

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

MPC Paper No. 5/25

**For Consideration by the
Metro Planning Committee on 6.6.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31 (**Attachment I**) as shown on the draft OZP No. S/H5/31A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 2.5.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Wan Chai OZP which was subsequently renumbered as S/H5/31. On 12.5.2023, the approved Wan Chai OZP No. S/H5/31 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 26.2.2025, the Secretary for Development (SDEV) referred the approved Wan Chai OZP No. S/H5/31 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 3.4.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Taking Forward the Decisions of the Metro Planning Committee of the Board (the Committee) on Two Section 12A Applications No. Y/H5/7 and Y/H5/8

Section 12A Application No. Y/H5/7

- 3.1 The site under section 12A application No. Y/H5/7, which covers 31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai (the SWF Site) (**Plan 2**), is currently occupied by three 3-storey residential buildings with commercial/eating places on the ground floor at the western portion abutting St. Francis Street (at a level of

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

about +12mPD) zoned “Residential (Group A)” (“R(A)”), and a 8-storey residential building zoned “Residential (Group C)” (“R(C)”) and a pedestrian right of way² designated as area shown as ‘Road’ situated on a terraced area inaccessible by vehicular traffic at the eastern portion (at a level of about +19.5mPD), known as Sau Wa Fong. The SWF Site is entirely private land (**Plan 6**).

- 3.2 The “R(C)” portion was previously zoned as “R(A)”. As recommended in the ‘Study on Redevelopment along Stepped Streets’ (1991), it was rezoned to “R(C)” to control development intensity of sites along stepped streets or on terraced area not accessible to vehicle. The designation of area shown as ‘Road’ was recommended in the ‘Review of Stepped Street Site’ (2012) to prevent that part from being built over upon redevelopment. These restrictions intend to preserve the unique character of the area, particularly its terrace ambience.
- 3.3 On 22.9.2023, the Committee partially agreed to the section 12A application (No. Y/H5/7)³ to rezone the SWF Site from “R(A)”, “R(C)”, and area shown as ‘Road’ to allow the development intensity on par of “R(A)” to facilitate a comprehensive residential cum commercial development with direct vehicular access from St. Francis Street at the SWF Site⁴. Under this application, the applicants proposed to amalgamate the lots in Sau Wa Fong (i.e. the “R(C)” portion and area shown as ‘Road’) with the lots fronting St. Francis Street (i.e. the “R(A)” portion) to form a single site. With direct vehicular access to the SWF Site, the applicants proposed to increase the maximum plot ratio (PR) of the “R(C)” zone from 5 to the level permitted under the Building (Planning) Regulations (B(P)R) of the Buildings Ordinance⁵. The proposed increase in development intensity was considered not incompatible with the surrounding developments and not unacceptable by relevant government departments, provided that direct vehicular access was made available from St. Francis Street and loading/unloading (L/UL) facilities were included within the SWF Site. To preserve the unique character of Sau Wa Fong, the applicants proposed no building on area shown as ‘Road’, which would instead serve as a 24-hour public passageway.
- 3.4 While Members generally had no objection to rezoning the SWF Site, some expressed concerns regarding the lack of control over the provision of a setback from St. Francis Street and the proposed 24-hour public passageway. It was noted that the applicants were not the sole owners of the SWF Site, and piecemeal/standalone development with a higher intensity at the Sau Wa Fong portion without direct vehicular access could not be precluded. An extract of the

² The right of way in Sau Wa Fong is under the Deed of Partition which is a private agreement among lot owners within Sau Wa Fong without government involvement.

³ The MPC Paper No. Y/H5/7 and its attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/727_mpc_agenda.html.

⁴ A judicial review (JR) application (HCAL 2260/2023) was lodged by the Hostford Development Limited, Dialogue in the Dark (HK) Foundation Limited and Mr Wong Wang Tai (the JR Applicants had submitted comments on the s.12A application under the pre-amended Ordinance) against the decision of the Committee to partially agree to the s.12A application No. Y/H5/7. The JR was heard on 26-27.8.2024 and the judgment was handed down by the High Court on 6.11.2024, dismissing the JR application. The JR Applicants had filed a Notice of Appeal to the Court of Appeal (CACV 525/24) on 3.12.2024 against the judgement. The date for the hearing of the appeal is yet to be fixed.

