

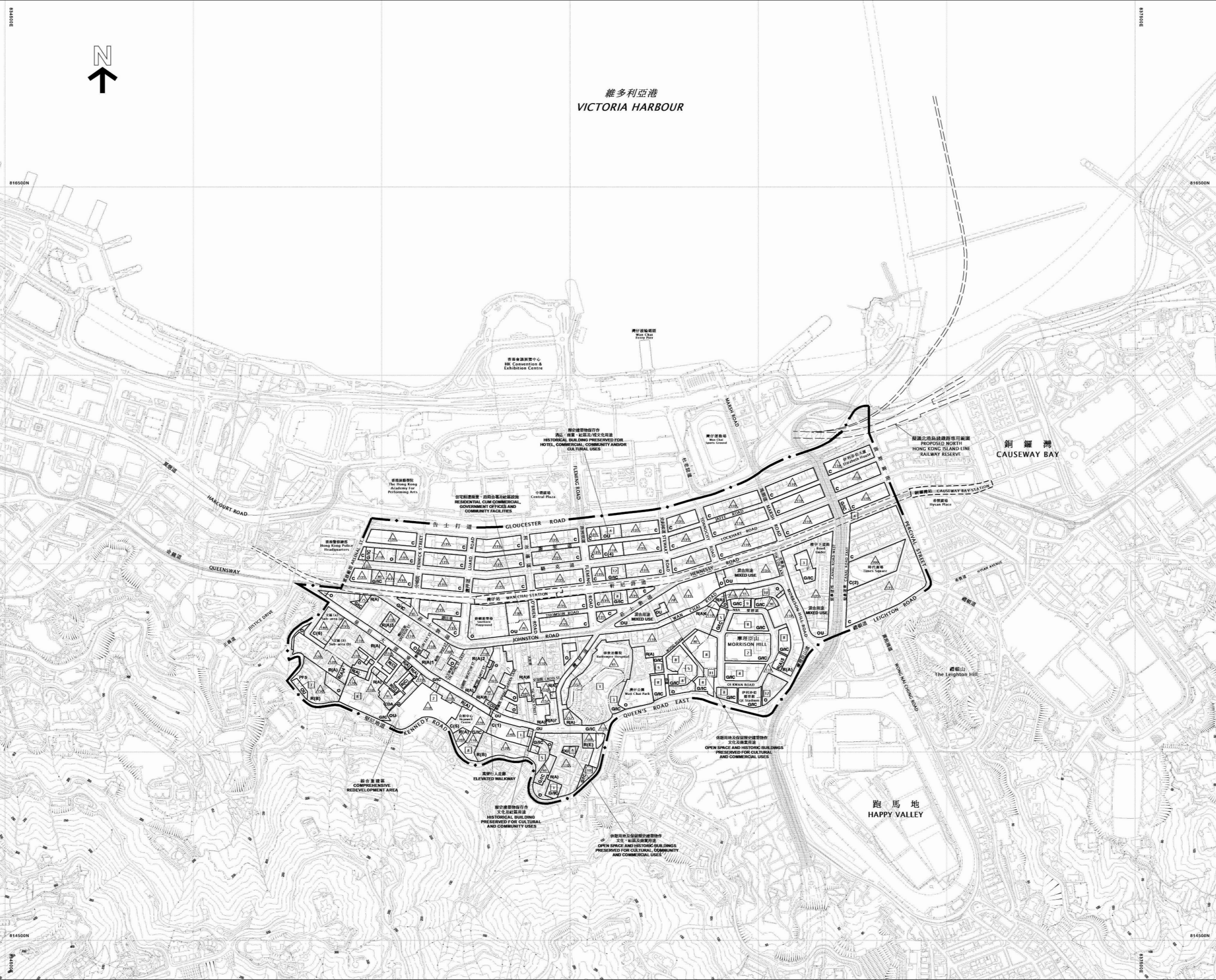
圖例
NOTATION

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	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
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
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
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政長官會同行政會議於2023年5月2日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
2 MAY 2023

Signed Ms Carmen KONG 江嘉敏女士 簽署
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

SCALE 1:5,000 比例尺
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/H5/31

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	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
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
RAILWAY RESERVE	RAILWAY RESERVE	鐵路專用範圍
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 (IN METRES ABOVE PRINCIPAL DATUM)	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)	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)	15.44	17.31	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.22	0.25	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	6.86	7.69	其他指定用途
MAJOR ROAD ETC.	29.94	33.58	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 5/31 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/31

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 B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項

(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/H5/31A

HONG KONG PLANNING AREA NO. 5

APPROVEDDRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31A

(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/H5/31A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
RESIDENTIAL (GROUP A)	7
RESIDENTIAL (GROUP B)	101
RESIDENTIAL (GROUP C)	123
RESIDENTIAL (GROUP E)	134
GOVERNMENT, INSTITUTION OR COMMUNITY	167
OPEN SPACE	189
OTHER SPECIFIED USES	1920

COMMERCIAL

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
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	
Training Centre	
Utility Installation for Private Project	

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and —Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or —Other Structure above Ground Level —other than Entrances 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(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 (GIC) 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; and~~
 - ~~(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 GIC 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 2,100m² 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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment 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 (not elsewhere specified) 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.
- (9) *On land designated “Residential (Group A)9”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and/or building heights specified below, or the plot ratio and height of the existing building, whichever is the greater:*

Sub-area

Development Restriction(s)

Sub-area (a)

a maximum plot ratio of 5.0 and a maximum building height of 12 storeys

Sub-area (b)

a maximum building height of 110 metres above Principal Datum

Single development or redevelopment covering both sub-areas (a) and (b)

a maximum building height of 110 metres above Principal Datum

- (10) *In determining the maximum plot ratio for the purposes of paragraph (9) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- (11) *On land designated “Residential (Group A)9”, for a single development or redevelopment covering both sub-areas (a) and (b), a minimum setback of 10m from the lot boundary fronting St. Francis Street, internal loading/unloading facilities fronting St. Francis Street, and a public barrier-free passageway of not less than 4.5m wide connecting St. Francis Street and Sau Wa Fong shall be provided.*
- (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 be provided.
- (913) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as-stated in paragraphs (1) **and** (9) above,

plot ratio restriction stated in paragraph (9) 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.

~~(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.~~

~~(11)~~**(14)** 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 requirements stated in paragraphs ~~(11)~~**(10)** ***and*** **(12)** 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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	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~~**and** caretaker's quarters, ~~or~~**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.
- (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 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~~ **and** caretaker's quarters, ~~or~~ **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 (not elsewhere specified)</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 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
-----------------------------------	---

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	
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
-----------------------------------	---

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
-----------------------------------	---

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 Telecommunications Industries
Office	Institutional Use (not elsewhere specified)
Private Club	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Place of Recreation, Sports or Culture
Residential Institution	Public Convenience
School (in a free-standing purpose-designed building only)	Public Transport Terminus or Station
Shop and Services (not elsewhere specified)	Recyclable Collection Centre
Social Welfare Facility	Religious Institution
Utility Installation for Private Project	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
-----------------------------------	---

For "Petrol Filling Station" Only

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)

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
---	---

For “Residential Development with Historic Building Preserved” Only

Schedule I : for residential development other than the historic building

<i>Flat</i>	<i>Eating Place</i>
<i>Government Use (Police Reporting Centre, Post Office only)</i>	<i>Educational Institution</i>
<i>House</i>	<i>Government Refuse Collection Point</i>
<i>Library</i>	<i>Government Use (not elsewhere specified)</i>
<i>Residential Institution</i>	<i>Hotel</i>
<i>Utility Installation for Private Project</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 Utility Installation</i>
	<i>Religious Institution</i>
	<i>School</i>
	<i>Shop and Services</i>
	<i>Social Welfare Facility</i>
	<i>Training Centre</i>

In addition, the following uses are always permitted below 35 metres above Principal Datum:

Eating Place
Place of Recreation, Sports or Culture
Private Club
School
Shop and Services
Training Centre

(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>
--	--

For “Residential Development with Historic Building Preserved” Only (Cont'd)

Schedule II : for the historic building

<i>Eating Place</i>	<i>Place of Entertainment</i>
<i>Educational Institution</i>	<i>Religious Institution</i>
<i>Field Study/Education/Visitor Centre</i>	<i>Social Welfare Facility</i>
<i>Government Use</i>	
<i>Institutional Use (not elsewhere specified)</i>	
<i>Library</i>	
<i>Place of Recreation, Sports or Culture</i>	
<i>Private Club</i>	
<i>School</i>	
<i>Shop and Services</i>	
<i>Training Centre</i>	

Planning Intention

This zone is intended primarily for a comprehensive residential development with in-situ preservation of the historic building of Nam Koo Terrace for adaptive reuse for cultural and commercial facilities, and provision of open space open to the public. Commercial uses are always permitted below 35 metres above Principal Datum of a building, and in the historic building of Nam Koo Terrace.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) or redevelopment of the existing historic building requires permission from the Town Planning Board.***
- (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 or 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 “Residential Development with Historic Building Preserved” Only (Cont'd)

Remarks (Cont'd)

- (3) *Except for the conversion of the existing buildings to permitted uses, any new development and/or redevelopment shall be in the form of comprehensive development. Piecemeal development and/or redevelopment on part of the land within this zone may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (4) *Open space of not less than 2,800m² open to the public shall be provided.*
- (5) *A minimum setback of 3m from the lot boundary at the street level of Schooner Street shall be provided.*
- (6) *In determining the relevant maximum building heights for the purposes of paragraph (2) above, any historic architectural feature associated with the historic building of Nam Koo Terrace and any structure that is constructed or intended for use solely as pedestrian walkway and landscape feature may be disregarded.*
- (7) *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.*
- (8) *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 paragraph (5) 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
Place of Recreation, Sports or Culture	Religious Institution
Public Clinic	School
Public Convenience	Training Centre
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
-----------------------------------	---

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

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.

