



**圖例**  
NOTATION

| ZONES   |          | 地帶                  |
|---|----------|---------------------|
| COMMERCIAL  | C        | 商業                  |
| RESIDENTIAL (GROUP A)                                     | R(A)     | 住宅(甲類)              |
| RESIDENTIAL (GROUP B)                                     | R(B)     | 住宅(乙類)              |
| RESIDENTIAL (GROUP C)                                     | R(C)     | 住宅(丙類)              |
| RESIDENTIAL (GROUP E)                                     | R(E)     | 住宅(戊類)              |
| GOVERNMENT, INSTITUTION OR COMMUNITY                      | GIC      | 政府、機構或社區            |
| OPEN SPACE  | O        | 休憩用地                |
| OTHER SPECIFIED USES                                      | OU       | 其他指定用途              |
| <b>COMMUNICATIONS</b>                                     |          |                     |
| 交通  |          |                     |
| RAILWAY AND STATION (UNDERGROUND)                         | [Symbol] | 鐵路及車站(地下)           |
| MAJOR ROAD AND JUNCTION                                   | [Symbol] | 主要道路及路口             |
| ELEVATED ROAD   | [Symbol] | 高架道路                |
| RAILWAY RESERVE   | [Symbol] | 鐵路專用範圍              |
| <b>MISCELLANEOUS</b>                                      |          |                     |
| 其他  |          |                     |
| BOUNDARY OF PLANNING SCHEME                               | [Symbol] | 規劃範圍界線              |
| ZONE BOUNDARY   | [Symbol] | 建築物高度管制區界線          |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | [Symbol] | 最高建築物高度(在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)            | [Symbol] | 最高建築物高度(層數)         |
| 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       |        | 用途       |
|--------------------------------------|----------------|--------|----------|
|                                      | 公頃<br>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  | [Symbol] | 修訂項目A項  |
| AMENDMENT ITEM B1 | [Symbol] | 修訂項目B1項 |
| AMENDMENT ITEM B2 | [Symbol] | 修訂項目B2項 |

(參看附表)  
(SEE ATTACHED SCHEDULE)

2025年6月27日 按照城市規劃條例第5條展示的  
核准圖編號 S/H5/31 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H5/31 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
27 JUNE 2025

Ms Donna Tam 譚燕萍  
SECRETARY  
TOWN PLANNING BOARD

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

0 100 200 300 400 500 600 700 800 METRES

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/H5/32

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site at 31-36 Sau Wa Fong and 8-12 St. Francis Street from “Residential (Group A)” (“R(A)”), “Residential (Group C)” (“R(C)”), and an area shown as ‘Road’ to “Residential (Group A)9” (“R(A)9”) with designation of 31-36 Sau Wa Fong as sub-area (a) and 8-12 St. Francis Street as sub-area (b) and the land in the north-eastern portion as non-building area.
- Item B1 – Rezoning of a site at 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 from “Comprehensive Development Area” (“CDA”), “R(C)” and an area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) with stipulation of building height restrictions and designation of the land at the northern corner as non-building area.
- Item B2 – Rezoning of a strip of government land on the stairs of Ship Street from “Open Space” to “OU” annotated “Elevated Walkway”.

**II. Amendments to the Notes of the Plan**

- (a) Deletion of the set of Notes for the “CDA” zone.
- (b) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate “R(A)9” sub-zone with development restrictions and requirements for its sub-area (a), sub-area (b), and a single development or redevelopment covering both sub-areas (a) and (b).
- (c) Incorporation of a plot ratio exemption clause for any floor space 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, for sub-area (a) of the “R(A)9” sub-zone.
- (d) Revision to the Remarks of the Notes for the “R(A)” zone on minor relaxation clauses.
- (e) Incorporation a new set of Notes for the “OU(RDHBP)” zone with development restrictions and requirements.
- (f) Revision to the Remarks of the Notes for the “R(C)” and “Residential (Group E)” zones to align with the latest Master Schedule of Notes.

