

**PROPOSED AMENDMENTS TO  
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29**

**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/H5/29 (**Attachment I**) as shown on the draft OZP No. S/H5/29A (**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 draft OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

On 9.11.2021, the Chief Executive in Council (CE in C), under section 9(2) of the Ordinance, approved the draft Wan Chai OZP No. S/H5/28, which was subsequently renumbered as S/H5/29. On 4.1.2022, the CE in C referred the approved Wan Chai OZP 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 14.1.2022 under section 12(2) of the Ordinance.

**3. Background**

***Taking Forward the Decision of the Metro Planning Committee of the Board (the Committee) on the section 12A Application No. Y/H5/5***

- 3.1 The Nam Koo Terrace Site covers 1, 1A, 2 and 3 Hillside Terrace, 53 and 55 Ship Street, 1 – 5 Schooner Street and adjoining government land, Wan Chai, Hong Kong falls within an area mainly zoned “Open Space” (“O”), and partly zoned “Residential (Group C)” (“R(C)”) and “Government, Institution or Community” (“G/IC”) on the OZP (**Plans 2a and 2b**). It is situated on a sloping topography comprising a few building platforms ranging from 20mPD to 34mPD and is surrounded mainly by a mixture of old and new, low to high-rise residential developments with commercial uses on the lower floors, schools and open space in the vicinity. The Nam Koo Terrace Site is currently vacant with vegetation and partly occupied by 2 vacant buildings which are the Nam Koo Terrace (a Grade 1 historic building) and the former St. Luke’s College.

- 3.2 On 13.12.2019, the Committee decided to agree to the section 12A rezoning application No. Y/H5/5 for rezoning the Nam Koo Terrace Site to “Comprehensive Development Area” (“CDA”) with stipulation of appropriate development restrictions and requirements on the OZP to facilitate a development which comprises residential and commercial uses and in-situ preservation of Nam Koo Terrace. The Planning Department (PlanD) would work out the appropriate amendments to the OZP to be set out in the Notes and ES for the Committee’s agreement prior to gazetting the proposed amendments under the Ordinance. To take forward the decision of the Committee on the Nam Koo Terrace Site, it is proposed to rezone the Nam Koo Terrace Site to “CDA” zone (**Amendment Item A1**) and PlanD’s proposed amendments to the Notes and ES are in **Attachments III and IV**.

### ***Reflecting the Completed Developments on the OZP***

- 3.3 Four residential cum commercial and/or Government, institution or community (GIC) developments, known as The Zenith, One Wanchai, The Avenue and J Residence currently under three Land Development Corporation (LDC)’s Development Scheme Plans (DSPs), and two developments with open space and historic buildings preserved for cultural, commercial and/or community uses, known as 7 Mallory Street and the Blue House Cluster currently under Urban Renewal Authority (URA)’s DSPs, were completed. The areas covered by the LDC/URA DSPs would be incorporated into the OZP and be designated suitable zonings and development restrictions to reflect their as-built conditions (**Amendment Items B to F**).
- 3.4 Apart from the corresponding amendments to the Notes in connection with the above proposed amendments, technical amendments to other parts of the Notes of the OZP have also been made to incorporate the latest revision of the Master Schedule of Notes (MSN) to Statutory Plans.

## **4. Proposed Amendments to the OZP**

Amendment Items A1 and A2 – Rezoning for approved section 12A application for proposed residential-cum-preservation project at Nam Koo Terrace Site (about 2,404m<sup>2</sup>) and rezoning the areas adjoining the Nam Koo Terrace Site to rationalise the zoning boundaries (about 147m<sup>2</sup>) (**Plans 2a to 2d**)

### ***Amendment Item A1***

- 4.1 To take forward the decision of the Committee, it is proposed to rezone the Nam Koo Terrace Site from “O”, “R(C)” and “G/IC” zones to “CDA” zone with a maximum plot ratio (PR) of 5 (gross floor area of the historic building of Nam Koo Terrace should not be taken into account in PR calculation as submitted in the agreed section 12A rezoning application) and a maximum building height (BH) of 91mPD, for a development which comprised residential and commercial uses and in-situ preservation of Nam Koo Terrace. According to the indicative scheme submitted by the applicant under the agreed section 12A rezoning application, the proposed development comprised a 21-storey residential building (90.25mPD) including 17-storey residential use above a 3-storey podium with one level of open space/covered landscape area at the podium roof level (**Attachment V**). The Nam Koo Terrace Site was not accessible by any vehicular access and

no internal transport facilities including carparking spaces and loading/unloading facilities were provided in the indicative scheme. The applicant proposed to restore, preserve and maintain Nam Koo Terrace at no cost to the Government and it would be operated for non-profit making purpose to benefit the public. A total of about 1,9082,100m<sup>2</sup> of public open space (footprint of Nam Koo Terrace of 384192m<sup>2</sup> is excluded) was proposed by the applicant.

