease is therefore not necessary and the requirement should be deleted from the ES. 	<p>i. According to the proposed revisions to the Notes for the "C(2)" zone of the OZP, the future developer will be required to submit a layout plan for the approval of the Board, which would include the landscape and urban design proposals within the further representation (FR) site as well as the details and extent of the open space to be provided within the site. The layout plan will be published for public inspection in accordance with the</p>

			<p>provision of the Ordinance.</p> <p>ii. The above requirement does not obviate the need for landscape submission under lease when the project enters into its operational stage. The landscape clause under lease shall ensure the continuous maintenance and management of the public open space after implementation of the landscape proposal approved by the Board. Thus, setting out the requirement of the landscape submission under lease in the ES is considered necessary.</p>
		<ul style="list-style-type: none"> The proposed road in “C(2)” zone will divide the FR site into two portions. The road should be covered with a landscaped deck to optimize the extent and quality of the public area. The design requirement 	<p>iii. The new access road will be necessary to provide access to both the commercial development and District Court. Under the current Notes of the amended “C(2)” zone, the</p>

		of this landscape deck should be added to the ES.	developer will have to submit information of elevated walkways and roads to be constructed within the FR site together with the layout plan to illustrate the connectivity within the site. Whether the new access road should be decked over by a landscape deck is subject to the design of the future developer. It is considered not appropriate to set out such design requirement in the ES of the OZP.
		<ul style="list-style-type: none"> Traffic is a major concern of the proposed development but there is no requirement for the future developer to submit Traffic Impact Assessment (TIA) under the section 16 application. It should be made as a requirement in the Notes of the “(C)2” zone rather than in the lease. 	iv. The Board had deliberated the representations raising concern about the traffic issues at its meeting on 19.6.2020 and noted that the Traffic Review (TR) in support of the rezoning was accepted by the Transport Department. Noting that the future developer might propose alternative traffic measures, the Board decided to propose revision to state in the ES

			<p>that the future developer will be required to undertake an updated traffic review under lease. The purpose of requiring layout plan submission is to allow the Board to scrutinise the design and layout of the proposed commercial development with GIC facilities and public open space instead of reconfirming the feasibility of the development in traffic terms, hence incorporating the submission of TR in the Notes of the “C(2)” zone is considered not appropriate.</p>
		<ul style="list-style-type: none"> • Stonewalls along Leighton Road and Caroline Hill Road (East) will restrict street level pedestrian access/ egress from the site. The reference to the stonewalls in the ES should be amended to allow for pedestrian access/ egress to the site. 	<p>v. The statement in the ES on stone retaining walls is not the subject of the proposed amendment. Besides, any pedestrian access proposal within the “C(2)” site (even if involving demolition of stone walls) could be dealt with through the layout plan submission for</p>

			consideration by the Board. The AMO will also be consulted during the process.
		<ul style="list-style-type: none"> It is unlikely that additional GIC facilities will be provided as there is no requirement or incentive for the future developer to provide such facilities. The GFA for additional GIC facilities should be permitted through minor relaxation of the GFA restriction of 100,000m². Such intention should be stated in the ES. 	vi. The Board noted that there were various possibilities and constraints in the provision of additional GIC facilities in the FR Site, hence the ES of the OZP only indicates the intention of providing additional GIC facilities at the site, such as Day Care Center for the Elderly which is in deficit in Wan Chai District and that performing arts and cultural facilities are also compatible uses in the FR site. There is already existing mechanism for the Board to consider application for minor relaxation of GFA restriction based on individual merits of the case including additional GIC facilities to be proposed by the developer, which may be

			submitted in tandem with the layout plan submission. Amendment to the ES is therefore not necessary.
		<ul style="list-style-type: none"> The size of “G/IC(2)” site planned for the development of District Court should be reduced to enable better use of land and better integration with the “C(2)” zone. Additional GIC facilities should be provided therein. 	vii. The “G/IC(2)” is not the subject of the proposed amendment. The size and use of the “G/IC(2)” zone as well as its integration with “C(2)” zone were fully deliberated by the Board at its meeting on 19.6.2020 and the Board has already decided that the size of the “G/IC(2)” zone is appropriate.
		<ul style="list-style-type: none"> The ES should be further amended to include a requirement that the landscaping and open space within the “G/IC (2)” site be integrated and designed to be compatible with the landscaping of the “C(2)” zone. 	viii. Response (vii) above is relevant.
F2	吳卓倫	<ul style="list-style-type: none"> Opposes to the proposed amendment. 	
		<u>Grounds/ Proposals of Further Representation :</u>	