27 June 2025

Town Planning Board

《灣仔分區計劃大綱草圖編號 S/H5/32》  
**Draft Wan Chai Outline Zoning Plan No. S/H5/32**

申述人名單

**Index of Representations**

| 申述編號<br>Representation No. | 提交編號<br>Submission No. | 申述人名稱<br>Name of Representer   |
|----------------------------|------------------------|--|
| TPB/R/S/H5/32-R001         | TPB/R/S/H5/32-S025     | Great Kinetic Limited<br>Full Glory Development Limited<br>Ever Genius Limited |
| TPB/R/S/H5/32-R002         | TPB/R/S/H5/32-S024     | Yuba Company Limited   |
| TPB/R/S/H5/32-R003         | TPB/R/S/H5/32-S002     | St. Francis' Canossian College   |
| TPB/R/S/H5/32-R004         | TPB/R/S/H5/32-S032     | Chu Hing Man Leo   |
| TPB/R/S/H5/32-R005         | TPB/R/S/H5/32-S001     | Luk Kee Yan Kelvin   |
| TPB/R/S/H5/32-R006         | TPB/R/S/H5/32-S023     | 狄志遠立法會議員辦事處  |
| TPB/R/S/H5/32-R007         | TPB/R/S/H5/32-S030     | Ho Wai Leung   |
| TPB/R/S/H5/32-R008         | TPB/R/S/H5/32-S031     | Kwok King Yiu  |
| TPB/R/S/H5/32-R009         | TPB/R/S/H5/32-S033     | 無障礙關注平台  |
| TPB/R/S/H5/32-R010         | TPB/R/S/H5/32-S026     | 香港復康會  |
| TPB/R/S/H5/32-R011         | TPB/R/S/H5/32-S027     | Hostford Development Company Limited   |
| TPB/R/S/H5/32-R012         | TPB/R/S/H5/32-S020     | 林健忠曉陽慈善基金會   |
| TPB/R/S/H5/32-R013         | TPB/R/S/H5/32-S019     | 香港天籟敦煌樂團   |
| TPB/R/S/H5/32-R014         | TPB/R/S/H5/32-S007     | Wan Wai Hei Wesley   |
| TPB/R/S/H5/32-R015         | TPB/R/S/H5/32-S029     | Roger Emmerton   |
| TPB/R/S/H5/32-R016         | TPB/R/S/H5/32-S034     | John Batten  |
| TPB/R/S/H5/32-R017         | TPB/R/S/H5/32-S017     | Ho Yuen Ping   |
| TPB/R/S/H5/32-R018         | TPB/R/S/H5/32-S008     | Arlene Hilling   |
| TPB/R/S/H5/32-R019         | TPB/R/S/H5/32-S010     | Liu Nang Yau   |
| TPB/R/S/H5/32-R020         | TPB/R/S/H5/32-S013     | Hon Chun Sun   |
| TPB/R/S/H5/32-R021         | TPB/R/S/H5/32-S014     | 劉惠平  |
| TPB/R/S/H5/32-R022         | TPB/R/S/H5/32-S016     | 高潔玲  |
| TPB/R/S/H5/32-R023         | TPB/R/S/H5/32-S018     | 鄭式儀  |
| TPB/R/S/H5/32-R024         | TPB/R/S/H5/32-S009     | Cao Nengli   |
| TPB/R/S/H5/32-R025         | TPB/R/S/H5/32-S011     | Lai Po Chu Lydia   |
| TPB/R/S/H5/32-R026         | TPB/R/S/H5/32-S012     | Hon Nicole   |

| 申述編號<br><b>Representation No.</b> | 提交編號<br><b>Submission No.</b> | 申述人名稱<br><b>Name of Representer</b> |
|-----------------------------------|-------------------------------|-------------------------------------|
| TPB/R/S/H5/32-R027                | TPB/R/S/H5/32-S015            | Daniel Navid                        |
| TPB/R/S/H5/32-R028                | TPB/R/S/H5/32-S021            | 何榮興                                 |
| TPB/R/S/H5/32-R029                | TPB/R/S/H5/32-S022            | 樊建邦                                 |
| TPB/R/S/H5/32-R030                | TPB/R/S/H5/32-S003            | Lam Cool Fuo                        |
| TPB/R/S/H5/32-R031                | TPB/R/S/H5/32-S004            | 馮卓良                                 |
| TPB/R/S/H5/32-R032                | TPB/R/S/H5/32-S005            | 李慧娟                                 |
| TPB/R/S/H5/32-R033                | TPB/R/S/H5/32-S028            | Mary Mulvihill                      |
| TPB/R/S/H5/32-R034                | TPB/R/S/H5/32-S035            | Melanie Ann Moore                   |
| TPB/R/S/H5/32-R035                | TPB/R/S/H5/32-S036            | Wilhelmina Evelyn Moore             |
| TPB/R/S/H5/32-R036                | TPB/R/S/H5/32-S037            | John Douglas Moore                  |
| TPB/R/S/H5/32-R037                | TPB/R/S/H5/32-S038            | Genevieve James Moore               |
| TPB/R/S/H5/32-R038                | TPB/R/S/H5/32-S006            | Lee Kwan Yee Herrick                |