- 4.2 The planning intention of the proposed “CDA” zone is 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 into account of various environmental, traffic, infrastructure and other constraints. As for the proposed schedule of uses, uses are specified under column 2 and planning permission from the Board would be required. Relevant technical assessments are required to demonstrate that no adverse impact would be resulted from the proposed column 2 uses at the Nam Koo Terrace Site during the planning application stage.
- 4.3 To provide flexibility for innovative design adapted to the characteristics of the site and in-situ preservation of the Nam Koo Terrace, it is recommended to stipulate a Remark in the Notes of the OZP that the applicant shall prepare a Master Layout Plan (MLP) and based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions stated the Notes of the OZP may be considered by the Board on application under section 16 of the Ordinance. Hence, the Board can examine and control the future design and layout of the proposed preservation-cum-development project through the consideration of planning application and impose suitable approval condition(s) prior to the commencement of the proposed development in order to properly manage the uses within the Nam Koo Terrace Site while conserving the Nam Koo Terrace.
- 4.4 The “CDA” zone is proposed to be subject to a maximum PR of 5 and maximum BH of 91mPD, which are in line with the agreed indicative scheme by the applicant under the section 12A rezoning application (**Attachments V and VI**). Furthermore, the requirement of provision of a minimum of 1,9082,100m<sup>2</sup> public open space is proposed to be stated in the Notes of the OZP for the Nam Koo Terrace Site and rezoning the Nam Koo Terrace Site to “CDA” would necessitate the preparation and submission of a MLP for the Board’s consideration.

#### ***Amendment Item A2***

- 4.5 A strip of slope adjacent to the existing St. Francis' Canossian School is zoned “O” on the OZP. In order to rationalise the alignment on the zoning boundaries, it is proposed to rezone the area from “O” to “G/IC” and recommended to impose a BH of 8 storeys (**Plan 2a**). The BH restriction is the same as the adjoining St. Francis' Canossian School which is zoned “G/IC”.

Amendment Items B and C – Incorporation of two completed developments under two URA's DSPs into the OZP (Plans 3a to 3c and Plans 4a to 4d)

***Amendment Item B***

- 4.6 The URA Mallory Street/Burrows Street DSP No. S/H5/URA1/1 was exhibited under section 5 of the Ordinance on 16.12.2005. The approved DSP No. S/H5/URA1/2 covers an area of about 780m<sup>2</sup> zoned “Other Specified Uses” (“OU”) annotated “Open Space and Historical Buildings Preserved for Cultural and Commercial Uses” which is subject to provision of not less than 300m<sup>2</sup> public open space.
- 4.7 The site was previously occupied by 10 pre-war residential buildings with shops on G/F. Planning permission for partial demolition and alteration & addition works for adaptive reuses of the 6 residential buildings fronting Mallory Street and preservation of the main façade of the 4 buildings fronting Burrows Street was obtained on 13.2.2009 (application No. A/H5/376). The revitalisation project at the site, namely 7 Mallory Street (formerly known as the Comix Home Base) was completed with Occupation Permit (OP) issued by the Building Authority (BA) on 20.5.2013. URA is currently operating and managing 7 Mallory Street to promote art, cultural and creative industries at the site. In order to reflect the existing completed development, it is proposed to incorporate the site into the OZP and to zone it as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” with same development control (addition of BH restriction of 28mPD) of the DSP (**Plans 3a to 3c**).