(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 “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” Only</u>	
Eating Place	Educational Institution
Education/Visitor Centre	Flat
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Office
Library	Private Club
Place of Recreation, Sports or Culture	Public Utility Installation
School	Religious Institution
Shop and Services (excluding motor-vehicle showroom)	Utility Installation for Private Project
Social Welfare Facility	

Planning Intention

This zone is intended primarily to facilitate in-situ preservation of the historic buildings at 72, 72A, 74 and 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.

HONG KONG PLANNING AREA NO. 5

~~APPROVED-DRAFT~~ WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 5

APPROVED DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31A

EXPLANATORY STATEMENT

<u>Contents</u>	<u>Page</u>
1. Introduction	1
2. Authority for the Plan and Procedures	1
3. Object of the Plan	45
4. Notes of the Plan	5
5. The Planning Scheme Area	5
6. Population	56
7. Building Height Restrictions in the Area	6
8. Land Use Zonings	
8.1 Commercial	9
8.2 Comprehensive Development Area	10
8.32 Residential (Group A)	11
8.43 Residential (Group B)	123
8.54 Residential (Group C)	13
8.65 Residential (Group E)	134
8.76 Government, Institution or Community	14
8.87 Open Space	15
8.98 Other Specified Uses	156
8.9 <i>Minor Relaxation Clause</i>	20
9. Communications	1821
10. Utility Services	1821
11. Cultural Heritage	1821
12. Implementation	1922

HONG KONG PLANNING AREA NO. 5

APPROVED DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31A

(Being an ~~Approved~~ *a 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/H5/31A. 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, 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 17 June 2022, the draft Wan Chai OZP No. S/H5/30, mainly incorporating amendments to rezone a site at Hillside Terrace, Schooner Street, Ship Street (including the Nam Koo Terrace) from “Open Space~~O~~”, “Residential (Group C)~~R(C)~~” and “Government, Institution or Community~~G/IC~~” to “Comprehensive Development Area” (“CDA”) 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. ~~During the two-month exhibition period, a total of 2 representations were received. On 2 September 2022, the representations were published for three weeks for public comments and a total of 6 comments were received. After giving consideration to the representations and comments on 20 January 2023, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.~~
- 2.23~~2~~ On 2 May 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/31. On 12 May 2023, the approved Wan Chai OZP No. S/H5/31 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.23 *On 26 February 2025, the Secretary for Development referred the approved Wan Chai OZP No. S/H5/31 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 3 April 2025 under section 12(2) of the Ordinance.*
- 2.24 *On XX XX 2025, the draft Wan Chai OZP No. S/H5/32 (the Plan), incorporating amendments to rezone a site at Sau Wa Fong and St. Francis Street from “R(A)”, “R(C)” and area shown as ‘Road’ to “R(A)9”, a site at Nam Koo Terrace and adjoining land from “CDA”, “R(C)” and area shown as ‘Road’ to “OU” annotated “Residential Development with Historic Building Preserved”, and a strip of land from “O” to “OU” annotated “Elevated Walkway” 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 ~~<https://www.tpb.gov.hk>~~<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~~2011~~ Population By-Census, the population of the Area was estimated by the Planning Department as about ~~58,900~~**52,500**. It is estimated that the planned population of the Area would be about ~~78,690~~**71,170**.

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.
- 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 2,100m² shall be provided within this zone. The Grade I 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.~~

8.32 Residential (Group A) (“R(A)”) - Total Area 15.3744 hectares

8.32.1 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.

8.32.2 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.

8.32.3 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 cover 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.

8.32.4 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.

- 8.32.5 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.
- 8.32.6 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.
- 8.32.7 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.
- 8.32.8 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.
- 8.32.9 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.
- 8.32.10 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 chamber and a public toilet are provided at the site.
- 8.32.11 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.
- 8.2.12 *The “R(A)9” zone covers the existing residential buildings at 31-36 Sau Wa Fong (designated as sub-area (a)) and 8-12 St. Francis Street (designated as sub-area (b)). It is intended for a residential development with commercial uses (including art facilities). The designation of two sub-areas is intended to avoid piecemeal high-intensity development without direct vehicular access to the Sau Wa Fong portion of “R(A)9” (i.e. the sub-area (a)). Development or redevelopment covering sub-area (a) only 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 (which is the same as the “Residential (Group C)” zone at Sau Wa Fong). For a single development or redevelopment covering both sub-areas (a) and (b) with provision of direct vehicular access via St. Francis Street and internal loading/unloading facilities fronting St. Francis Street, a***

maximum building height of 110mPD would be permitted. A maximum building height of 110mPD would also be permitted for development or redevelopment covering sub-area (b) only. For a single development or redevelopment covering both sub-areas (a) and (b) or covering sub-area (b) only, the First Schedule of the Building (Planning) Regulations of the Buildings Ordinance would be applicable for determining the maximum plot ratio. The north-eastern part of the site is designated as non-building area to avoid the terrace of Sau Wa Fong from being built over upon redevelopment, thereby preserving the existing ambience and environment of Sau Wa Fong. In addition, for a single development or redevelopment covering both sub-areas (a) and (b), a minimum setback of 10m from the lot boundary fronting St. Francis Street, internal loading/unloading facilities fronting St. Francis Street, and a 24-hour public passageway of not less than 4.5m wide with barrier-free facilities connecting St. Francis Street and Sau Wa Fong shall be provided. To allow design flexibility, any structure that is constructed or intended for provision of barrier-free facilities of the public passageway connecting St. Francis Street and Sau Wa Fong may be permitted within the setback area and non-building area. The design of loading/unloading facilities as a layby alongside St. Francis Street, which may create a road safety hazard, is not acceptable.

8.3.12 A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton 2.13 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).

~~8.3.13 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.~~

~~8.3.14 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.~~

8.43 Residential (Group B) ("R(B)") - Total Area 1.7 hectares

8.43.1 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.

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

8.43.3 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).

~~8.4.4 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.~~

~~8.4.5 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.~~

8.54 Residential (Group C) (“R(C)”) - Total Area 0.3222 hectare

~~8.54.1~~ 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.

~~8.54.2~~ 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.

~~8.54.3~~ 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.

~~8.54.4~~ 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.

~~8.5.5 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.~~

8.65 Residential (Group E) (“R(E)”) - Total Area 0.27 hectare

~~8.65.1~~ 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.

~~8.65.2~~ The then Lui Kee Education Service Centre at Queen’s Road East and Wan Chai Polyclinic at Kennedy Road 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.

~~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.~~

8.76 Government, Institution or Community (“G/IC”) - Total Area 10.53 hectares

8.76.1 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.

8.76.2 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.

8.76.3 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.

8.76.4 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).

8.76.5 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).

8.76.6 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.

8.76.7 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).

~~8.7.8 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.~~

~~8.7.9 Under exceptional circumstances, for developments/redevelopments, minor relaxation of non-building area restriction and setback requirements may be considered by the Board on application.~~

8.87 Open Space (“O”) - Total Area 3.75 hectares

8.87.1 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.

8.87.2 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 **and Ship Street Garden**. 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~~ **developed** as open space. Meanwhile, in the planning area, the incorporation of open space for public use within comprehensive redevelopment sites has been encouraged.

8.98 Other Specified Uses (“OU”) - Total Area 6.5586 hectares

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

8.98.2 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.

8.98.3 The ~~old~~ **Old** Wan Chai Post Office at Queen’s Road East which is a ~~historic~~ **declared** 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.

8.98.4 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. ***Development at the site is restricted to*** ~~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.

8.98.5 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.

8.98.6 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.

8.98.7 ~~An~~**Two** "OU" annotated "Elevated Walkway" zones ~~is~~**are** designated on the Plan for the development of ~~an~~ elevated walkways ~~between~~***spanning the Queen's Road East to connect*** Hopewell Centre and QRE Plaza, ~~and spanning the stairs~~

of Ship Street to connect Hopewell Mall & Hopewell Hotel and the planned open space open to the public adjoining Nam Koo Terrace respectively. Also, a site at Kennedy Road is zoned “OU” annotated “Petrol Filling Station” to reflect the existing use.

8.98.8 The area bounded by Mallory Street to the east and Burrows Street to the west is zoned “OU” annotated “Open Space and Historic Buildings preserved for Cultural and Commercial Uses”. The area 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~~**Mallory Street/Burrows Street** DSP No. S/H5/URA1/2. 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 M7 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.

8.98.9 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 and 74A Stone Nullah Lane (*all* Grade 1 historic building) ~~constructed in 1923 or 1924~~, 2, 4, 6 and 8 Hing Wan Street (*all* Grade 3 historic building) ~~constructed in 1925 or 1926~~ and 8 King Sing Street (*no grading*) ~~constructed in late 1950s~~. The area was previously covered by the approved URA ~~Mallory Street/Burrows Street~~**Stone Nullah Lane/Hing Wan Street/King Sing Street** DSP No. S/H5/URA2/2. 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 and 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.

