

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	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主要水平基準上若干米)
MAXIMUM BUILDING HEIGHT (NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	PFS	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 公頃 HECTARES	百分比 %	用途
COMMERCIAL	2.84	2.06	商業
RESIDENTIAL (GROUP A)	5.55	4.10	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.40	11.19	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

城市規劃委員會根據《城市規劃條例》(第 131 章)
建議對《黃泥涌分區計劃大綱草圖編號 S/H7/20》
所作修訂項目附表

I. 就圖則《註釋》作出的修訂項目

修訂「商業」地帶《註釋》的「備註」，以納入有關「商業 2」支區呈交發展藍圖的要求。

城市規劃委員會

2020 年 7 月 10 日

**建議對《黃泥涌分區計劃大綱草圖編號 S/H 7/20》的
《註釋》作出的修訂**

建議對「商業」地帶《註釋》的「備註」作出以下修訂：

商業(續)

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以米為單位從主水平基準起計算)超過圖則上所指定的限制，或超過現有建築物的高度，兩者中以數目較大者為準。
- (2) 在指定為「商業(1)」的土地範圍內，須提供不少於 715 平方米的總樓面面積，用作政府、機構或社區設施。
- (3) 在指定為「商業(2)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 100 000 平方米，或超過現有建築物的總樓面面積，兩者中以數目較大者為準，並須包括政府規定作政府、機構或社區設施用途的樓面面積。此範圍須提供一個為小巴而設的公共運輸設施和一個設有不少於 125 個停車位的公眾停車場，亦須闢設不少於 6 000 平方米的公眾休憩用地。
- (4) 在指定為「商業(2)」的土地範圍內，任何新發展或現有建築物的重建，都必須提交一份發展藍圖，以供城市規劃委員會核准。該發展藍圖必須包括以下資料：
 - (i) 用地內各擬議土地用途所佔的面積，以及所有擬建建築物(包括構築物)的性質、位置、尺寸和高度；
 - (ii) 各種用途及設施擬佔的整體總樓面面積；
 - (iii) 用地內擬提供的政府、機構或社區設施、停車、上落客貨及公共交通設施，以及休憩用地的詳情和範圍；
 - (iv) 用地內擬建的任何平台、行人天橋、高架行人道及道路的路線、闊度和水平度；

(請看下頁)

商業(續)

備註(續)

- (v) 用地內的美化環境建議和城市設計建議；
 - (vi) 提交空氣流通評估報告，以確定建築物間距的確切走線及／或其他改善措施，令設計更臻完善；以及
 - (vii) 城市規劃委員會要求的其他資料。
- (4-5) 為施行上文第(3)段而計算最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，只要這些用途和設施是附屬於發展或重建計劃及與其直接有關，則可免計算在內。
- (5-6) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)及第(3)段所述的建築物高度／總樓面面積及公共停車位數目，以及減少上文第(2)段所述用作政府、機構或社區設施的總樓面面積。

建議對《黃泥涌分區計劃大綱草圖編號 S/H7/20》的 《說明書》作出的修訂

(有關修訂不構成建議對《黃泥涌分區計劃大綱草圖編號
S/H7/20》所作修訂的一部分)