		<ul style="list-style-type: none"> It is uncertain whether those Column 1 uses of the “C” zone are subject to the approval of the Board under the layout plan submission. If the developer is given a free hand to determine, it should be stated in the Remarks that the composition of uses permissible under Column 1 and the respective GFA are not subject to the Board’s approval. If not, the intended composition of land uses (Column 1 use) and their respective GFA should be stipulated in the Notes. 	<p>i. The requirement for submission of layout plan is to allow the Board to scrutinise the design and layout of the proposed commercial development with GIC facilities and public open space. The submission is required even if the proposed uses are Column 1 uses. It will be up to the future developer to propose the actual development mix of the commercial development as long as the proposed uses comply with the provision of the “C(2)” zone.</p>
		<ul style="list-style-type: none"> It is unclear whether the layout plan will be submitted under section 16 of the Town Planning Ordinance (the Ordinance) and published for public’s view and comments. Publishing information on the layout plan should be avoided as it is repeating the rezoning exercise of the site. 	<p>ii. The future developer will be required to submit a layout plan under section 16 of the Ordinance. Hence, the layout plan will be processed under the provision of the Ordinance including publication for public inspection. The layout plan prepared by PlanD at the rezoning stage is conceptual in nature mainly for illustration purpose, while the layout plan to be</p>

			submitted by the future developer will be the actual scheme to be implemented upon approval by the Board. The level of details of a development proposal at the section 16 stage is very different from that at the rezoning stage.
		<ul style="list-style-type: none"> The GFA that can be developed for commercial purposes at the “C(2)” is uncertain. The types and GFA of GIC facilities should be clearly stated in the Remarks of the “C(2)” zone. 	iii. A District Health Centre, a Child Care Centre and a Day Care Centre for the Elderly should be provided at “C(2)” site. However, the exact GFA could not be confirmed at this stage as it is subject to the detailed design of the future developer. Instead, the Net Operating Floor Area as required by the concerned departments are stipulated in the ES as well as the lease to ensure that the proposed facilities can meet their requirements.

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

30 July 2020

Our Ref: MP/FRWNCR

By Fax and By Hand

The Secretary,
Town Planning Board,
15 Floor,
North Point Government Offices,
333 Java Road,
North Point.

Dear Sirs,



Beststride Limited (BVI)
Further Representation on the Amendments to the
Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20

1 Introduction

I refer to the decision of the Town Planning Board (TPB) made on the 19 June 2020 following the hearing of the Representations and Comments on the proposed amendments shown on OZP No. S/17/20. The TPB decided to amend the Notes and Explanatory Statement for the Commercial (2) zone (C(2)) by including a requirement that a layout plan should be submitted to the TPB for approval of the development within the C(2) zone. It added guidance in the ES for setback of the court building in the GIC(2) zone. It also decided to not make any changes related to the other matters raised by the Representors and Commentors.

2. Further Representation under Section 6D of the Town Planning Ordinance

This Further Representation (FR) is made under Section 6D of the Town Planning Ordinance. In this regard the following are relevant:-

- (i) This FR relates to the proposed amendments to the Notes to the C(2) zone and to the amendments to the Explanatory Statement;
- (ii) This FR is generally **in support** of the proposal to include a requirement for a layout plan to be submitted for approval. However it is **in opposition** to the way the amendments have been made.
- (iii) The reasons for the FR are because there are anomalies and inconsistencies in the wording and these can be refined to better meet the intention of the Representors and Commentors, and to better reflect the apparent intention of the TPB in amending the Notes;

The Issues and Proposed Amendments are stated in paragraphs 4 and 5 below.