⁵ The same approach is also adopted for other “R(A)” zones on the Wan Chai OZP.

relevant minutes of the Committee meeting is at **Attachment V**. To take forward the decision of the Committee, it is proposed to rezone the SWF Site to “Residential (Group A) 9” (“R(A)9”) zone with stipulation of appropriate development controls, including the designation of a non-building area (NBA) for the area originally shown as ‘Road’, and two sub-areas (with sub-area (a) covering the existing “R(C)” portion and area shown as ‘Road’ on the terraced area of Sau Wa Fong, while sub-area (b) covering the existing “R(A)” portion along St. Francis Street) on the Plan (**Amendment Item A**).

Section 12A Application No. Y/H5/8

- 3.5 The site under section 12A application No. Y/H5/8, which covers 1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (Nam Koo Terrace (NKT)), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land⁶, Wan Chai (the NKT Site) (**Plans 2 and 6**), is situated on sloping topography, comprising several building platforms ranging from 20mPD to 34.4mPD. The NKT Site is generally vacant with some vegetation and is partly occupied by the vacant historic building of NKT, which was built between 1915 and 1921. The building was confirmed as a Grade 1 historic building⁷ by the Antiquities Advisory Board on 18.12.2019.
- 3.6 On 10.1.2025, the Committee partially agreed to the section 12A application (No. Y/H5/8)⁸ to rezone the NKT Site from mainly “Comprehensive Development Area” (“CDA”) and partly “R(C)”, “Open Space” (“O”), “Government, Institution or Community” (“G/IC”)⁹ and area shown as ‘Road’ to appropriate zoning(s) with stipulation of appropriate development restrictions and requirements to facilitate a residential development with commercial uses and in-situ preservation of NKT at the NKT Site, as well as an elevated walkway connecting the NKT Site and Hopewell Mall & Hopewell Hotel. Members generally considered that there was an overall improvement in the proposed scheme¹⁰ with the amalgamation of 18 Sau Wa Fong, which was proposed to be designated as a NBA for the provision of an at-grade public open space, opening up the existing narrow right of way between Sau Wa Fong and Schooner street, and enhancing barrier-free pedestrian circulation in the east-west direction. However, some expressed that an integrated and holistic conservation approach should be adopted in preserving the associated non-graded historical architectural features including the pavilion, water fountain and hexagonal planter of NKT. An extract of the relevant minutes of the Committee meeting is at **Attachment VI**. To take forward the Committee’s decision, it is proposed to rezone the NKT Site to “Other Specified Uses” (“OU”) annotated “Residential Development with Historic Building Preserved” and “OU”

⁶ The application site under Application No. Y/H5/8 involves 447.8m² (14.2%) of government land.

⁷ By definition, historic buildings accorded with Grade 1 status are buildings of outstanding merit, which every effort should be made to preserve if possible. The grading system is administrative in nature and will not affect the ownership, usage, management, and development rights of the buildings that have been graded. The historic building appraisal, location, extent and grading status of the NKT are available at www.aab.gov.hk.

⁸ The MPC Paper No. Y/H5/8 and its attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/757_mpc_agenda.html.

⁹ A small strip of land at the southwestern periphery of the NKT Site falls within the “G/IC” zone. It was treated as a minor boundary adjustment in the application No. Y/H5/8.

¹⁰ The overall improvement in the proposed scheme is compared with the previously approved section 16 application (No. A/H5/418), which covers the NKT Site excluding 18 Sau Wa Fong.

annotated “Elevated Walkway” (“OU(Elevated Walkway)”) zones with stipulation of appropriate development restrictions and requirements (**Amendment Items B1 and B2**).

- 3.7 In addition to the corresponding amendments to the Notes and ES related to the above proposed amendments, technical amendments to other parts of the Notes of the OZP have also been made to incorporate the latest revisions of the Master Schedule of Notes (MSN) to Statutory Plans.