建議對《說明書》第 8.1.3、8.1.4、8.1.5 及 8.5.6 段作出以下修訂：

8.1 商業：總面積 2.84 公頃

8.1.3 「商業(2)」用地的發展及／或重建項目的最大非住用總樓面面積不得超出 100 000 平方米，而當中撥作零售用途的樓面面積不可多於 10 000 平方米。這是充分考慮到該區的交通容量後所訂定的限制。此用地會設有一間地區康健中心(可供運作實用樓面面積約為 1 000 平方米)及一間幼兒中心(可供運作實用樓面面積約為 531 平方米)——**鑑於灣仔地區現時的政府、機構或社區設施(例如長者日間護理中心)供不應求，現可藉此機會增闢更多政府、機構或社區設施。演藝及文化設施亦屬可與「商業(2)」用地環境相容的用途。亦在該用地會提供一個為小巴而設的地下公共交通設施，運輸署會就擬議的新小巴服務及調整現有服務的建議(如有的話)諮詢持份者。以及用地亦會一個設有一個不少於 100 個私家車停車位及 25 個商用車輛停車位的地下公眾停車場。日後的發展商須按地契規定進行更新的交通檢討。該用地另會設有最少 6 000 平方米的休憩用地，供公眾使用。休憩用地的設計應與「商業(2)」用地內的設施互相配合，並應方便公眾使用。為改善景觀開揚度及方便公眾前往，休憩用地會設於該用地面向加路連山道的東部及面向禮頓道的北部地面。日後的發展商須按地契規定呈交園境方案。在發展過程中，該用地的一棵古樹名木(古樹名木編號 HKP WCH/1)會透過採用針對易受影響地方而設的保護方法予以保留。及位於該用地北面和東面邊界的擋土石牆(除受道路改善工程影響的部分外)須予保留。該用地內的現有樹木和生長於擋土石牆上及／或毗連擋土石牆的樹木亦應盡可能予以保留。根據二零一八年空氣流通評估的結果，假設該用地採用無平台設計，為提升該區的通風，須在橫跨用地中部長有古樹名木(編號 HKP WCH/1)的範圍闢設沒有阻擋的建築物間距，其闊度不得少於 25 米，由西北方伸延至東南方。日後的發展商須在詳細設計階段進行定量空氣流通評估，以確定建築物間距的確切走線及／或其他改善措施，並確保該等措施的成效。為盡可能在**

地面提供綠化設施、保護樹木及改善行人水平的空氣流通，鼓勵發展項目採用無平台設計。此外，日後的發展商亦須在用地內預留地下連接點，以便日後可以興建連接港鐵站的行人隧道，至於該行人隧道會否落實，須待進一步的可行性研究確定。

8.1.4 在指定為「商業(2)」的土地範圍內，任何新發展或現有建築物的重建計劃，都必須以發展藍圖的形式提交城規會批核，以顧及用地限制和周邊發展等因素，確保用地的發展項目布局周全，並可配合周邊發展。發展藍圖必須列明擬議的土地用途組合、休憩用地、車輛通道、行人流通情況及連接系統、美化環境及保護樹木措施等。

8.1.4.5 城規會如接獲根據條例第 16 條提出的申請，可考慮略為放寬建築物高度／總樓面面積限制和闢設的公眾停車位數目。城規會將按個別情況考慮每宗申請。

8.5 政府、機構或社區：總面積 13.48 公頃

8.5.6 加路連山道的「政府、機構或社區(2)」用地已預留作興建區域法院，以便日後作擴充律政設施之用。有關發展及／或重建項目的最大總樓面面積限為 70 000 平方米。**在發展過程中，該用地內的古樹名木(古樹名木編號 EMSD WCH/1)會透過採取針對易受影響地方而設的保護方法予以保留。及該用地位於南面邊界的擋土石牆須予保留。透過採用針對易受影響地方而設的建築方法及建築設計，盡可能在發展過程中，保留及保育該用地內的現有樹木，包括生長在擋土石牆上及／或擋土石牆旁的樹木。為在建築物之間留有適當間距，區域法院與加路連山道(西段)對面的住宅樓宇之間應留有不少於 30 米的建築物間距。**根據二零一八年空氣流通評估的結果，為提升該區的通風，須在該用地會影響古樹名木(編號 EMSD WCH/1)的範圍闢設沒有阻擋的建築物間距，其闊度不得少於 20 米，設置的位置必須在主水平基準上 22 米以上，由西北方伸延至東南方。須在詳細設計階段進行定量空氣流通評估，以確定建築物間距的確實走線及／或其他改善措施，並確保該等措施的成效。