8.8.10 *The site located at 1, 1A, 2 and 3 Hillside Terrace, 53 Ship Street, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land is zoned “OU” annotated “Residential Development with Historic Building Preserved”. This zone is intended primarily for a comprehensive residential development with in-situ preservation of the historic building of Nam Koo Terrace for adaptive reuse for cultural and commercial facilities, and provision of open space open to the public. Commercial uses are always permitted below 35mPD of a building and in the historic building of Nam Koo Terrace. The Grade 1 historic building, i.e. Nam Koo Terrace, shall be preserved and integrated with the comprehensive development including the open space open to the public within the site. Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) or redevelopment of the existing historic building requires permission from the Board. A Conservation Management Plan (CMP) for the conservation of Nam Koo Terrace and all historic features to be preserved as mentioned in the CMP, as well as a full set of photographic, cartographic, and/or 3D scanning record of both the interior and exterior of Nam Koo Terrace, should be submitted by the developer prior to the commencement of any works and implementation of the works in accordance with the CMP to the satisfaction of the Antiquities and Monuments Office of the Development Bureau (AMO). Other than the main building of Nam Koo Terrace, the associated historic architectural features, including the pavilion, water fountain and hexagonal planter in the forecourt which situated outside the grading boundary of Nam Koo Terrace, shall also be preserved as far as practical to maintain the integrity of Nam Koo Terrace for public appreciation. These historic architectural features may be disregarded when determining the relevant maximum building height.*

8.8.11 *The “OU” annotated “Residential Development with Historic Building Preserved” zone is subject to a maximum building height of 120mPD (at the north-western portion) for residential tower(s); 35mPD (at the south-eastern portion) for the forecourt of Nam Koo Terrace to keep it as open space for public enjoyment, to preserve open views of Nam Koo Terrace from Queen’s Road East for public appreciation and to preserve the terraced character of the surrounding area near Schooner Street; and 2 storeys for the historic building of Nam Koo Terrace. Any structure that is constructed or intended for use solely as pedestrian walkway and landscape feature that could enhance public enjoyment of the open space, as well as overall accessibility and connectivity of the development may be disregarded when determining the maximum building height for this south-eastern portion. The comprehensive development shall provide open space of not less than 2,800m² open to the public free of charge. The open space at street level of Schooner Street shall open 24-hour to the public and the rest (including but not limited to the forecourt and rooftop of Nam Koo Terrace) shall be accessible at reasonable hours for the enjoyment of the public. A public lift shall be provided at reasonable hours for a barrier-free access connecting Schooner Street and the site platform level where Nam Koo Terrace and the adjoining open space are situated for further connection to the elevated*

walkway leading to Hopewell Mall & Hopewell Hotel. A non-building area at the northern corner of this zone connecting the Sau Wa Fong area is stipulated to respect the existing character of the Sau Wa Fong area, as well as to provide a 24-hour public passageway connecting the Sau Wa Fong area and Schooner Street. A minimum setback of 3m from the lot boundary at the street level of Schooner Street shall be provided to enhance the pedestrian environment. Except for the conversion of the existing buildings to permitted uses, any new development and/or redevelopment shall be in the form of a comprehensive development. To ensure that any new development and/or redevelopment within this zone will be implemented in a comprehensive manner, piecemeal development and/or redevelopment on part of the land within this zone is not permitted unless permission is obtained from the Board under section 16 of the Ordinance.

~~8.9.10 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.~~

8.9 Minor Relaxation Clause

8.9.1 *For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height, and any reduction in the total gross floor area provided for GIC facilities as stated in the relevant paragraph(s) above or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.8 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.*

8.9.2 *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.*

8.9.3 *For the zone(s) where minor relaxation of non-building area restriction/setback requirement is applicable, under exceptional circumstances, minor relaxation of non-building area restriction/setback requirement as stated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The non-building area restriction and setback requirement will not apply to underground development. Without compromising the intentions of designating the non-building areas for air ventilation, pedestrian circulation or preserving the existing ambience of the area, landscape feature, boundary fence/boundary wall, footbridge connection, covered walkway and minor structures with high air porosity/visual permeability may be permitted within the non-building areas as shown on the Plan as appropriate. For the setback in “R(A)9” zone, any structure that is constructed or intended for provision of barrier-free facilities of the public passageway connecting St. Francis Street and Sau Wa Fong may be permitted.*

9 COMMUNICATIONS

9.1 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.

9.2 Roads – Total Area 29.984 hectares

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

9.2.2 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.

10. UTILITY SERVICES

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

11. CULTURAL HERITAGE

11.1 The ~~old~~ **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 and 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)
- **Wan Chai Fire Station (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 Stewart Road (Grade 3)
- 109 and 111 Lockhart Road (Grade 3)
- **9 Kat On Street (Grade 3)**
- **Chun On Pawn Shop (Grade 3)**

Two Government historic sites identified by AMO, namely Boundary Stones Bearing Inscriptions “I.L. 86” at Queen’s Road East and Marking Stones Bearing Inscriptions “H.E.C.” at Queen’s Road East, are also located within the Area.

- 11.2 ~~Chun On Tai Ngat and Ventilation Tower at Monmouth Path are~~ *is a* 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>. The lists of declared monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO and sites of archaeological interest (SAIs) are published on AMO’s website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.~~
- 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. Prior consultation with AMO should be made if any works, development, redevelopment or rezoning proposals may affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, SAIs or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.~~

12. IMPLEMENTATION

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

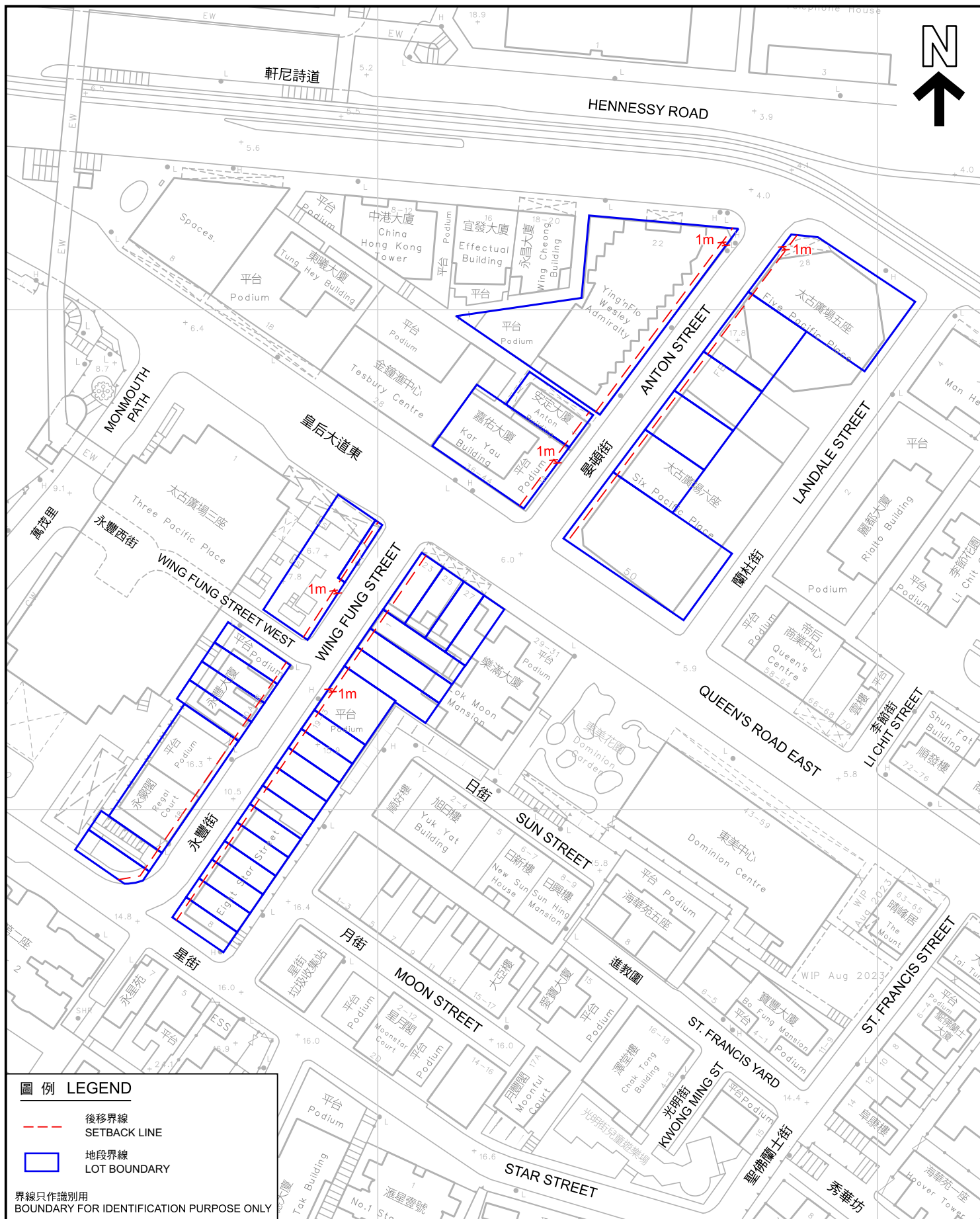
plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

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

Plans 1 to 4 -Setback Requirements

TOWN PLANNING BOARD

~~May 2023~~ June 2025



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2025年5月8日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 8.5.2025
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求 SETBACK REQUIREMENT