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁  
 < [https://www.tpb.gov.hk/tc/plan\\_making/S\\_H5\\_32.html](https://www.tpb.gov.hk/tc/plan_making/S_H5_32.html) > 查閱就《灣仔分區計劃大綱草圖編號  
 S/H5/32》提出的申述。

Representations in respect of the Draft Wan Chai Outline Zoning Plan No. S/H5/32 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < [https://www.tpb.gov.hk/en/plan\\_making/S\\_H5\\_32.html](https://www.tpb.gov.hk/en/plan_making/S_H5_32.html) >.

**Tsuen Wan and West Kowloon District**

**Agenda Item 3**

**Section 16 Application**

[Open Meeting]

A/KC/511

Proposed Comprehensive Development including Flats, Retail and Community Facilities with Minor Relaxation of Plot Ratio and Building Height Restrictions in “Comprehensive Development Area” Zone, Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung  
(MPC Paper No. A/KC/511)

3. The Secretary reported that consideration of the application had been rescheduled.

**Hong Kong District**

[Ms Janet K.K. Cheung, District Planning Officer/Hong Kong (DPO/HK), Ms Floria Y.T. Tsang, Senior Town Planner/Hong Kong (STP/HK), and Mr Boris J.T. Lai, Assistant Town Planner/Hong Kong were invited to the meeting at this point.]

**Agenda Item 4**

[Open Meeting]

Proposed Amendments to the Approved Wan Chai Outline Zoning Plan No. S/H5/31  
(MPC Paper No. 5/25)

**Presentation and Question Sessions**

4. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the proposed amendments to the approved Wan Chai

Outline Zoning Plan (OZP) No. S/H5/31, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Amendment Item A – rezoning of a site at 31-36 Sau Wa Fong (SWF) and 8-12 St. Francis Street from “Residential (Group A)” (“R(A)”), “Residential (Group C)” (“R(C)”), and area shown as ‘Road’ to “R(A)9”, with 31-36 SWF designated as sub-area (a) subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 12 storeys, and 8-12 St. Francis Street designated as sub-area (b) subject to a maximum BH of 110 metres above the Principal Datum (mPD). 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 and unloading facilities, a maximum BH of 110mPD would be permitted. A non-building area (NBA) was stipulated on the OZP to preserve the existing ambience and environment of SWF;
- (b) Amendment Item B1 – rezoning of a site at 1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (i.e. Nam Koo Terrace (NKT)), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, I.L. 9048 and adjoining government land from “Comprehensive Development Area”, “R(C)”, and area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”), subject to different BH restrictions, i.e. 120 mPD, 35mPD and 2 storeys as stipulated on the OZP. A NBA at the northern corner of the site connecting to the SWF area was stipulated on the OZP to respect the existing character of the SWF area; and
- (c) Amendment Item B2 – rezoning of a site on the stairs of Ship Street from “Open Space” to “OU(Elevated Walkway)”.

5. The Chairperson remarked that the proposed amendments were to take forward two section 12A (s.12A) applications (No. Y/H5/7 and Y/H5/8) partially agreed by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) previously. Members’ comments and suggestions had already been suitably reflected in the Notes and

Explanatory Statements (ES) of the revised OZP. As the presentation of Planning Department (PlanD)'s representative had been completed, the Chairperson invited questions from Members.

*Proposed Arts Facilities at SWF under Amendment Item A*

6. Noting that some floor spaces were earmarked for arts facilities in the proposed development at SWF, a Member enquired on the details and types of arts facilities to be provided. In response, Ms Janet K.K. Cheung, DPO/HK, said that the applicants indicated that they had liaised with a relevant arts organisation. As indicated in the previous submission under application No. Y/H5/7, a library with a collection of books and archives related to arts history would be provided to support students in relevant disciplines. In addition, regular talks or seminars related to arts or culture would be organised.