4. Proposed Amendments

Amendment Item A – Rezoning the SWF Site for residential development with commercial uses (including art facilities) (about 993m²) (Plans 2, 3, 4a and 4b)

- 4.1 The section 12A application (No. Y/H5/7) was partially agreed by the Committee on 22.9.2023 to rezone the SWF Site to “R(A)9” to allow the development intensity comparable to that of the “R(A)” zone, with the stipulation of appropriate controls to ensure provision of direct vehicular access for future development and designation of a NBA at Sau Wa Fong for a proposed residential development with commercial uses, including art facilities.
- 4.2 According to the indicative scheme submitted by the applicants (**Drawings 1 to 7**), the SWF Site would be developed into a single 28-storey building with a maximum building height (BH) of 110mPD, accommodating residential units on the upper 24 floors, and commercial and arts facilities and other supporting facilities on the lower four floors. The total gross floor area (GFA) of the development would be about 9,704m², with PR of 10.18¹¹. Under the indicative scheme, a setback area (up to 10m wide) from the lot boundary fronting St. Francis Street was proposed to promote the passage of air and daylight and to provide visual relief. Within the setback area, the applicants proposed a lift and stairs along the northern boundary to form a barrier-free public passageway (not less than 4.5m wide and open to the public on a 24-hour basis) linking St. Francis Street and Sau Wa Fong. The setback area would also cover the majority of the transport area, including a turntable for pick-up/drop-off and L/UL activities, as well as two motorcycle parking spaces on the ground floor. No new building structure was proposed within the setback area, except for a lift, stairs and other ancillary facilities (such as a covered walkway) located along the northern boundary to facilitate accessibility. To support the application, various technical assessments on visual, landscape, traffic, sewerage, environmental, air ventilation, and geotechnical impacts had been submitted by the applicants. Relevant government departments had no adverse comments on the proposal. The major development parameters of the indicative scheme submitted by the applicants are set out as follows:

Site Area	989.13m ²
Net Site Area (excluding the existing pavement along St. Francis Street)	953.03m ²

¹¹ It is calculated based on the net site area of 953.03m². As no PR/GFA restriction was proposed to be stipulated for the “R(A)9” zone and the applicants assumed that the SWF Site would be a class C site, permissible PR of the SWF Site would be subject to the First Schedule of the B(P)R.

PR	10.18 ¹¹
- Domestic	9.63 ¹¹
- Non-domestic	0.55 ¹¹
GFA	9,704.36m ²
- Domestic	9,182.09m ²
- Non-domestic	522.27m ²
Maximum Site Coverage (SC)	
- G/F to 1/F	Not more than 50%
- 2/F to 27/F	Not more than 40%
Maximum BH (Main Roof)	Not more than 110mPD
No. of Block	1
No. of Storeys	28
- Domestic Storeys	24
- Podium (including shops, café, art facilities, refuge floor cum podium garden)	4
No. of Units	216
Average Unit Size	About 42m ²
Communal Private Open Space	Not less than 562m ²
Motorcycle Parking Spaces	2

4.3 To take forward the decision/ address concerns of the Committee, it is proposed to rezone the SWF Site from “R(A)”, “R(C)”, and area shown as ‘Road’ to “R(A)9” (**Plan 2**), with the stipulation of appropriate controls and requirements as follows:

- (a) designation of two sub-areas, sub-area (a) (covering the existing “R(C)” portion and area shown as ‘Road’ at the terraced area of Sau Wa Fong) and sub-area (b) (covering the existing “R(A)” portion along St. Francis Street), within the “R(A)9” zone to avoid piecemeal high-intensity development without direct vehicular access at the existing “R(C)” portion and area shown as ‘Road’ (i.e. the site of sub-area (a)). Development intensity for development or redevelopment covering sub-area (a) only is proposed to be restricted to a maximum PR of 5 and a maximum BH of 12 storeys, or the PR and height of the existing building, whichever is the greater (which is consistent with the current “R(C)” zone at the SWF Site). However, for a single development or redevelopment covering both sub-areas (a) and (b) with direct vehicular access via St. Francis Street and internal L/UL facilities fronting St. Francis Street, a maximum BH of 110mPD (which is consistent with the current “R(A)” zone at SWF Site) would be permitted, and no PR/GFA restriction would be stipulated as with other “R(A)” sites under the OZP. The First Schedule of the B(P)R would be applicable for determining its maximum PR. The same development control on BH and PR/GFA would also apply to development or redevelopment covering sub-area (b) only (currently zoned “R(A)” on the OZP);
- (b) designation of a NBA at Sau Wa Fong (i.e. the land within the area shown as ‘Road’) to uphold the intention of the area shown as ‘Road’ as recommended in the ‘Review of Stepped Street Site’ (2012) and avoid the

terrace of Sau Wa Fong from being built over upon redevelopment, thereby preserving the existing ambience and environment of Sau Wa Fong¹²;