3. The Town Planning Boards Proposed Amendments

The proposed amendments are quoted below and are based on the decision of the TPB. The Minutes of the TPB meeting held on the 19 June 2020 have also been referred to in providing background to the decision.

Proposed Amendment to the Notes for the C(2) Zone

"On land designated "C(2)", for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;
- (ii) the proposed total gross floor area for various uses and facilities;
- (iii) the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site;
- (iv) the alignment, widths and levels of any podium, footbridges, elevated walkways and roads to be constructed within the site;
- (v) the landscape and urban design proposals within the site;
- (vi) an air ventilation assessment report to identify the exact alignment of the building gap(s) and/or other enhancement measures for design improvements; and
- (vii) such other information as may be required by the Town Planning Board."

Amendments to the Explanatory Statement

The Board also agreed to revise the Explanatory Statement (ES) of the OZP with respect to the following zones:

(a) "C(2)" zone Paragraph 8.1.3 of the ES of the Plan

For the "C(2)" site, *There is scope to include more GIC facilities taking into account the current deficit in Wan Chai District such as Day Care Centre for the Elderly. Performing arts and cultural facilities are also compatible uses in the "C(2)" site. A public transport facility for minibuses (underground) shall be provided and consultation with stakeholders will be conducted by the Transport Department on proposed new minibus services and adjustment to the existing services, if any. ,—a A public car park (underground) of not less than 100 private cars parking spaces and 25 commercial vehicles parking spaces shall be provided. The future developer will be required to undertake an updated traffic review under lease. A minimum of 6,000m² of open space shall also be provided and open to the public. The design of the open space*

should well be integrated with the facilities provided in the "C(2)" site and be user friendly. To enhance visual openness and to ensure easy accessibility by public, the open space shall be provided in the eastern portion facing Caroline Hill Road and at-grade in the northern portion fronting Leighton Road. The future developer will be required to make a landscape submission under lease. The Old and Valuable Tree (OVT No. HKP WCH/1) *shall be preserved with sensitive protection method throughout the development process.* and The stone retaining walls along the northern and eastern peripheries of the site (except the portions being affected by the road improvement works) shall be preserved

On land designated "C(2)", any new development or redevelopment of an existing building at the site should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraints and surrounding developments, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc.

(b) "G/IC(2)" Zone Paragraph 8.5.6 of the ES of the Plan

The "G/IC(2)" site at Caroline Hill Road..... The OVT (No. EMSD WCH/1) *shall be preserved with sensitive protection method throughout the development process.* The and stone retaining wall along the southern periphery of the site shall be preserved. Existing trees found within the site including those situating on and/or abutting the stone retaining wall shall also be preserved and protected as far as possible throughout the development process with sensitive construction method and building design. *To allow suitable building separation, a building gap of not less than 30m should be provided between the district court and residential blocks across Caroline Hill Road West.....*

4. Issues

The following paragraphs briefly address the issues arising from the proposed amendments

4.1 What about the Law Court Site?

The TPB declined to reduce the size of the GIC(2) site to enable better use of the land and better integration with the development of the C(2) zone. As a result the Court site will be totally unrelated to the development of the remainder to the site. The TPB will have no opportunity to see if the two sites will be integrated in the design and accessibility of open space. The ES should therefore be further amended to include a requirement that the landscaping and open space within the GIC(2) site be integrated and designed to be compatible with the landscaping of the C(2) zone.

4.2 Open Space and Landscaping

The proposed Notes require the submission of a layout plan and it is required to include "details and extent of open space to be provided within the site", and "the

landscape and urban design proposals within the site". Elsewhere the Notes require the provision of a public open space of not less than 6,000m².

It is important that the TPB be the body to approve the open space and landscaping proposal through the Section 16 application process. This enables the public to comment on the landscaping proposals and for the TPB to take them into consideration. However, in the ES there is reference to the need for the future developer to make a landscape submission under the lease. The submission under the lease is not necessary if the TPB already has approved it and the submission under the lease should be deleted.