7. In response to the same Member's follow-up enquiry, Ms Janet K.K. Cheung, DPO/HK, explained that the proposed arts or culture facilities were generally akin to 'Place of Recreation, Sports or Culture' use, which was a Column 1 use and always permitted under the "R(A)" zone, thereby requiring no planning permission. Apart from arts or culture facilities, the applicants had indicated that shops and services as well as eating place uses including cafeteria would also be provided, which were Column 1 uses on the lowest three floors of the "R(A)" zone. Noting the wide range of permitted uses were allowed, this Member remarked that whether arts or culture facilities were eventually provided would depend on the final decision of the applicants.

8. The Chairperson recalled the applicants' representative in the meeting for discussion of the s.12A application had indicated that the applicants would collaborate with a non-profit organisation (NGO) which had run a similar library in Sheung Wan. A representative of that NGO also attended the meeting in support of the application. It was the intention of the applicants to show their determination in providing arts or culture facilities in the proposed residential-cum-commercial development with a view to strengthening the arts and cultural ambience of the area. While private development with arts or culture characteristics were generally encouraged and supported, flexibility on the detailed uses would be allowed under suitable provision in the Notes.



*Judicial Review (JR) Related to SWF under Amendment Item A*

9. In response to the Vice-chairperson's enquiry on the implication of the JR against the decision of the Committee to partially agree to the s.12A application (No. Y/H5/7) on Amendment Item A in SWF, Ms Janet K.K. Cheung, DPO/HK, said that the JR was filed by some commenters of the concerned s.12A application against the decision of the Committee on 22.9.2023. The concerns raised by the commenters were mainly related to pedestrian safety, and they had proposed a barrier-free connection between their site and the application site. The major grounds of the JR application were as follows:

- (a) the Board made an uncertain decision and failed to give any adequate reasons by deciding to partially agree to the s.12A application without even specifying which part of the s.12A application it was agreeing to;
- (b) the Board unlawfully delegated to PlanD to decide which part of the s.12A application to accept; and
- (c) the Board failed to take into account the objecting public comments and failed to give any adequate reasons to explain why it rejected the points made in the public comments.

10. Ms Janet K.K. Cheung, DPO/HK, further explained that the Court of First Instance dismissed the JR application in 2024 mainly for the reasons that (i) the Committee had already comprehensively considered the issues, factors, planning considerations and assessments, government departments' comments and PlanD's views in making its decision, and it was clear that the Committee had decided to adopt PlanD's recommendation for partial agreement to the rezoning application with the stipulation of appropriate controls; and (ii) the relevant objecting public comments had been fairly presented to the Committee for consideration during the decision-making process, and the Committee Members were fully aware of the comments. Subsequently, the JR applicants filed a Notice of Appeal to the Court of Appeal against the above judgement without specifying justifications. The date of the hearing had yet to be fixed. There was no injunction granted by the Court refraining the Board from proceeding further with the proposed amendments.

11. The Chairperson supplemented that the JR was filed by a third party and the legal proceedings might span a long time. Holding up the amendment procedures which were already agreed by the Committee under the Town Planning Ordinance would not be appropriate and was unfair to the applicants, given that no legal order was invoked.

*Preservation of NKT under Amendment Item B1*

12. In relation to the preservation of other associated historic architectural features, such as pavilion, water fountain and hexagonal planter, located outside the grading boundary of NKT, the Vice-chairperson and some Members raised the following questions:

- (a) how the adoption of an integrated and holistic conservation approach in preserving the associated historic architectural features recommended by Members and agreed by the applicant at the previous meeting in considering the s.12A application was suitably reflected in the current proposed amendments to the OZP;
- (b) whether planning permission was required for demolition, alteration or relocation of the associated historic architectural features; and
- (c) how the associated historic architectural features could be preserved through relevant clause in the ES of Amendment Item B1.