- (c) provision of a public barrier-free passageway of not less than 4.5m wide connecting St. Francis Street and Sau Wa Fong for a single development or redevelopment covering both sub-areas (a) and (b) to enhance pedestrian connectivity and accessibility between St. Francis Street and Sau Wa Fong;
- (d) provision of a minimum setback of 10m from the lot boundary fronting St. Francis Street for a single development or redevelopment covering both sub-areas (a) and (b) to promote air ventilation and visual permeability¹²; and
- (e) provision of an internal L/UL facilities fronting St. Francis Street for a single development or redevelopment covering both sub-areas (a) and (b) in order to address comments from the Commissioner for Transport (C for T) during the section 12A planning application.

4.4 Based on the individual merits of a development or redevelopment proposal or under exceptional circumstances, minor relaxation of the restrictions or requirements mentioned in paragraph 4.3 (a), and 4.3 (b) and (d) above respectively may be considered by the Board on application under a section 16 application.

Amendment Items B1 and B2 – Rezoning the NKT Site for residential development with commercial uses and in-situ preservation of NKT (about 3,101m²) and elevated walkway connecting to Hopewell Mall & Hopewell Hotel (about 21m²) (Plans 2, 3, 5a to 5d)

4.5 The section 12A application (No. Y/H5/8) was partially agreed by the Committee on 10.1.2025 to rezone the NKT Site to appropriate zoning(s) to facilitate a residential development with commercial uses and in-situ preservation of NKT. According to the indicative scheme submitted by the applicant (**Drawings 8 to 11**), the proposed development would comprise (i) 24 storeys for residential use, 1 storey for mainly open space at the podium roof level, and a 3-storey podium accommodating ancillary recreational facilities, E&M facilities and shops (28 storeys in total with a BH of 119.56mPD); (ii) in-situ preservation of NKT for eating place, displaying its history, and open space (at roof level) with its forecourt keeping as an open space at level comparable to the existing site platform formation level as NKT; (iii) ground floor open space adjoining Schooner Street and Sau Wa Fong; and (iv) an elevated walkway spanning the stairs of Ship Street connecting the NKT Site to Hopewell Mall & Hopewell Hotel. The applicant proposed two User Schedules for the suggested “OU” annotated “Residential Development with Historical Building Conserved” zone to effectuate the residential development with commercial uses and the in-situ preservation and adaptive reuse of the historic building of NKT. Maximum BH restrictions of 120mPD (for the proposed residential development), 34mPD (for the podium)¹³, and 2 storeys (for the historic building of NKT) were proposed.

¹² To allow for design flexibility, it is proposed to specify in the ES that any structure constructed or intended to provide barrier-free facilities for the public passageway connecting St. Francis Street and Sau Wa Fong may be permitted within the NBA and the setback.

¹³ The applicant proposed a BH restriction of 34mPD for the podium to align with the existing site platform level where the forecourt of NKT is situated. However, according to the latest land survey by the Lands Department, the existing site platform levels where the forecourt of NKT is situated vary from 33.5mPD to 34.4mPD.

- 4.6 To ensure the proposed development would be in keeping with the local setting, other development controls suggested by the applicant included (i) the designation of a NBA for open space at street level adjoining Sau Wa Fong; (ii) the provision of open space of not less than 2,800m² open to the public; (iii) a minimum ground floor setback of 3m from the lot boundary fronting Schooner Street; and (iv) requirements for permission from the Board for any piecemeal/ standalone development, as well as for any demolition, addition, alteration, and/or modification works to the NKT, except for minor alteration and/or modification works. To support the application, relevant technical assessments had been submitted by the applicant to demonstrate no insurmountable landscape, air ventilation, traffic, drainage, sewerage, environmental, and geotechnical impacts. Concerned departments had no adverse comments on the application. The major development parameters of the indicative scheme submitted by the applicant are set out as follows:

Site Area ⁽ⁱ⁾ (about)	3,157.6m ²
Development Site Area (about) (excluding the area of the proposed elevated walkway to the Hopewell Mall & Hopewell Hotel)	3,140.7m ²
Total GFA ⁽ⁱⁱ⁾ (including NKT) (about)	28,884.9m ²
- Domestic	27,820.3m ²
- Non-domestic (including NKT)	1,064.6m ²
• <i>Retail at G/F of the composite residential and commercial development</i>	536.7m ²
• <i>NKT :</i>	
➤ <i>Eating place</i>	159.6m ²
➤ <i>Function space (for display of NKT history)</i>	159.6m ²
• <i>Others (stairs, private lobby with lifts etc.)</i>	208.7m ²
Total PR ⁽ⁱⁱ⁾ (including NKT) (about)	9.197
- Domestic	8.858
- Non-domestic (including NKT)	0.339 ⁽ⁱⁱ⁾
SC (about)	
- Above podium roof	37.5%
- Podium (including footprint of NKT)	42.6%
BH (mPD)	119.56mPD
BH (No. of Storeys)	28 (including 3 storeys in podium)
No. of Block (excluding NKT)	1
Average Unit Size	about 89.2m ²
No. of Unit	about 312
Estimated Population	about 655 persons (based on an average household size of 2.1)
Committed Open Space Provision (including footprint of NKT and covered pedestrian walkway at Schooner Street)	not less than 2,800m ² (iii)

Remarks:

- (i) The exact site area would be subject to the setting out of the site boundary at the detailed design stage.
- (ii) The Applicant assumes that recreational facilities ancillary to residential use, E&M facilities, greenery features, covered pedestrian walkway and covered open space are excluded from

GFA calculation. GFA exemption will be submitted to the Buildings Department (BD) for approval at the building plans submission stage. A relaxation of the PR for the preservation of NKT under B(P)R will also be submitted to BD at the building plans submission stage. According to the applicant, the total non-domestic PR will be 0.237 if the GFA of the preserved NKT is excluded.

- (iii) According to the applicant's Indicative Scheme, a total of 3,179.9m² open space (including open-air open space together with the footprint of NKT (1,638.6m²) and covered open space underneath residential floors (1,027.7m²) at the podium roof level, and open-air open space (255.6m²) and covered pedestrian walkway (258m²) at G/F adjoining Schooner Street) will be provided. However, the applicant also indicated that this amount of open space has not fully taken into account the geotechnical, structural and other building requirements which have to be reviewed at the detailed design stage.

Amendment Item B1

- 4.7 To take forward the decision of the Committee, it is proposed to rezone the NKT Site (excluding the portion on the stairs of Ship Street) from "CDA", "R(C)", and area shown as 'Road' to "OU" annotated "Residential Development with Historic Building Preserved" ("OU(RDHBP)") (**Plan 2**). This zoning aligns with other zonings designated for residential developments with in-situ preservation of historic buildings. The "OU(RDHBP)" zone is intended primarily for a comprehensive residential development with in-situ preservation of the historic building of NKT for adaptive reuse as cultural and commercial facilities, and provision of open space open to the public. The proposed zoning boundary is also slightly adjusted to align with adjacent developments and private lots as per records of the Lands Department.
- 4.8 Two separate User Schedules are prepared for the residential development with commercial uses and the adaptive re-use of NKT (**Attachment III**). The proposed Column 1 and Column 2 uses in the two User Schedules largely follow the partially agreed section 12A application. Commercial uses such as 'Eating Place', 'Place of Recreation, Sports or Culture' and 'Shop and Services' are always permitted below 35mPD (i.e. the round-up figure of the highest level of the existing site platform where the forecourt of NKT is situated) of a building (rather than being restricted to the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building proposed by the applicant) and in the historic building of NKT. Other development restrictions and requirements are also proposed to effectuate the indicative scheme as follows:
 - (a) stipulation of maximum BHs of 120mPD at the north-western portion of the NKT Site for residential tower(s); 35mPD¹⁴ at the south-eastern portion of the NKT Site for the forecourt of NKT (revised from 34mPD as proposed in the section 12A application) to keep it as open space for public enjoyment, to preserve open views of NKT from Queen's Road East for public appreciation and to preserve the terraced character of the surrounding area near Schooner Street; and 2 storeys to reflect the existing condition of the historic building of NKT. To allow design flexibility, structure that is constructed or intended for use solely as pedestrian walkway and landscape features 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 BH for the south-eastern portion of the NKT Site;

¹⁴ The maximum BH of 35mPD is the round-up figure of the highest level of the existing site platform where the forecourt of NKT is situated.