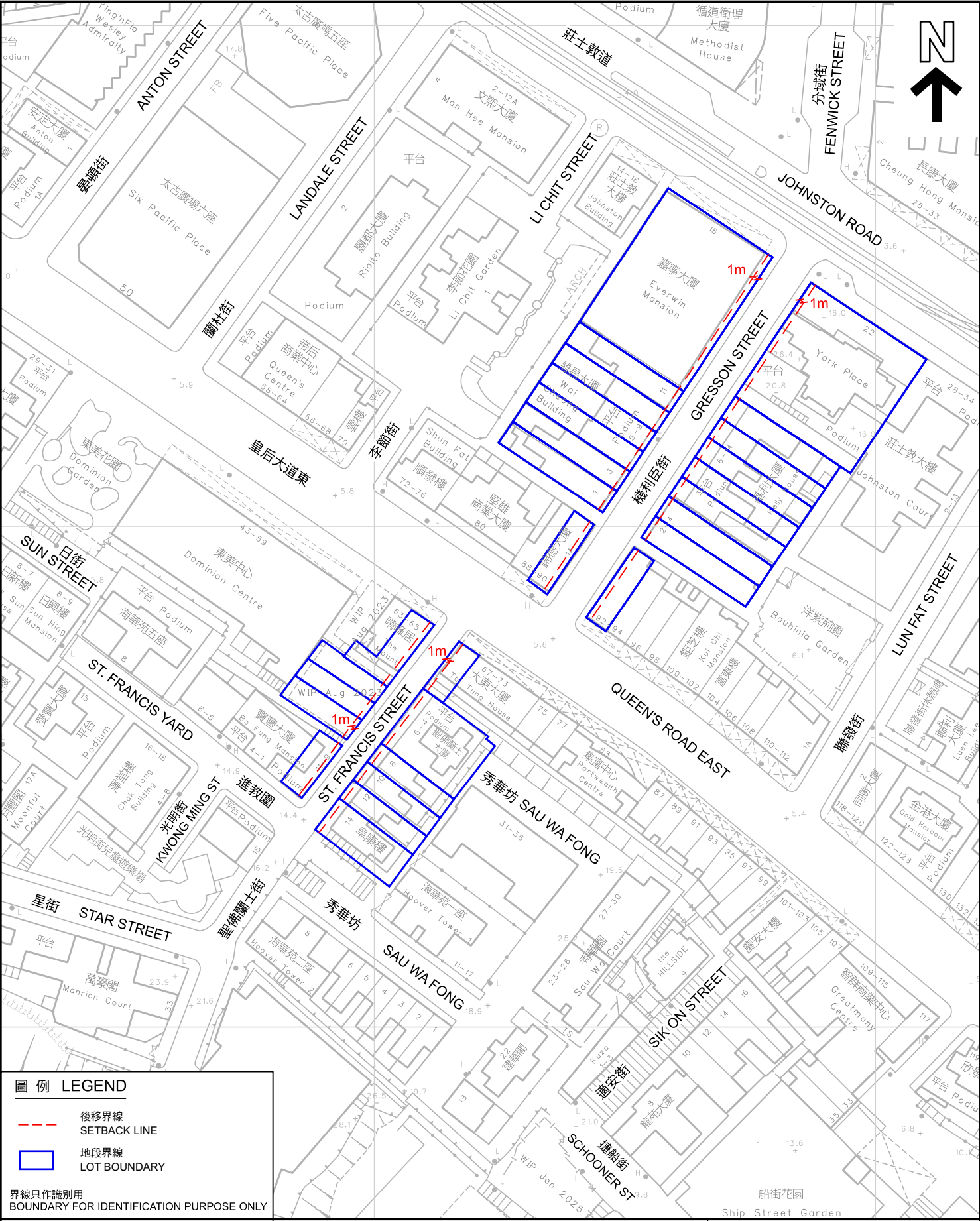
SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/25/8

圖 PLAN
1



圖例 LEGEND

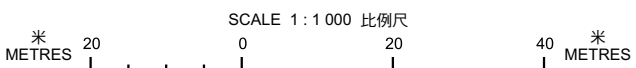
--- 後移界線
SETBACK LINE

□ 地段界線
LOT BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年5月8日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 8.5.2025
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求
SETBACK REQUIREMENT

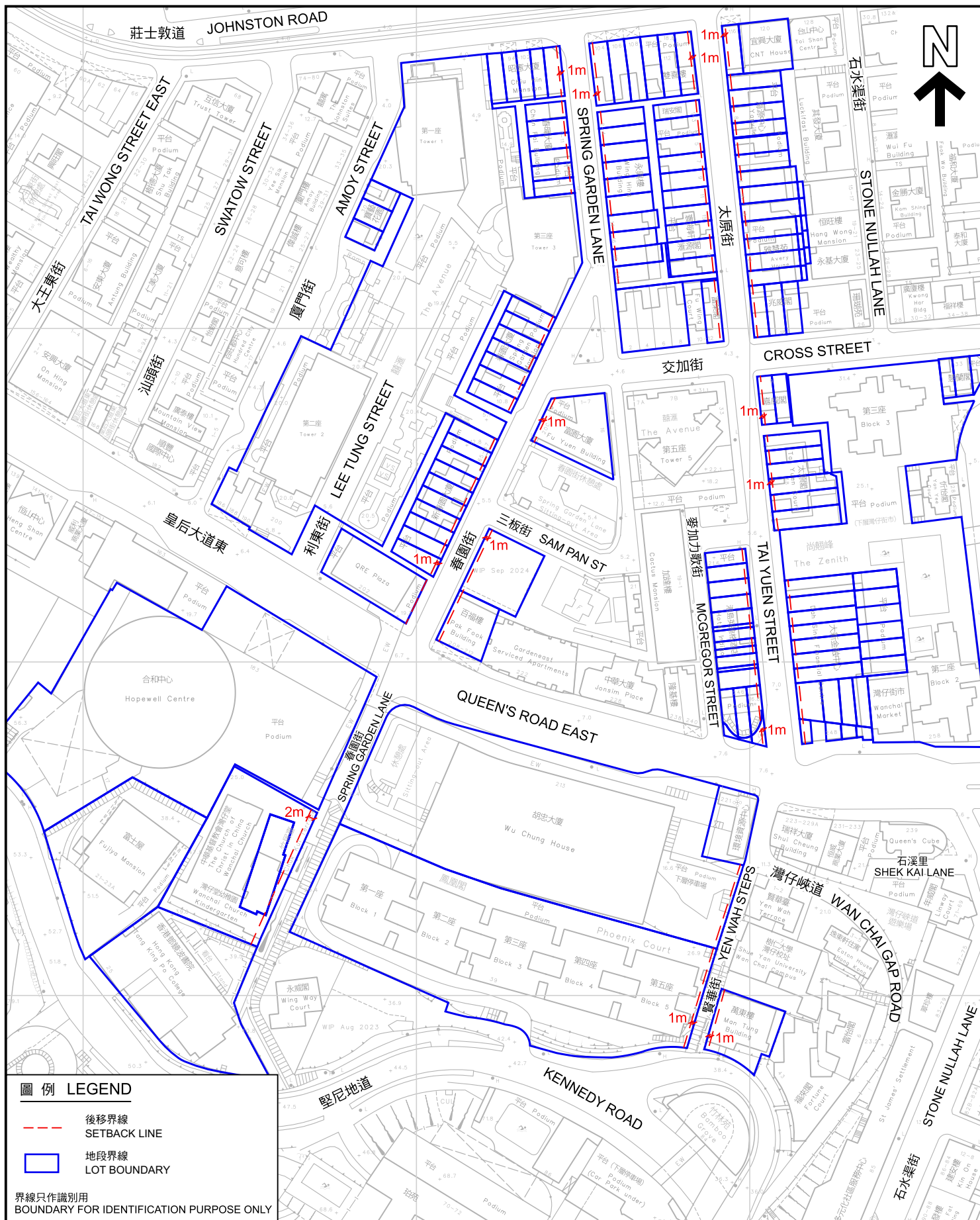


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/25/8

圖 PLAN
2



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2025年5月8日擬備，
所根據的資料為測量圖編號
11-SW-14B及D
EXTRACT PLAN PREPARED ON 8.5.2025
BASED ON SURVEY SHEETS No.
11-SW-14B & D

後移要求
SETBACK REQUIREMENT

SCALE 1:1500 比例尺
米 20 0 20 40 60 米
METRES

規劃署
PLANNING
DEPARTMENT

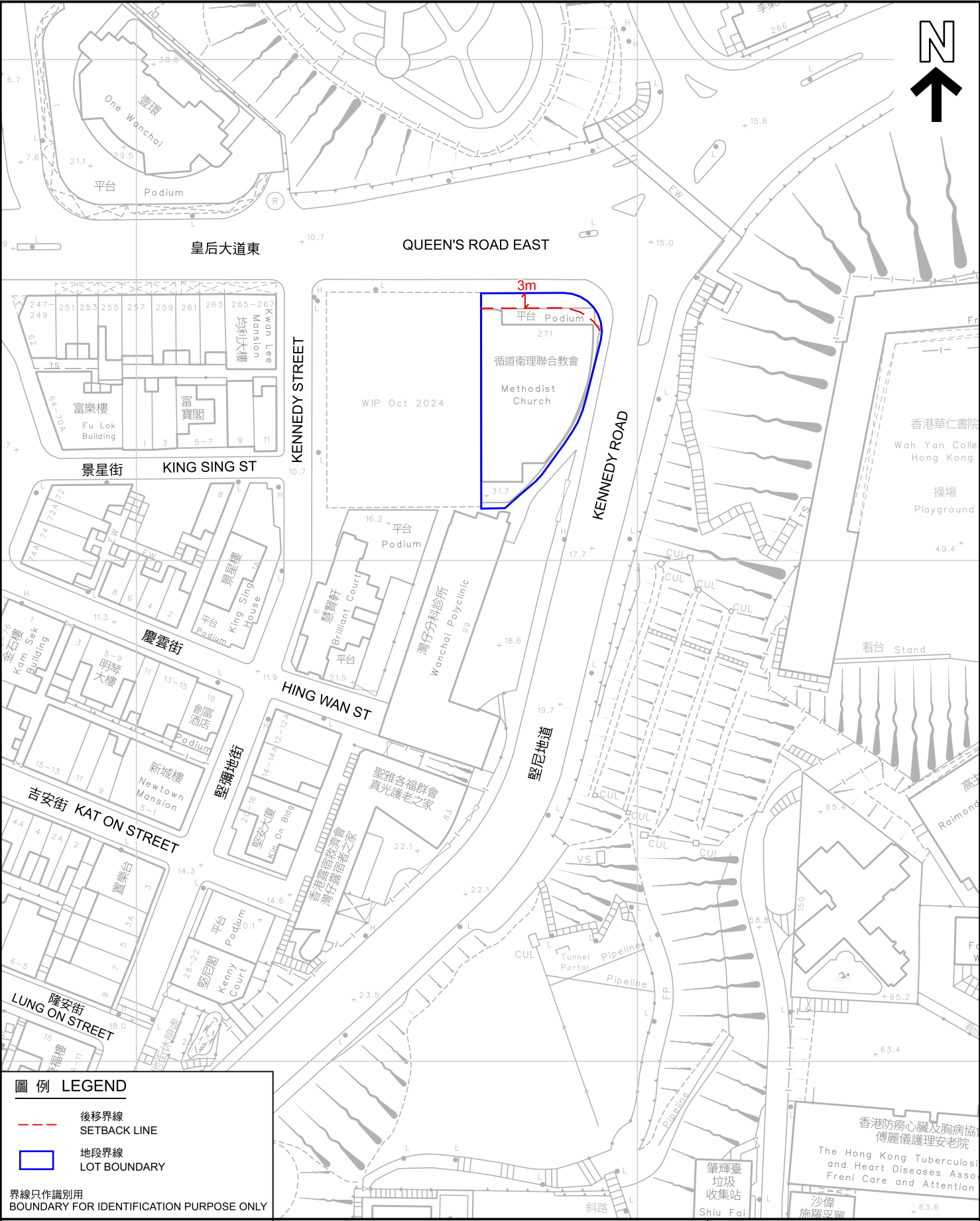


參考編號
REFERENCE No.