13. In response, Ms Janet K.K. Cheung, DPO/HK, made the following main points:

- (a) Members' concerns on the preservation of the associated historic architectural features were noted. A relevant clause was stipulated in the ES to reflect the intention of preserving those features as far as practicable, thereby maintaining the integrity of NKT for public appreciation. To allow flexibility for the applicant to relocate the associated historic architectural features within the forecourt of NKT while maintaining an open view of NKT from Queen's Road East, a Remark was stipulated under the Notes to disregard those associated historic architectural features from the determination of the BH restriction of 35 mPD;

- (b) the historic building mentioned in Remark (1) under the Notes of the “OU(RDHBP)” zone referred to the Grade 1 historic building of NKT, as listed by the Antiquities Advisory Board (AAB). To preserve the historic building, only minor alteration and/or modification works were permitted. Any demolition, substantial modification or redevelopment of NKT would require planning permission from the Board. The restriction, however, was not applicable to the associated historic architectural features; and
- (c) to protect the local character and historical value of the non-graded associated historic architectural features located outside the grading boundary, a statement was incorporated in the ES to reflect the intention for the developer to preserve those associated historic architectural features as far as practical.

14. In response to a Member’s follow up question and another Member’s enquiry on any follow-up actions initiated by the applicant to preserve the associated historic architectural features, Ms Janet K.K. Cheung, DPO/HK, stated that no further information had been submitted by the applicant. According to the applicant, the original proposal to remove those associated historic architectural features was intended to enhance the compatibility with the landscape design and ensure unobstructed views of NKT. Nevertheless, the applicant committed to exploring the possibility of preserving the non-graded associated historic architectural features during the detailed design stage to address Members’ concerns on holistic conservation of NKT. The Chairperson supplemented that the grading assessment of historic buildings would be considered by AAB on a case-by-case basis, taking into account factors such as historic value and merits. NKT was listed as a Grade 1 historic building and would be preserved in-situ for adaptive reuse. As to other associated historic architectural features, despite not graded by AAB, the applicant agreed to revisit the proposal with a view to preserving those associated historic architectural features in-situ or relocating them. Stipulation of a requirement in the ES to this effect was appropriate.

15. The Committee noted that the relevant clause had been stipulated in the ES, requiring the applicant to preserve other associated historic architectural features outside the

grading boundary as far as practical, as agreed by the applicant. The Vice-chairperson recapitulated that, according to the minutes of the meeting considering the s.12A application, the applicant had initially proposed to remove the non-graded associated historic architectural features. Throughout the discussion, the applicant ultimately agreed to revisit and explore the possibility of preserving the associated historic architectural features, including the pavilion, water fountain, and hexagonal planter, during the detailed design stage. To maintain flexibility, the Notes was constructed to allow the BH restriction to accommodate those features. A suitable clause was also incorporated in the ES to reflect the intention of preserving those associated historic architectural features as far as practicable.

16. The Chairperson remarked that Members generally supported the proposed amendments to the OZP which were mainly to take forward two s.12A applications partially agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

17. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31 and that the draft Wan Chai OZP No. S/H5/31A at Attachment II of the Paper (to be renumbered as S/H5/32 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Wan Chai OZP No. S/H5/31A (to be renumbered as S/H5/32 upon exhibition) 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 the revised ES will be published together with the OZP.”

18. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be

submitted for the Board's consideration.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

~~**Agenda Item 5**~~

~~**Section 16 Application**~~

~~[Open Meeting]~~

~~A/H8/441~~

~~Proposed Shop and Services in "Other Specified Uses" annotated "Pier" Zone, Shop A of Upper Deck and Shops B, C, D, E & F of Lower Deck, North Point (East) Ferry Pier, North Point, Hong Kong (MPC Paper No. A/H8/441)~~

~~19. The Secretary reported that the application was withdrawn by the applicant.~~