- (b) provision of open space of not less than 2,800m² open to the public;
 - (c) stipulation of a NBA at northern corner of the NKT Site, connecting to the Sau Wa Fong area (i.e. the existing 18 Sau Wa Fong). This is to respect the existing character of the Sau Wa Fong area and provide a 24-hour public passageway connecting the Sau Wa Fong area and Schooner Street;
 - (d) provision of a minimum setback of 3m from the lot boundary at the street level of Schooner Street to enhance the pedestrian environment;
 - (e) except for the conversion of the existing historic building to permitted uses, any new development and/or redevelopment shall be in the form of a comprehensive development. To ensure that any new development or redevelopment within the “OU(RDHBP)” zone is 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; and
 - (f) permission from the Board is required for any demolition of, or addition, alteration and/or modification to (except for those minor alteration and/or modification works which are always permitted under the covering Notes) or redevelopment of the historic building of NKT to ensure the in-situ preservation of NKT.
- 4.9 Based on the individual merits of a development or redevelopment proposal or under exceptional circumstances, minor relaxation of the restrictions/requirements mentioned in paragraph 4.6 (a), and 4.6 (c) and (d) above respectively may be considered by the Board on application under section 16 application.
- 4.10 During the consideration of section 12A application No. Y/H5/8, some Members of the Committee expressed the view that, despite only the main building of NKT being listed as a Grade 1 historic building by the Antiquities Advisory Board, an integrated and holistic conservation approach should be adopted in preserving the associated architectural features, including the pavilion, water fountain and hexagonal planter, located outside the grading boundary of NKT. These features contribute to the local character and historical value of the NKT Site, even though they are not graded. To maintain the integrity of NKT for public appreciation, it is proposed to include in the ES of the OZP a statement encouraging the developer to preserve these associated historic architectural features as far as practicable. Furthermore, these historic architectural features may be disregarded when determining the maximum BH for the NKT Site.

Amendment Item B2

- 4.11 A small portion of the NKT Site within the boundary of the stairs on Ship Street is currently zoned “O” on the OZP. To facilitate the proposed elevated walkway spanning the stairs of Ship Street connecting the NKT Site to Hopewell Mall & Hopewell Hotel, it is proposed to rezone this area from “O” to “OU(Elevated Walkway)” (**Plan 2**).

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 Taking into account the above, the planned population of the Wan Chai Planning Area is estimated to be about 71,170 persons. As shown in the summary table (**Attachment VII**), the existing and planned provision of major GIC facilities are generally adequate to meet the demand of the overall planned population based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and relevant bureaux/departments' (B/D's) assessment.

GIC Facilities

- 5.2 Although there will be shortfalls in some child care, elderly and rehabilitation services/facilities in the Wan Chai Planning Area, the HKPSG requirements for these facilities are long-term goals, and the actual provision would be subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. These services/facilities will be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.

Open Space

- 5.3 Whilst there will be deficit on the provision of district and local open space in the Wan Chai Planning Area, there will be surplus on the provision of district open space within the Wan Chai district (+25.63ha) and could help to meet the shortfall in the Wan Chai Planning Area. To help alleviate the inadequate provision, opportunities for providing more open space would be seized when there are redevelopment projects in the Wan Chai Planning Area.

6. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Wan Chai OZP No. S/H5/31A (**Attachment II**) are as follows:

- (a) Amendment Item A (about 993m²)

Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street from "R(A)", "R(C)", and area shown as 'Road' to "R(A)9" with 31-36 Sau Wa Fong designated as sub-area (a) and 8-12 St. Francis Street designated as sub-area (b), and a NBA at Sau Wa Fong as stipulated on the Plan.

- (b) Amendment Item B1 (about 3,101m²)

Rezoning of a site at 1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (i.e. the NKT), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, I.L. 9048 and adjoining government land from "CDA", "R(C)", and area shown as 'Road' to "OU(RDHBP)" with maximum BHs of 120mPD/35mPD/2 storeys and a NBA at 18 Sau Wa Fong as stipulated on the Plan.