4.3 Landscaping over the Road

The C(2) site includes part of the area where the proposed road is to be located. This road will subdivide the C(2) site into two portions. It is therefore considered significant to have this road covered with a landscaped deck to optimise the extent and quality of the public area. This design requirement should be added to the ES.

4.4 Traffic Assessment

Traffic is a major concern for this development. It is evident from the minutes that the TPB somewhat reluctantly accepted TD's advice that the Traffic Review conclusions were acceptable. There is no requirement for the future developer to submit a Traffic Impact Assessment as part of the Section 16 application, which is quite unusual given the strong public concern regarding the traffic impact of the development.

There is a mention in the ES that *"the future developer would be required to undertake an updated traffic review under the lease."* However, that submission would not be made available to the TPB at the time of approval of the layout plan. It would also not be available to the public. It is therefore necessary to include the submission of a TIA under the Notes to the C(2) zone.

4.5 GIC Facilities

Representors made proposals for the inclusion of additional GIC facilities. The TPB was supportive and it is recorded in para 28 of the Minutes that *"Members generally considered that an integrated design with cultural facilities, open space and commercial development would be appropriate at the site"*. However no definite proposal was made and the inclusion of the following words in the ES is unlikely to result in the provision of additional facilities, as there is no requirement of incentive for the future purchaser of the site to provide such facilities. *"There is scope to include more GIC facilities taking account of the current deficit in the Wan Chai District such as Day Care Centres for the Elderly, Performing arts venues and cultural facilities are also compatible uses in the C(2) zone"*

Paragraph (5) of the Notes to the "C" zone provides for a minor relaxation of the total GFA provided for GIC facilities. It is suggested that an incentive be provided. Any GIC uses additional to the minimum requirement of 715m² would be permitted **additional** to the 100,000m² GFA for commercial purposes. Such additional GIC provision would be included in the Section 16 application for the layout plan and a minor relaxation requested at that time.

Alternatively, additional GIC facilities could be incorporated within the GIC(2) site as it need not be only for court facilities. Space could be provided within the podium levels for GIC facilities for the general community.

4.5 Stone Walls

The stone walls along the Leighton Road and Caroline Hill Road (east) frontages will restrict the opportunity for street level pedestrian access/egress from the site. This is at the most convenient location for pedestrian movements. Instead of just stating in the ES that *"the stone retaining walls along the northern and eastern peripheries of the site (except the portions being affected by the road improvement works) shall be preserved....."* it should also allow for provision pedestrian access into the site. This access would need to be carried out in a sensitive way and be included in the Section 16 application.

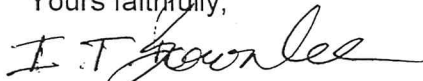
5. Proposed Amendments

The following summarises the proposed amendments in this FR :-

- 5.1 The ES should be further amended to include a requirement that the landscaping and open space within the GIC(2) site be integrated and designed to be compatible with the landscaping of the C(2) zone.
- 5.2 The future developer need not make a landscape submission under the lease as the TPB will already approved it through the Section 16 application and this should be deleted from the ES.
- 5.3 The desirability of covering the road through the site with a landscaped deck to optimise the extent and quality of the public area should be added to the ES.
- 5.4 A TIA should be prepared and submitted as part of the section 16 application for the approval of the layout plan, and this should be included as an item under the Notes to the C(2) zone. The requirement for an updated traffic review under the lease can then be deleted from the ES.
- 5.5 The GFA provided for GIC facilities, additional to the minimum requirement of 715m² to be permitted **additional** to the 100,000m² GFA for commercial purposes by way of a minor relaxation application at the time of the Section 16 application. This intention for a minor relaxation should be added to the ES.
- 5.6 To add to the ES regarding the stone walls *"and to provide pedestrian access/egress to the site"*.

A completed copy of form S6D is attached along with a letter of authorisation from Beststride Ltd.