有關《黃泥涌分區計劃大綱草圖編號 S/H7/20》的進一步申述人名單

進一步申述編號 (TPB/R/S/H7/20-)	「進一步申述人」名稱
F 1	Beststride Limited
F 2	吳卓倫

就《黃泥涌分區計劃大綱草圖編號 S/H7/20》的建議修訂
作出的有效進一步申述及規劃署的回應摘要

進一步申述編號 (TPB/R/S/H7/20-)	進一步申述人	進一步申述事項	規劃署的回應
F1	Beststride Limited	• 支持建議的修訂。	備悉。
		• 反對作出修訂的方式。	
		<p><u>進一步申述的理由／建議：</u></p> <ul style="list-style-type: none"> 休憩用地及園景建議應交由城市規劃委員會(下稱「城規會」)審批，讓公眾可對建議提出意見。沒有必要要求按地契規定提交相同的建議，應從《說明書》中刪除有關規定。 	<p>i. 根據分區計劃大綱圖「商業(2)」地帶的《註釋》的擬議修訂，日後發展商必須提交一份發展藍圖，以供城規會核准。該發展藍圖必須包括進一步申述用地內的美化環境建議和城市設計建議，以及用地內擬提供的休憩用地的詳情和範圍。該發展藍圖將根據《城市規劃條例》(下稱「條例」)的規定展示，以供公眾查閱。</p> <p>ii. 上述規定並不代表在項目進入運作階段時，無須按地契</p>

			規定提交園景方案。地契中的園景條款會確保在落實城規會批准的園景建議後，有關休憩用地的持續維修和管理。因此，有必要在《說明書》中加插有關按地契規定提交園景方案的條文。
		<ul style="list-style-type: none"> 「商業(2)」地帶的擬議道路會把進一步申述用地分成兩部分。該道路應加設園景上蓋，以擴大和優化公共空間。《說明書》應加入該園景上蓋的設計要求。 	iii. 有必要興建新的通道通往商業發展項目和區域法院。根據「商業(2)」地帶的《註釋》，發展商須在提交的發展藍圖中提交有關進一步申述用地內擬建的高架行人道和道路的資料，說明用地內的通道網絡。新建的通道應否加設園景上蓋，將視乎日後發展商的詳細設計而定，不宜在分區計劃大綱圖的《說明書》中載列該設計要求。
		<ul style="list-style-type: none"> 交通是擬議發展的一個主要問題，但當局並無規定日後的發展商提交第 16 條申請時 	iv. 城規會已在 2020 年 6 月 19 日的會議上商議與交通事宜有關的申述，並察悉運輸署

		<p>須一併提交交通影響評估。應在「商業(2)」地帶的《註釋》(而非地契)中訂明必須提交交通影響評估。</p>	<p>接納這改劃建議的交通檢討。城規會注意到日後發展商可能會提出其他交通措施，因此決定擬議修訂《說明書》，以要求日後發展商根據地契進行更新的交通檢討。規定發展商必須提交發展藍圖的目的，是為了讓城規會審議該擬議商業發展項目(包括政府、機構或社區設施及公眾休憩用地)的設計及布局，而不是為了再次確定該項發展從交通角度而言是否可行。因此，不宜在「商業(2)」地帶的《註釋》中加入須提交交通檢討的規定。</p>
		<ul style="list-style-type: none"> • 禮頓道和加路連山道(東段)的石牆會限制行人在有關用地的地面出入。應修訂《說明書》中對石牆的提述，以容許闢設通往用地的行人出入口。 	<p>v. 《說明書》中有關擋土石牆的陳述並非建議修訂的主題。此外，日後發展商如建議在「商業(2)」用地內闢設行人出入口(即使涉及清拆石牆)，可在發展藍圖中提出，城規會會在考慮發展藍圖時處理有關建議。當局會在有</p>