~~**Agenda Item 6**~~

~~**Any Other Business**~~

~~[Open Meeting]~~

~~20. There being no other business, the meeting was closed at 9:45 a.m.~~

**Provision of Major Community Facilities and Open Space in Wan Chai District**

| 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 <sup>#</sup>   | 17.26ha   | 39.17              | 44.18  | +26.92   |
| Local Open Space          | 10 ha per 100,000 persons <sup>#</sup>   | 17.26ha   | 14.80              | 16.66  | -0.60  |
| Secondary School          | 1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup><br><br>(assessed by the Education Bureau (EDB) on a territorial-wide basis) | 103 classrooms                                  | 438                | 438  | +335   |
| Primary School            | 1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup><br><br>(assessed by EDB on a district/school network basis)                | 136 classrooms                                  | 445                | 445  | +309   |
| Kindergarten/ Nursery     | 34 classrooms for 1,000 children aged 3 to under 6 <sup>#</sup>  | 45 classrooms                                   | 175                | 175  | +130   |
| District Police Station   | 1 per 200,000 to 500,000 persons<br><br>(assessed on a regional basis)   | 0   | 1                  | 1  | +1   |
| Divisional Police Station | 1 per 100,000 to 200,000 persons<br><br>(assessed on a regional basis)   | 1   | 2                  | 2  | +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) |  |
| Hospital                                      | 5.5 beds per 1,000 persons <sup>^</sup><br><br>(assessed by the Hospital Authority on a regional/cluster basis)             | 1,121 beds                                      | 2,234                 | 2,481  | +1,360   |
| Clinic/Health Centre                          | 1 per 100,000 persons<br><br>(assessed on a district basis)   | 2   | 3                     | 3  | +1   |
| Magistracy (with 8 courtrooms)                | 1 per 660,000 persons (assessed on a regional basis)  | 0   | 0                     | 0  | 0  |
| Child Care Centre (CCC)                       | 100 aided places per 25,000 persons <sup>#@</sup><br><br>(assessed by the Social Welfare Department (SWD) on a local basis) | 690 places                                      | 274 <sup>Note 1</sup> | 474  | -216   |
| Integrated Children and Youth Services Centre | 1 for 12,000 persons aged 6-24 <sup>#</sup><br><br>(assessed by SWD on a local basis)                                       | 1   | 2                     | 2  | +1   |
| Integrated Family Services Centre             | 1 for 100,000 to 150,000 persons <sup>#</sup><br><br>(assessed by SWD on a service boundary basis)                          | 1   | 1                     | 1  | 0  |

[Note 1] As of 30 October 2025, the total existing provision of CCC services (including aided, private, and non-profit making standalone CCCs, as well as CCCs attached to kindergartens) in the Wan Chai DC District is 1,848 places, according to the SWD's website.

| 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 <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(assessed by SWD) | N.A.  | 3                       | 3  | N.A.   |
| Community Care Services (CCS) Facilities      | 17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*@</sup><br><br>(assessed by SWD on a district basis)  | 947 places                                      | 480                     | 540  | -407   |
| Residential Care Homes for the Elderly (RCHE) | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#*@</sup><br><br>(assessed by SWD on a cluster basis)   | 1,172 beds                                      | 791 <sup>[Note 2]</sup> | 791  | -381   |
| Pre-school Rehabilitation Services            | 23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup><br><br>(assessed by SWD on a district basis)  | 75  | 186                     | 186  | +111   |

[Note 2] As of 30 October 2025, the total existing provision of RCHE services in the Wan Chai DC District (including Private Homes, RCHE providing Non-subsidised Places, Subvented Homes, Self-financing Homes and Contract Homes Providing Subsidised Places for the Elderly) is 3,545 beds, according to SWD's website.



| 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 <sup>#</sup><br><br>(assessed by SWD on a district basis) | 303   | 220                | 220  | -83  |
| Residential Care Services                             | 36 subvented places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)  | 475   | 0                  | 0  | -475   |
| Community Rehabilitation Day Centre                   | 1 centre per 420,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                            | 0   | 1                  | 1  | +1   |
| District Support Centre for Persons with Disabilities | 1 centre per 280,000 persons <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(assessed by SWD on a district basis)             | 0   | 1                  | 1  | +1   |
| Community Hall  | No set standard   | N.A.  | 4                  | 4  | N.A.   |
| Library   | 1 district library for every 200,000 persons <sup>π</sup><br><br>(assessed on a district basis)                   | 1   | 3                  | 3  | +2   |

| 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 <sup>#</sup>         | 2   | 3                  | 3  | +1   |
| Sports Ground/ Sport Complex     | 1 per 200,000 to 250,000 persons <sup>#</sup>       | 0   | 4                  | 4  | +4   |
| Swimming Pool Complex – standard | 1 complex per 287,000 persons <sup>#</sup>          | 0   | 3                  | 3  | +3   |

Note:

Facilities and open space figures of all OZPs (S/H5/31, S/H6/17, S/H7/21, S/H8/28(Part), S/H12/14, S/H13/12, S/H14/13(Part), S/H15/33 (Part), S/H24/9 (Part), S/H25/6) within Wan Chai DC district are included.

The planned resident population in the Wan Chai DC district is about 172, 600. If including transients, the overall planned population is about 203,900. All population figures have been adjusted to the nearest hundred.

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 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.

**November 2025**