M/H5/25/8

圖 PLAN

3



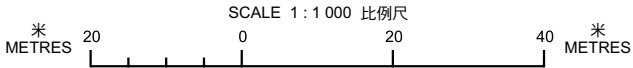
圖例 LEGEND

- 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2025年5月8日擬備，
所根據的資料為測量圖編號
11-SW-14B及D和11-SW-15A及C
EXTRACT PLAN PREPARED ON 8.5.2025
BASED ON SURVEY SHEETS No.
11-SW-14B&D AND 11-SW-15A&C

後移要求
SETBACK REQUIREMENT



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/25/8

圖 PLAN
4

Agenda Item 1

Confirmation of the Draft Minutes of the 726th MPC Meeting

[Open Meeting]

1. The draft minutes of the 726th MPC meeting, which was conducted by way of circulation of papers to all Members, were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H5/7

Application for Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31, To rezone the application site from “Residential (Group A)”, “Residential (Group C)” and area shown as ‘Road’ to “Residential (Group A) 9”, 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong
(MPC Paper No. Y/H5/7)

3. The Secretary reported that the application site (the Site) was located in Wan Chai. Ms Lilian S.K. Law had declared an interest on the item for her spouse serving an honorary post at Ruttonjee Hospital in Wan Chai. The Committee agreed that the interest of Ms Lilian S.K. Law was indirect and she could stay in the meeting.

Presentation and Question Sessions

4. The following representatives from the Planning Department (PlanD) and the applicants' representatives were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow	- District Planning Officer/Hong Kong (DPO/HK)
Ms Floria Y.T. Tsang	- Senior Town Planner/Hong Kong (STP/HK)
Ms Chillie T.L. So	- Town Planner/Hong Kong

Applicants

Great Kinetic Limited/Full Glory Development Limited/Ever Genius Limited

Mr Joseph Li

Mr Johnson Liu

Applicants' Representatives

KTA Planning Limited

Mr Kenneth To

Ms Pauline Lam

Ms Anson Ying

CKM Asia Limited

Mr Kim Chin

Lu Tang Lai Architects Limited

Mr Tommy Ng

Mr Joseph Tang

Asia Art Archive

Mr Anthony Yung

Ms Susana Chung

5. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the

application.

6. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the application, the proposed rezoning to facilitate a private residential development with commercial uses (including art facilities) at the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application and recommended the Committee to partially agree to the application by rezoning the Site to “Residential (Group A) 9” (“R(A)9”) to allow the development intensity on a par with “Residential (Group A)” (“R(A)”) zone, stipulate appropriate control to ensure provision of direct vehicular access for future development and designate non-building area at Sau Wa Fong (SWF).

7. The Chairman then invited the applicants’ representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Pauline Lam, the applicants’ representative, made the following main points:

- (a) lacking vehicular access was the major consideration due to which several sites in SWF area, including part of the Site, were rezoned from “R(A)” to “Residential (Group C)” (“R(C)”) on the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/8. Under the current proposal, the amalgamation of the seven lots at the Site would enable a single comprehensive development with direct vehicular access from St. Francis Street (SFS). The proposal with appropriate planning and design layout would also improve the visual and air permeability as well as the streetscape in the area;
- (b) the current pedestrian access between SWF and Queen’s Road East (QRE) was via staircases/ramps at SFS without any barrier-free access, and part of the pavement was within private lots and partially obstructed. The current proposal would provide a 24-hour barrier-free public passageway with a lift and staircase to enhance the connectivity between SWF, SFS and QRE for the local residents and visitors in the neighbourhood;
- (c) comparing with the existing pavement of about 1.9m at SFS and the

requirement of 1m setback under the OZP, the proposed setback of 10m from SFS under the current proposal would greatly improve the pedestrian environment as well as the wind and visual permeability of the area;

- (d) the existing right of way within the Site at SWF would be re-provided and enhanced with greenery and landscape design;
- (e) an open turntable area for pick-up/drop-off and loading/unloading activities would be provided at the frontage of SFS for the use of future residents and visitors, which would help minimise the interruption to the through traffic on SFS; and
- (f) retail shops and/or art facilities would be provided on G/F, 1/F and 2/F of the proposed development with a view to strengthening the local character of SWF.

[Ms Sandy H.Y. Wong and Mr Franklin Yu joined the meeting during presentation of the applicants' representative.]

8. As the presentations of PlanD's representative and the applicants' representative were completed, the Chairman invited questions from Members.

Fire Safety

9. Two Members raised the following questions:

- (a) noting that the main building block of the proposed development would be located in the inner portion of the Site with no emergency vehicular access (EVA), whether there would be fire safety concern under the current proposal; and
- (b) whether the Fire Services Department (FSD) had considered formulating a comprehensive plan for improving the fire safety services for the area given the absence of EVA and that there were other ongoing redevelopments with

no EVA in the vicinity.

10. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) since the applicants proposed to amalgamate the lots in SWF and those fronting SFS to form the Site, the concern of having no EVA would no longer be an issue as there would be direct access to the Site at SFS for fire fighting vehicles in the event of a fire or other emergency situations;
- (b) FSD had no in-principle objection to the application. The applicants would need to seek the Building Authority's and FSD's approval for its fire service installations in the general building plan submission stage. Fire service installations would have to be designed and provided to the satisfaction of the Director of Fire Services (D of FS); and
- (c) fire safety design and provisions were considered case-by-case by the Building Authority and FSD. For developments where the provision of EVA was impracticable due to site constraints, the Building Authority might grant exemption for provision of such if relevant fire engineering approach could be adopted to meet fire safety requirements. A recent example of adopting such an approach was the proposed development at the adjacent Nam Koo Terrace.

11. Mr Tommy Ng, the applicants' representative, supplemented that FSD could require the applicants to implement relevant enhanced fire services installations, such as sprinkler systems and other fire resisting constructions, to comply with the fire safety requirements during the building plan submission stage.

Proposed Pedestrian Connections

12. Some Members raised the following questions:

- (a) whether the proposed public passageway including the lift, staircase and open-air portion (an area currently shown as 'Road') would be open to the

public on a 24-hour basis, and which party would be responsible for the management and maintenance of the public passageway;

- (b) the design of the proposed 24-hour public passageway noting that it might offer an opportunity for beautification with outdoor art installations; and
- (c) how to ensure that the proposed 24-hour public passageway could be duly implemented.

13. In response, Mr Kenneth To, the applicants' representative, made the following points:

- (a) the public passageway, including the lift, staircase and open-air portion within the Site would be open to the public on a 24-hour basis. It would be designed and constructed by the applicants, and managed and maintained as part of the non-domestic portion of the proposed development in the future;
- (b) the lift and staircase would not only form part of the 24-hour public passageway but would also serve the non-domestic portion of the proposed development, in particular for the proposed art facility, namely Asia Art Archive (AAA). Hence, the design of the 24-hour public passageway as a whole was very important for the proposed development and the applicants would make effort to achieve a design that would be in keeping with the local character, especially the cultural ambience of the locality. Although the existing right of way to the southeast of the Site adjacent to Sau Wa Court was not owned by the applicants, the proposed development with the enhanced public passageway, in terms of both connectivity and visual quality, might create an incentive for the adjacent lot owners to improve the design of the right of way within their lots; and
- (c) the applicants had proposed to stipulate the provision of the 24-hour public passageway in the Notes of the proposed "R(A)9" zone and with the stipulation of which, it would not be possible for the Site being developed

in a piecemeal manner or otherwise, such statutory requirement could not be fulfilled.

14. To supplement, Mr Mann M.H. Chow, DPO/HK, said that as the leases of the lots of the Site were virtually unrestricted, it might not be possible to impose the requirement of the provision of a 24-hour public passageway as a condition under the leases. Nevertheless, the applicants had proposed to incorporate the requirement for the provision of a 24-hour public passageway in the Notes of the proposed “R(A)9” zone, and such provision would have to be reflected in the building plan submission during the detailed design stage.

15. The Chairman supplemented that once the requirement for the provision of a 24-hour public passageway was included in the Notes of the OZP, as proposed by the applicants, such requirement would be statutory that the applicants would have to comply with for carrying out development at the Site. The provision would be reflected in the building plan submission which would be scrutinised by relevant government departments.

Planning and Design

16. Some Members raised the following questions:

- (a) if amalgamation of the lots within the Site could not be completely achieved, whether the individual lot owners would be able to develop their own lots as long as the statutory requirements in the Notes could be complied with;
- (b) whether more stringent building height restriction (BHR) would be imposed on the portion of the Site fronting SFS in order to ensure that a low-rise building frontage, which would be more inviting to the public, would be created;
- (c) the increase in population arising from the proposed development; and
- (d) the proposed average flat size.