(c) Amendment Item B2 (about 21m²)

Rezoning of a site on the stairs of Ship Street from “O” to “OU(Elevated Walkway)”.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“R(A)9” Zone

- (a) in relation to Amendment Item A, the Remarks for “R(A)” zone are revised to incorporate a new “R(A)9” sub-zone with relevant development restrictions (including maximum PRs and BH) for its sub-area (a), sub-area (b), and a single development or redevelopment covering both sub-areas (a) and (b). Floor space constructed or intended for use solely as car park, L/UL 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 in determining the maximum PR for the sub-area (a) of “R(A)9” sub-zone. Also, the Remarks for “R(A)” zone are revised to incorporate requirement on provision of a minimum setback of 10m from the lot boundary fronting St. Francis Street, internal L/UL 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 for a single development or redevelopment covering both sub-areas (a) and (b). Relevant minor relaxation clauses on aforementioned restrictions and requirements (except for provision of public barrier-free passageway), as well as NBA restriction as stipulated on the Plan are also incorporated;

“CDA” Zone

- (b) in relation to Amendment Item A, the Notes for the “CDA” zone will be deleted;

“OU(RDHBP)” Zone

- (c) in relation to Amendment Item B1, the Notes of the OZP is amended to incorporate a new set of Notes for the “OU(RDHBP)” zone, including the stipulation of provision of open space of not less than 2,800m² open to the public, minimum setback of 3m from the lot boundary at the street level of Schooner Street, and the in-situ preservation of the existing historic building of NKT. A Remark requiring submission of section 16 planning application to the Board for piecemeal development and/or redevelopment on part of the land within the “OU(RDHBP)” zone is incorporated to the Notes for this zone. Another Remark specifying any historic architectural feature associated with the historic building of Nam Koo Terrace, as well as structures constructed or intended for use solely as pedestrian walkway and landscape feature may be disregarded when determining the maximum BH of this zone is incorporated. Relevant minor relaxation clauses on aforementioned minimum setback, as well as BH and NBA restrictions as stipulated on the Plan are also incorporated; and

Technical Amendments

- (d) opportunity is taken to revise the other parts of the Notes, including the Remarks for the “R(C)” and “Residential (Group E)” zones to align with the latest MSN, as appropriate.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H5/32.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comment. No objection or adverse comments were received and their comments (if any) have been incorporated to the OZP as appropriate. The B/Ds include:

- (a) SDEV;
- (b) Secretary for Health;
- (c) Secretary for Education;
- (d) Commissioner for Heritage, Development Bureau;
- (e) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (f) District Lands Officer/Hong Kong East, Lands Department;
- (g) Chief Architect/ 3, Architectural Services Department;
- (h) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (i) C for T;
- (j) Chief Highway Engineer/Hong Kong, Highways Department;
- (k) Project Manager (South), Civil Engineering and Development Department;
- (l) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (o) Director of Environmental Protection;
- (p) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Food and Environmental Hygiene;

- (t) Director of Fire Services;
- (u) Commissioner of Police;
- (v) Director of Health;
- (w) Director of Social Welfare;
- (x) District Officer (Wan Chai), Home Affairs Department;
- (y) Director-General of Civil Aviation;
- (z) Director-General of Communications; and
- (aa) Government Property Administrator.

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/H5/32 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period. The Wan Chai District Council will be informed on the proposed amendments during the statutory exhibition of the draft OZP.
- 10.3 During the processing of the section 12A application relating to Amendment Item A, public consultation was conducted in accordance with the provisions under the pre-amended Ordinance.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Wan Chai OZP No. S/H5/31 as shown on the draft OZP No. S/H5/31A at **Attachment II** (to be renumbered as S/H5/32 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Wan Chai OZP No. S/H5/31A (to be renumbered as S/H5/31 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Wan Chai OZP No. S/H5/31 (reduced scale)
Attachment II	Draft Wan Chai OZP No. S/H5/31A
Attachment III	Revised Notes of the draft Wan Chai OZP No. S/H5/31A
Attachment IV	Revised ES of the draft Wan Chai OZP No. S/H5/31A
Attachment V	Extract of Minutes of the Committee meeting held on 22.9.2023
Attachment VI	Extract of Minutes of the Committee meeting held on 10.1.2025
Attachment VII	Provision of Major GIC Facilities and Open Space in Wan Chai Planning Area

Drawings 1 to 7	Indicative Scheme of section 12A application No. Y/H5/7 submitted by the Applicants
Drawings 8 to 11	Indicative Scheme of section 12A application No. Y/H5/8 submitted by the Applicant
Plan 1	Comparison of Existing and Proposed Zonings on the Wan Chai OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a and 4b	Site Photos for Amendment Item A
Plans 5a to 5d	Site Photos for Amendment Items B1 and B2
Plan 6	Lot Plan

PLANNING DEPARTMENT
JUNE 2025