			關過程中諮詢古物古蹟辦事處。
		<ul style="list-style-type: none"> 當局並無規定或提供誘因予日後的發展商闢設政府、機構或社區設施，因此發展商不太可能會增設政府、機構或社區設施。應在《說明書》中訂明可略為放寬100 000平方米總樓面面積的限制，以便在項目中增設政府、機構或社區設施。 	<p>vi. 城規會留意到在進一步申述用地增設政府、機構或社區設施存在多種可能性和限制，因此分區計劃大綱圖的《說明書》僅表明在有關用地增設政府、機構或社區設施(例如灣仔區短缺的長者日間護理中心)的意向，而表演藝術和文化設施亦屬進一步申述用地內相協調的用途。現時設有機制，讓城規會按個別情況，考慮略為放寬總樓面面積限制的申請，包括發展商在提交發展藍圖時，可能提出增闢政府、機構或社區設施的建議。因此，無須修訂《說明書》。</p>
		<ul style="list-style-type: none"> 應減少規劃作興建區域法院之用的「政府、機構或社區(2)」用地的面積，從而善用土地，並與「商業(2)」地帶 	<p>vii. 該「政府、機構或社區(2)」用地並非建議修訂的內容。關於該「政府、機構或社區(2)」地帶的面積和用途，以</p>

		更妥善地融合。應在該用地提供更多政府、機構或社區設施。	及該地帶與「商業(2)」地帶的融合，城規會已在 2020 年 6 月 19 日的會議上進行充分商議。城規會已決定該「政府、機構或社區(2)」地帶的面積合適。
		<ul style="list-style-type: none"> 應進一步修訂《說明書》，規定「政府、機構或社區(2)」用地內的園景及休憩用地的設計須與「商業(2)」地帶的園景互相融合協調。 	viii. 請參閱上文的回應(vii)。
F 2	吳卓倫	<ul style="list-style-type: none"> 反對建議的修訂。 	
		<p><u>進一步申述理由／建議：</u></p> <ul style="list-style-type: none"> 不確定「商業」地帶的第一欄用途是否也須在發展藍圖內提交城規會核准。如發展商可自行決定，則「備註」應述明根據第一欄准許的土地用途組合和各土地用途的總樓面面積無須得到城規會批准。如無須得到城規會批准的話，《註釋》中應預先 	<p>i. 規定發展商必須提交發展藍圖的目的，是為了讓城規會審議該擬議商業發展項目(包括政府、機構或社區設施及公眾休憩用地)的設計及布局。即使擬議用途是第一欄用途，也須提交發展藍圖。日後發展商可擬議有關商業發展項目的實際發展組合，</p>

		訂明准許的土地用途組合(第一欄用途)及各土地用途的總樓面面積。	只要所有擬議用途均符合「商業(2)」地帶的規定，便可。
		<ul style="list-style-type: none"> 不清楚發展藍圖是否會根據條例第 16 條提交，並公布予公眾查閱及提出意見。應避免公布發展藍圖的資料，因此舉等同重覆用地的改劃程序。 	<p>ii. 日後發展商須根據條例第 16 條提交發展藍圖。因此，發展藍圖會根據條例的規定處理，包括公布予公眾查閱。規劃署在改劃階段擬備的發展藍圖屬概念性質，主要旨在方便說明。而日後發展商根據第 16 條申請所提交的發展藍圖為經城規會批准後將實施的實際計劃。在第 16 條階段的擬議發展的詳細程度與改劃階段完全不同。</p>
		<ul style="list-style-type: none"> 不確定「商業(2)」地帶可發展作商業用途的總樓面面積。「商業(2)」地帶的「備註」應清楚訂明政府、機構或社區設施的類型和總樓面面積。 	<p>iii. 「商業(2)」用地應闢設一個地區康健中心、一個幼兒中心及一個長者日間護理中心。不過，現階段未能確定確實的總樓面面積，因確實的總樓面面積須視乎日後發展商的詳細設計而定。《說明書》和地契已訂明相關政</p>

			府部門所規定的淨作業樓面面積，以確保擬議的設施能夠符合有關部門的要求。
--	--	--	-------------------------------------

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.

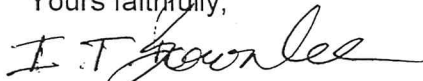
5. Proposed Amendments

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>
--	--