17. In response, Mr Mann M.H. Chow, DPO/HK, made the following points:

- (a) given that the applicants were not the sole owners of the Site, piecemeal/standalone development could not be precluded should the Committee agree to the amendments as proposed by the applicants. As such, PlanD would impose appropriate planning control/development restrictions in the Notes at OZP amendment stage;
- (b) BHR for the proposed “R(A)9” zone as a whole would be 110mPD and the plot ratio would follow the restrictions under the Building (Planning) Regulations, which would be the same as the adjoining “R(A)” zone; and
- (c) according to the applicants’ submission, the estimated population from the proposed development would be about 562. However, as most of the flats were vacant, it would not be possible to estimate the net increase in population within the Site due to the proposed development.

18. Messrs Kenneth To and Tommy Ng, the applicants’ representatives, made the following points:

- (a) the applicants intended to develop the Site as a whole. The three current owners of the lots within the Site were all subsidiaries of the same company and there was only a minor ownership issue left to be resolved before they could proceed with the comprehensive redevelopment. They had also consulted various government departments including the Buildings Department on the proposed scheme, and the intended comprehensive development of the Site would be reflected in the building plan submission during the detailed design stage;
- (b) the layout design under the current proposal echoed with Members’ views of having the high-rise block in the inner portion of the Site at SWF while placing the low-rise structures of the 24-hour public passageway and pick-up/drop-off area at SFS in order to allow for a more inviting design and open view for the public; and

- (c) the average flat size of the proposed development would be about 42m².

Traffic and Transport

19. Some Members raised the following questions:

- (a) upon completion of Hopewell Centre II, a large-scale development in the vicinity of the Site under construction, whether QRE would still have sufficient capacity for the additional traffic generated by the proposed development, and whether the Transport Department (TD) had any plan to ensure the overall through traffic of the area;
- (b) whether the turntable on G/F of the proposed development was mainly designed to serve shops at lower floors of the development, and the types of vehicles that would use the turntable; and
- (c) whether the pick-up/drop-off activities at the Site would affect the through traffic on SFS which was of a steep gradient.

20. Concerning the traffic capacity of QRE, Mr Mann M.H. Chow, DPO/HK, said that Hopewell Centre II had been taken into account in the Traffic Impact Assessment (TIA) conducted for the proposed development as submitted by the applicants, and the junctions analysed (including QRE) were expected to operate with sufficient capacities with the proposed development for design year 2029. Moreover, as the Site was well served by public transport with Admiralty and Wan Chai MTR Stations located nearby, TD agreed that there was no need to provide private car parking spaces within the proposed development.

21. Regarding the internal transport facilities, Messrs Kenneth To and Kim Chin, the applicants' representatives, made the following points:

- (a) the turntable and the open area for passenger pick-up/drop-off and loading/unloading activities were intended to serve the future residents and visitors of the proposed development, and the types of vehicles using such

facilities included private cars, taxis and light goods vehicles; and

- (b) the open area with a turntable on G/F was proposed to be located within the Site, taking into account the need for passenger pick-up/drop-off and loading/unloading activities of light goods vehicle without interrupting the through traffic on SFS. Moreover, it was unlikely for on-street kerbside activities to be taken place in front of the Site on SFS in light of the steep gradient of that part of the road. Adverse impact on the through traffic on SFS was not anticipated.

Proposed Art Facilities

22. Some Members raised questions on the details of the proposed art facilities on 1/F and 2/F of the proposed development and whether the applicants had previous experience in collaborating with arts organisations. In response, Mr Johnson Liu, the applicants' representative, said that the applicants had liaised closely with AAA, a long established non-profit organisation, and they had expressed interest in moving into the proposed development as the location of the Site was considered suitable in view of the nature of AAA.

23. Mr Anthony Yung, the applicants' representative from AAA, explained that AAA was a non-profit organisation established in 2000. It maintained a library with a collection of books and archives related to art history in Asia, which had supported the works of many students, artists, and art professionals and communities. AAA was currently located in Hollywood Road in Sheung Wan, and had been discussing with the applicants for a long-term relocation to the Site. Mr Yung opined that Wan Chai was a place with relatively long history in Hong Kong and had played a significant role in the development of Hong Kong as well as arts and culture, and was thus an ideal place for AAA.

24. A member invited AAA to elaborate further on how it could help shape and strengthen the local character and cultural ambience of the area upon relocation to the Site.

25. In response, Mr Anthony Yung, the applicants' representative from AAA, made the following points:

- (a) AAA could strengthen the cultural ambience of the area by offering an

artistic environment and materials for learning. The major group of visitors to AAA was students and the opening hours were 10am to 6pm from Monday to Saturday. Hence, it was considered suitable to be located in a residential neighbourhood;

- (b) AAA held many free talks, exhibitions and tours for local visitors every month, such as tours/visits of local history and traditional arts and crafts, e.g. Kwong Wah Printing Company in Sheung Wan. Should AAA be relocated to Wan Chai, which was a place full of history, AAA would continue to organise local tours and talks in the area to give more in-depth learning opportunities to the public; and
- (c) as compared to other organisations which aimed to attract a lot of visitors, the nature of AAA made it suitable for locating within a residential neighbourhood and enriching the cultural ambience of the area.

26. In response to a Member's question on the relationship between the applicants and AAA, Mr Johnson Liu, the applicants' representative, said that the applicants had approached various art organisations and finally decided to invite AAA, a non-profit making organisation, to move into the proposed development. The contractual agreement between the applicants and AAA would be proceeded when all the statutory processes to effect the proposed development, including approval from Town Planning Board on the rezoning proposal and approval from the Buildings Department on the general building plan, were completed.

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

Deliberation Session

28. The Chairman remarked that as recommended in the "Study on Redevelopment

along Stepped Streets', part of the Site in SWF without vehicle access was rezoned to "R(C)" with lower development intensity mainly due to fire safety concern. Under the current application, with the applicants' proposal to amalgamate the lots in SWF and those on SFS where vehicular access would be available, the main aforementioned concerns could be addressed. Besides, detailed fire services installations would need to be provided to the satisfaction of the Building Authority and the D of FS at building plan submission stage. In terms of planning and design merits, a 24-hour public passageway and a setback of 10m from SFS were proposed. The applicants also intended to cooperate with AAA to provide arts and cultural facilities within the Site. Should the Committee agree to the rezoning proposal, PlanD would discuss with relevant government departments the appropriate control to ensure the comprehensive development of the Site and the provision of the 24-hour public passageway.

29. Members in general had no objection to rezoning the Site for proposed residential development with commercial uses, including art facilities. Members supported the redevelopment of buildings on the stepped street and the applicants' proposal to amalgamate the lots with stepped height frontage as such a design would be more desirable than piecemeal developments of individual lots.

30. Some Members opined that private-led redevelopment with arts or culture characteristics to strengthen the local character should be supported and encouraged in Hong Kong as it provided an alternative to mainstream residential-cum-retail redevelopment. Considering that there was no contractual agreement between the applicants and AAA, a Member observed that there was a lack of control on the provision of arts facilities at the Site as the proposed requirements under the Explanatory Statement (ES) of the OZP were not statutory. Members generally considered that since the Site would be zoned "R(A)9" for residential development, the provision of art facilities would be a bonus and flexibility should be allowed for the proposed development.

31. A Member expressed concern about the lack of control on the provision of the setback from SFS and suggested that consideration could be given to imposing more stringent BHR for the concerned portion of the Site fronting SFS so as to ensure that a low-rise entrance at SFS could be achieved. A few Members were concerned about the landscaping or design of the 24-hour public passageway. In relation to Members' concerns, the

Secretary clarified that, considering part of the Site fronting SFS was currently zoned “R(A)”, a more stringent BHR would affect the development potential of the lots. In fact, the applicants proposed a setback of 10m fronting SFS, which would allow more space between buildings and achieve a low-rise entrance with stepped height development. It should be noted that the proposed lift and staircase of the 24-hour public passageway would be located at the setback area. Considering that it was the applicants’ proposal to provide a 10m setback at SFS, a setback requirement in the Notes and/or ES of the “R(A)9” zone, rather than BHR, together with the provision of 24-hour public passageway could be explored in stage of proposed OZP amendment, subject to discussion with relevant government departments.

32. The Chairman added that stipulating a setback requirement could help ensure a low-rise frontage at the SFS entrance. As to how such requirement could be specified in the Notes and/or ES of the “R(A)9” zone, it would be further considered by PlanD. PlanD could also follow up with the applicants regarding the provision of art facilities at the Site.

33. A Member reiterated the concern about the fire safety issue and suggested that the Government should review the road design in relation to fire safety for the Wan Chai area. In response, the Chairman remarked that it would be more appropriate to consider the fire safety requirements for each development on a case-by-case basis, given the diversity in site context and constraints. For instance, as no vehicular access could be provided for the development at Nam Koo Terrace, which had previously been considered by the Committee, a fire engineering approach would be adopted to address the fire safety requirements. For the current application, through site amalgamation, the Site would have a street frontage and no longer be landlocked.

34. After deliberation, the Committee decided to partially agree to the application. The proposed amendments to the Wan Chai OZP, together with the revised Notes and ES, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Section 12A Application

Y/H5/8 Application to the Approved Wan Chai Outline Zoning Plan No. S/H5/31, To rezone the application site from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space”, “Government, Institution or Community” and area shown as ‘Road’ to “Other Specified Uses” annotated “Residential Development with Historical Building Conserved” and “Other Specified Uses” annotated “Elevated Walkway”, 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and Adjoining Government Land, Wan Chai, Hong Kong
(MPC Paper No. Y/H5/8A)

8. The following government representatives and the applicant's representatives were invited to the meeting at this point:

Ms Janet K.K. Cheung - District Planning Officer/Hong Kong
(DPO/HK)

Mr Boris J.T. Lai - Assistant Town Planner/Hong Kong

Commissioner for Heritage's Office

- Mr Ivanhoe Chang - Commissioner for Heritage (C for H)
- Ms Winkie Chick - Assistant Secretary (Heritage Conservation)
- Ms Cecilia Law - Engineer (Heritage Conservation)

Antiquities and Monuments Office

- Ms Fione Lo - Executive Secretary (Antiquities & Monuments)

Applicant's Representatives

Yuba Company Limited - Applicant

Sir Gordon Wu

Mr Albert Yeung

Mr Alan Tam

Mr Frank To

Mr Andy Li

Townland Consultants Limited

Ms Delius Wong

Mr Eric Chan

LLA Consultancy Limited

Mr S.L. Ng

Landes Limited

Mr K.L. Lam

EnviroSolutions & Consulting Limited

Mr C.F. Leung

Asia Infrastructure Solutions Limited

Mr Sammy Ng

Mr Alan Lai

WSP (Asia) Limited

Mr Gordon Sum

9. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief members on the background of the application.

10. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Comprehensive Development Area" ("CDA"), "Residential (Group C)" ("R(C)"), "Open Space" ("O"), "Government, Institution or Community" ("G/IC") and an area shown as 'Road' to "Other Specified Uses" ("OU") annotated "Residential Development with Historical Building Conserved" ("OU(RDHBC)") and "OU" annotated "Elevated Walkway" ("OU(Elevated Walkway)") to facilitate a proposed residential development with commercial uses and in-situ preservation of Nam Koo Terrace (NKT), a Grade 1 historic building, within the Site, departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

11. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Sir Gordon Wu, the applicant's representative, made the following main points:

- (a) Hopewell Holdings Limited (Hopewell), the parent company of the applicant, had completed a number of redevelopment projects in Wan Chai, including Hopewell Centre, Wu Chung House, QRE Plaza, GARDENEast Serviced Apartments, The Avenue (a joint development with Sino Group and Urban Renewal Authority) and the recently completed Hopewell Centre II (HCII), over the past few decades;
- (b) Hopewell not only contributed to the urban renewal of Wan Chai but also greatly improved local infrastructure and facilities, including widening of Kennedy Road, provision of elevated walkways at HCII to alleviate traffic congestion and modification of the Ship Street steps with flood prevention design to enhance pedestrian accessibility and drainage in the area; and
- (c) there were not many historic buildings in Hong Kong that showcased the

architecture of Edwardian period comparable to NKT. The other example might be Kom Tong Hall (Dr Sun Yat-sen Museum) located in the Mid-levels. Hopewell was willing to spend a significant amount of resources in the conservation and revitalisation of NKT for adaptive reuse. The ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation.

[Ms Kelly Y.S. Chan left the meeting temporarily during the question and answer session.]

12. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from the Members.

The Proposal

13. The Vice-chairperson and two Members raised the following questions:

- (a) the implication of rezoning a portion of the Site from "G/IC" to "OU(RDHBC)" on the provision of government, institution and community (GIC) facilities;
- (b) noting from the comments of the Buildings Department (BD) as detailed in the Paper that the Site's classification under the Building (Planning) Regulations (B(P)R) had not been ascertained, what the way possible would be if the Site could not be classified as a Class B site under the B(P)R; and
- (c) the planning gains in the current scheme compared to those in the scheme previously approved under section 16 (s.16) application No. A/H5/418.

14. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) the small strip of land zoned “G/IC” was located at the southwestern periphery of the Site. It accounted for about 33.5m² (or 1%) of the total site area and could be treated as a minor boundary adjustment for the discrepancy between the zoning boundary on the Outline Zoning Plan (OZP) and the lot boundary. The proposed rezoning of this strip of “G/IC” land would not affect the GIC provision nor the adjoining St. Francis’ Canossian College and St. Francis’ Canossian School, which were within the “G/IC” zone;
- (b) the applicant proposed not to stipulate plot ratio (PR) restriction for the proposed “OU(RDHBC)” zone, allowing the Site to be developed based on the permissible PR under the B(P)R, which could be ascertained at the building plan submission stage. Such an approach was consistent with other developments within the “Residential (Group A)” (“R(A)”) zone on the subject OZP; and
- (c) compared with the s.16 approved scheme, the current application amalgamated the site of 18 Sau Wa Fong (I.L. 199 RP) which was proposed to be designated as a non-building area (NBA) for the provision of an at-grade public open space (POS). The amalgamation also opened up the existing narrow right-of-way between Sau Wa Fong and Schooner Street, enhancing barrier-free pedestrian circulation in the east-west direction and connecting HCII with the Star Street area. With open space for public use provided not only at podium roof level (i.e. the ground level of NKT) but also at-grade within the Site, a multi-level local open space system was created, linking to the surrounding POS such as Ship Street Garden, the Park of HCII at Kennedy Road and Kwong Ming Street Children’s Playground at Star Street.

15. Sir Gordon Wu, the applicant’s representative, supplemented that they would allow students from St. Francis’ Canossian School and St. Francis’ Canossian College to use the proposed lift at Schooner Street for access, which was another planning gain of the scheme. With a strong attachment to the Wan Chai neighbourhood, many of the existing lifts and elevated walkways developed by Hopewell had long been open for public use.

16. Noting that a larger average flat size was proposed to minimise the increase in number of flats in the current scheme despite the increase in domestic PR and gross floor area (GFA), the Chairperson enquired whether the maximum number of flats would be stipulated under the lease. In response, Mr Albert Yeung, the applicant's representative, said that the maximum number of flats could be stipulated under the lease during the land exchange process.

Development Intensity

17. The Vice-chairperson and a Member raised the following questions:

- (a) the rationale for imposing a maximum PR of 5 for the "CDA" zone covering the Site while no PR restriction was imposed on the surrounding developments;
- (b) the considerations for the relaxation of PR for the proposed development; and
- (c) whether the increase in PR and building height (BH) in the current scheme was justifiable.

18. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the findings of the 'Review of Stepped Street Sites' undertaken by PlanD in 2012, the Sau Wa Fong area covering the northeastern part of the Site, which was then zoned "R(C)", was considered appropriate for maintaining a PR restriction of 5 to avoid out-of-scale development having regard to the local character and traffic conditions of Sau Wa Fong. Subsequently, a section 12A application (No. Y/H5/5) was submitted by the applicant to rezone part of the Site (mainly excluding 18 Sau Wa Fong (I.L. 199 RP)) from mainly "O" with portions of "R(C)" and "G/IC" to "CDA" with the stipulation of a maximum PR of

5, which was agreed by the Committee on 13.12.2019. The PR of the “CDA” site was the same as that of the adjacent Sau Wa Fong area zoned “R(C)”;

- (b) the stipulation of a maximum PR of 5 for the Site on the prevailing OZP had taken into consideration the local character, air ventilation and traffic conditions of Sau Wa Fong as identified in the ‘Review of Stepped Street Sites’. To support the relaxation from PR 5 to a permissible PR under the B(P)R (i.e. a maximum domestic PR of 9 for a Class B site), the applicant had submitted relevant technical assessments, including traffic impact assessment (TIA) and air ventilation assessment (AVA), to demonstrate that no adverse impacts would be induced by the proposed development, and mitigation measures, such as an undertaking signed by the owner of HCII to allow the future residents/occupiers of the proposed development to use the access, car parking and loading/unloading (L/UL) facilities at HCII, were recommended; and
- (c) taking into account the planning gains of the current scheme, its compatibility with the surrounding developments in terms of PR and BH, and no significant technical issues related to traffic and air ventilation, the proposed development intensity was considered acceptable.

POS

19. Two Members raised the following questions:

- (a) whether there was any change in the provision of open space for public use compared with the s.16 approved scheme if the newly proposed open space at 18 Sau Wa Fong was not included; and
- (b) as the proposed development was mainly for residential purpose, whether the proposed open space would be provided in the form of POS in private development.

20. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) the current scheme proposed a total of about 3,179.9m² open space, comprising 2,666.3m² at podium roof level and 513.6m² at ground level (including 255.6m² open-air open space provided at 18 Sau Wa Fong). Compared to the s.16 approved scheme which provided 2,721.7m² open space, the current scheme provided additional 458.2m² open space. In other words, the current scheme provided more open space than the s.16 approved scheme even if that provided at 18 Sau Wa Fong was excluded. While open space was provided only at podium roof level under the approved s.16 application, the current scheme proposed multi-level open space, including open space at street level adjoining Sau Wa Fong, the ground floor setback area from Schooner Street, the open-air open space integrated with the historic building of NKT at podium roof level and a covered landscape area under the residential tower; and
- (b) all open space in the proposed development would be enjoyed by both the public and residents. The opening hours of the open space varied in that the open space on ground floor would be open 24 hours to the public, while the rest at podium roof level would be accessible at reasonable hours (i.e. 6 am to 11 pm daily) for the enjoyment by the public.

Technical Feasibility

21. Two Members raised the following questions:

- (a) the air ventilation impact on the surrounding residential developments and schools in view of the increase in PR of the proposed development and the recent completion of HCII in the vicinity; and
- (b) the future arrangement of the emergency vehicular access (EVA) noting that the Site was not served by direct vehicular access.

22. In response, Sir Gordon Wu, Mr Albert Yeung and Mr Gordon Sum, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the findings of the AVA, the current scheme with an increase in BH from 17 storeys to 24 storeys for domestic use would not induce adverse impact on the pedestrian wind environment in the surrounding areas as compared to the baseline scheme, i.e. the indicative layout under the previously approved s.16 application. With the designation of NBA at 18 Sau Wa Fong and the 6m high void above podium level under the proposed 24-storey residential block, the wind permeability had improved and the wind velocity ratio in the current scheme was similar to the baseline scheme; and
- (b) while the undertaking obtained from the owner of HCII was for the residents and occupiers of the proposed development to use the parking and L/UL spaces at HCII instead of the EVA, two EVAs of HCII from Ship Street and Kennedy Road required under lease were available for emergency use. There was an existing firemen's lift at HCII, connecting Ship Street and Kennedy Road. The said firemen's lift would be connected by the proposed elevated walkway in the proposed "OU(Elevated Walkway)" zone of the current scheme and could be used by the proposed development. With the inclusion of the 18 Sau Wa Fong site, another staircase-free firemen's access was accessible from Sau Wa Fong.