Yours faithfully,



I. T. Brownlee
Masterplan Limited

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

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士（下稱「進一步申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./ Company/Organisation* 先生/女士/公司/機構*) Beststride Limited - (A BVI company)
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./ Company/Organisation* 先生/女士/公司/機構*) Masterplan Limited
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Further Representation 進一步申述詳情	
Draft plan to which the further representation relates (please specify the name and number of the draft plan to which the proposed amendments is make) 與進一步申述相關的草圖（請註明建議修訂的草圖名稱及編號）	Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20

* Delete as appropriate 請刪去不適用者

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

3. Details of the Further Representation (Continued)(use separate sheet if necessary) [#] 進一步申述詳情(續)(如有需要,請另頁說明) [#]		
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由
	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see the attached letter for details of the further representation.
	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the further representation, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若進一步申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

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

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

200716-175234-59053

Reference Number:

提交限期

31/07/2020

Deadline for submission:

提交日期及時間

16/07/2020 17:52:34

Date and time of submission:

「進一步申述人」全名

先生 Mr. 吳卓倫

Full Name of "Further Representer":

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

S/H7/20

Draft plan to which the further representation relates:

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
Schedule of Amendment Item I	反對 Oppose	<p>I OBJECT to the proposed Amendment Item I and the proposed amendments to the Explanatory Statement of the draft Wong Nai Chung Outline Zoning Plan No. S/H7/20 because they create a lot of uncertainties for the development of the site. Specifically, the objection reasons include:</p> <p>1) By adding in item (4) of the Remarks of the "Commercial" zone the requirements for the submission of layout plan for the approval of the Town Planning Board (the Board), it is unclear, as compared with the wordings in the renumbered item (6) of the Remarks, whether or not the layout plan to be submitted is under section 16 of the Town Planning Ordinance.</p> <p>2) If the layout plan is not to be submitted under section 16 of the Town Planning Ordinance, the statutory time frame for the Board to make a decision is uncertain. It should therefore be specified.</p> <p>3) In item (4) of the Remarks, it is unclear whether the floor areas for different typ</p>

es of land use proposed in the development that are permitted as of right under Column 1 of the "Commercial" zone, e.g. office, hotel, eating place etc are subject to the approval of the Board under the layout plan submission. If the intention is to give the future developer a free hand to determine the land use mix permissible under Column 1 and the gross floor area composition, it should be stated clearly in the Remarks that the composition of uses permissible under Column 1 and the respective gross floor area of such proposed uses are not subject to the Board's approval. If the intention is otherwise, there should be clear stipulations of the intended composition of land uses and their respective maximum/ minimum gross floor areas in the Remarks.

4) In item (4) of the Remarks, it is stated that "the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site" are to be provided in the layout plan for the Board's approval. In addition, paragraph 8.1.3 of the Explanatory Statement of the "Commercial" zone is revised by adding "There is scope to include more GIC facilities taking into account the current deficit in Wan Chai District such as Day Care Centre for the Elderly. Performing arts and cultural facilities are also compatible uses in the "C(2)" site. A public transport facility for minibuses (underground) shall be provided and consultation with stakeholders will be conducted by the Transport Department on proposed new minibus services and adjustment to the existing services, if any." , With such amendments, the gross floor area that can eventually be developed for commercial purposes at the "Commercial (2)" site, other than the specified GIC facilities and the public transport facility, becomes uncertain. Furthermore, the possibility for the Board to impose in the layout plan approval more or extra requirements in the provision of GIC facilities, public transport or other facilities that are different from the stipulated requirements in the government lease cannot simply be ruled out. To eliminate these uncertainties, it is prudent for the Board to state cl

	<p>early in the Remarks the type and gross floor areas of whatever facilities that are required to be provided in the “Commercial (2)” zone and these requirements will form the basis for the requirements to be stipulated in the future government lease.</p> <p>5) It is unclear whether the layout plan and information submitted will be published for the public's review and comments. In fact, making the gross floor area, land use mix and composition, types and amount of GIC and public facilities etc the subjects of review by the public for the “Commercial (2)” site is no difference to repeating the rezoning exercise of the site that had already been considered and ruled by the Board one month ago and should be avoided.</p>
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