23. Ms Janet K.K. Cheung, DPO/HK, supplemented that in the absence of a direct EVA to the Site, the Fire Services Department (FSD) had no specific comment on the applicant's proposed compensatory measures in meeting the firefighting requirements at this stage. Despite being located on private land, the EVAs of other developments could be utilised during emergency situations. Detailed fire services requirements would be formulated at the building plan submission stage.

Preservation of NKT

24. A Member asked about the management and maintenance responsibilities and future land ownership of NKT and its surrounding open space upon completion of the proposed development. In response, Mr Albert Yeung, the applicant's representative, said that NKT was currently owned by the applicant who had no intention to transfer the land ownership. The applicant (i.e. the subsidiary company of Hopewell) would take up the future management and maintenance responsibilities, which would be funded by the commercial elements, such as rental income from the proposed eating place on the ground floor of NKT.

25. Some Members enquired about the reasons for removing certain existing architectural features associated with NKT, in particular the pavilion, water fountain and hexagonal planter in the garden, which were proposed to be preserved under the s.16 approved scheme for the creation of multi-functional lawn. In response, Sir Gordon Wu and Mr Albert Yeung, the applicant's representatives, clarified that the main building of NKT was confirmed by the Antiquities Advisory Board (AAB) as a Grade 1 historic building, while the architectural features at the garden mentioned were outside its grading boundary. Their removal was proposed for enhancing the compatibility with the landscape design of the current proposal and for ensuring the views of NKT would not be obstructed.

26. A Member asked whether architectural features associated with historic buildings would in general be assessed collectively or separately by AAB during the grading process, and the reason for not including the associated architectural features in the grading boundary of NKT. Mr Ivanhoe C.H. Chang, C for H, explained that the grading assessment of historic buildings would be considered by AAB on a case-by-case basis, taking into account individual circumstances. NKT, a privately owned Grade 1 historic building, would be preserved in-situ for adaptive reuse and made accessible to the public for appreciation free of charge. Certain architectural features associated with NKT, including the street name plates on the southeast elevation facing Ship Street, the boundary wall, the entrance gateway and the retaining wall, would also be preserved by the applicant. This preservation-cum-development proposal would be commensurate with NKT's historic value. The applicant was recommended to review during the detailed design stage the possibility of preserving other architectural features outside the grading boundary of NKT that were

proposed for removal, including the pavilion, water fountain and hexagonal planter in the garden, or to integrate them into the future open space to maintain the integrity of NKT. Some Members expressed that the architectural features outside the grading boundary of NKT should be preserved to meet public aspiration and reference could be made to the preservation of the water fountains of the former Repulse Bay Hotel and the Peninsula Hotel.

27. A Member enquired whether there was any measure to ensure public access to NKT as guided tours previously proposed under the s.16 approved scheme were no longer proposed in the current scheme. Sir Gordon Wu, the applicant's representative, said that in the s.16 approved scheme, the ground floor of NKT was proposed to be converted into a wedding venue. As public access to the ground floor was only limited to people attending weddings, guided tours were proposed to enable the general public to appreciate the interior of NKT. Mr Albert Yeung, the applicant's representative, further said that with reference to some revitalisation projects in Wan Chai, e.g. the former Woo Cheong pawn shop and the historical tenement houses at The Avenue which were converted into an eating place and a bakery respectively, the current proposal of operating an eating place on ground floor and a history displaying area on first floor of NKT could allow free public access to appreciate the interior architecture and hence guided tours would not be necessary.

28. Noting that NKT would become a new landmark and a cultural and creative hotspot which echoed with the Government's initiative in promoting cultural tourism, a Member asked about the applicant's vision for the ambience and environment of NKT after revitalisation. Sir Gordon Wu, the applicant's representative, said that NKT represented the typical residential mansion of upper-class families in the 1920s. Upon restoring its building structure with due consideration to its geotechnical stability, NKT would showcase the integration of old and new cultures in Wan Chai. The overall layout of NKT, with a multi-function lawn at the front, would also benefit the community. Public opinions regarding the conservation of NKT were valued, and the preservation of associated architectural features, including the pavilion, water fountain and hexagonal planter, could be revisited. Whether those architectural features would be preserved in-situ or relocated could be considered at the detailed design stage.

29. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives

that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked the government representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

[Ms Kelly Y.S. Chan rejoined the meeting at this point.]

Deliberation Session

30. The Chairperson recapitulated that the current development restriction of a maximum PR of 5 for the areas zoned "R(C)" and "CDA" of the Site was imposed on the OZP based on the findings of the 'Review of Stepped Street Sites' having regard to the traffic, accessibility, fire safety and air ventilation concerns of the area (for the part zoned "R(C)") and an approved rezoning application No. Y/H5/5 which the PR was proposed by the applicant making reference to the adjoining "R(C)" zone in Sau Wa Fong and Sik On Street (for the part zoned "CDA"). The current scheme proposed to increase the PR to the level permissible under the B(P)R, which was in line with the development control for other OZPs on Hong Kong Island with generally no stipulation of PR restriction on "R(A)" zone. While the PR had increased, a larger average flat size had been proposed to minimise the increase in number of flats. The applicant's representative at the meeting had indicated that maximum number of flats could be stipulated in the lease upon land exchange to contain the future population. In terms of fire safety and traffic aspects, FSD had no specific comment on the compensatory fire safety measures proposed under the enhanced fire engineering approach at this stage and the Transport Department (TD) had no objection to the proposed utilisation of car parking and L/UL facilities in the adjacent HCII development given the lack of direct vehicular access to the Site. For the conservation of NKT, a clause requiring the submission of a Conservation Management Plan (CMP) would be stipulated in the future lease to monitor the conservation works.

31. Regarding the provision of car parking and L/UL spaces, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, TD, said that as such facilities could not be provided within the proposed development, an undertaking was required from the owner of the nearby development (i.e. HCII) to ensure that the future residents/occupiers of the proposed development would not be prohibited from using the access, car parking and L/UL spaces of

HCII.

32. Members in general considered that there was an overall improvement in the proposed scheme and appreciated the applicant's commitment to the development in the Wan Chai district. Some Members were of the view that despite only NKT's main building being listed Grade 1 by AAB, an integrated and holistic conservation approach should be adopted in preserving the associated architectural features, including the pavilion, water fountain and hexagonal planter, outside the grading boundary of NKT in order to protect the local character and historical value of the non-graded heritage, and barrier-free access within the main building should also be considered at the detailed design stage. A Member opined that instead of placing display boards in the exhibition space on first floor of NKT for cultural education, a more interactive approach could be considered in introducing the history of NKT at the detailed design stage.

33. Some Members noted that whilst the Site was not accessible by EVA directly, compensatory fire safety measures under the enhanced fire engineering approach were proposed to fulfil the firefighting requirements. The applicant also indicated that the EVAs of HCII could be utilised during emergency situations. A Member pointed out that even with the provision of EVA, many high-rise buildings in the territory exceeded the reach of fire ladders. Therefore, it was not uncommon to provide internal fire safety measures similar to those mentioned in the fire engineering approach proposed by the applicant as compensatory fire safety measures for sites not accessible by EVA, provided that they could offer immediate protection, control the spread of fire and allow more time for evacuation.

34. The Chairperson concluded that Members were generally in support of the proposed rezoning of the Site to facilitate the proposed development. To address Members' concerns on holistic conservation of NKT, the recommendation of preserving the non-graded historical architectural features associated with NKT, including the pavilion, water fountain and hexagonal planter, as agreed by the applicant, could be suitably reflected in the Explanatory Statement of the OZP requiring the applicant to explore the possibility of preserving those historical architectural features.

[Ms Sandy H.Y. Wong left the meeting during deliberation.]

35. After deliberation, the Committee decided to partially agree to the application. The appropriate zoning(s), the development restrictions and requirements, including building height restrictions, a non-building area at 18 Sau Wa Fong (I.L. 199 RP), a minimum ground floor setback of 3m from the lot boundary fronting Schooner Street, and a minimum provision of public open space of 2,800m², as well as other appropriate controls to ensure in-situ preservation and adaptive reuse of historic building of Nam Koo Terrace (NKT), to avoid piecemeal/standalone development on the application site, to provide for the development of the proposed elevated walkway across Ship Street staircase, and to encourage the preservation of the associated architectural features, including the pavilion, water fountain and hexagonal planter, outside the grading boundary of NKT would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Wan Chai Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Agenda Item 7

Any Other Business

[Open Meeting]

~~36. There being no other business, the meeting was closed at 11.10 a.m.~~

**Provision of Major Government, Institution and Community Facilities and Open Space
in the Wan Chai Planning Area- S/H5/31A**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	5.69ha	0.91ha	0.91ha	-4.78ha
Local Open Space	10 ha per 100,000 persons [#]	5.69ha	5.26ha	5.54ha	-0.15ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by the Education Bureau (EDB) on a territorial-wide basis)	30 classrooms	108 classrooms	108 classrooms	78 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	63 classrooms	102 classrooms	102 classrooms	39 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	23 classrooms	28 classrooms	28 classrooms	5 classrooms
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)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons^ (assessed by the Hospital Authority on a regional/cluster basis)	391 beds	658 beds	658 beds	267 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	2	2	2
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons#^ (assessed by the Social Welfare Department (SWD) on a local basis)	227 places	125 places	125 places	-102 places
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

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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.
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)	300 places	444 places	444 places	144 places
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)	372 beds	250 beds	250 beds	-122 beds
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	36 places	286 places	286 places	250 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	110 places	0	0	-110 places
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	172 places	0	0	-172 places
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
Community Hall	No set standard	N.A	1	1	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	0	1	1	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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

Note:

The planned population of Wan Chai Planning Area is about 71,170 (the planned population excluding transient is about 56,880).

Remarks:

The requirements exclude planned population of transients.

^ The provision of hospital beds is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ 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.

π Small libraries are counted towards meeting the HKPSG requirement.

June 2025