***Amendment Item C***

- 4.8 The URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/1 was exhibited under section 5 of the Ordinance on 21.7.2006. The approved DSP No. S/H5/URA2/2 covers an area of about 929.5m<sup>2</sup> zoned “OU” annotated “Open Space and Historical Buildings preserved for Cultural, Community, and Commercial Uses” which is subject to provision of not less than 220m<sup>2</sup> public open space.
- 4.9 The area is known as the Blue House Cluster, namely the Blue House, the Yellow House and the Orange House. Planning application No. A/H5/394 for proposed addition works (comprising a link bridge, lift, underground fire service tank(s), at-grade fire services pump, sprinkler rooms and a façade beside Orange House) associated with a revitalisation project – ‘Viva Blue House’ Project, was approved by the Committee on 6.12.2011. The revitalisation project at the site was completed in June 2017. St. James’ Settlement is the operator of the ‘Viva Blue House’ Project’, and provides residential accommodation and various kinds of services to the local community in the form of a social enterprise including provision of cultural and educational programmes, organisation of heritage tours and operation of two eateries to provide employment opportunities for the underprivileged. In order to reflect the existing completed development, it is proposed to incorporate the site into the OZP and zone it as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” with same development control (addition of BH restriction of 4 storeys) of the DSP (**Plans 4a to 4d**).

Amendment Items D1 to D4, E1 to E2, and F – Incorporation of four completed residential cum commercial and/or GIC developments under three LDC's DSPs into the OZP (Plans 5a to 5d, Plans 6a to 6e and Plans 7a to 7c)

*Amendment Items D1 to D4*

- 4.10 The LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/1 was exhibited under section 5 of the Ordinance on 19.5.1995. The approved DSP No. S/H5/LDC1/2 covers an area of about 8,500m<sup>2</sup> zoned “CDA”.
- 4.11 The residential cum commercial and GIC developments at the Wan Chai Road/Tai Yuen Street site (residential developments known as The Zenith and One Wanchai), were completed with OP issued by the BA on 16.6.2005 (Block 1 of The Zenith), 18.4.2006 (Block 2 and 3 of The Zenith) and 10.9.2012 (One Wanchai) respectively. The former Wan Chai Market at the site is a Grade 3 historic building and the key representative elements of the Market, including the façade, the canopy and portion of the floor slab are preserved in-situ, while a residential block (One Wanchai) is built above it. GIC facilities including a market, a refuse collection point (RCP), a public toilet and a day nursery are provided within the site.

*Amendment Item D1*

- 4.12 In order to reflect the existing completed development, it is proposed to incorporate the areas covering Block 1 of The Zenith and One Wanchai (with an existing day nursery, eating place and shop and services) into the OZP and to zone the area as “Residential (Group A)” (“R(A)”), subject to a maximum BH of 157mPD (**Plans 5a to 5d**).

*Amendment Item D2*

- 4.13 In order to reflect the existing completed development, it is proposed to incorporate the area covering Block 2 and 3 of The Zenith (with an existing market, RCP, public toilet, eating place and shop and services) into the OZP and to zone the area as “Residential (Group A)7” (“R(A)7”), subject to a maximum BH of 157mPD (**Plans 5a to 5d**). It is proposed to permit ‘Government Refuse Collection Point’ use on the lowest three floors of a building, taken to include basements; or 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 on land designated “R(A)7”.

*Amendment Item D3*

- 4.14 To incorporate an area of the subject DSP partly covering an existing residential development, Yan Yee Court, into the OZP and to zone the area as “R(A)” subject to a maximum BH of 110mPD, to reflect the lot boundary of Yan Yee Court (**Plans 5a, 5b and 5d**). The BH restriction is the same as the existing Yan Yee Court which is zoned “R(A)”.

*Amendment Item D4*

- 4.15 To incorporate an area of the subject DSP forming part of the Wan Chai Road into the OZP and shown the area as ‘Road’ to reflect the as-built alignment of Wan Chai Road (**Plans 5a, 5b and 5d**).

*Amendment Items E1 and E2*

- 4.16 The LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/1 was exhibited under section 5 of the Ordinance on 28.8.1998. The approved DSP No. S/H5/LDC2/2 covers an area of about 8,900m<sup>2</sup> zoned “CDA”.

*Amendment Item E1*

- 4.17 The residential cum commercial and GIC development at the Lee Tung Street & McGregor Street site (residential development known as The Avenue), was completed with OP issued by the BA on 31.3.2014 (Block 5 of The Avenue) and 21.4.2015 (Block 1 to 3 of The Avenue). Grade 3 historic buildings at 186, 188 and 190 Queen’s Road East are located within this site. GIC facilities including a Residential Care Homes for the Elderly cum community support service centre, a public toilet and a RCP, as well as public open space are provided within the site.
- 4.18 In order to reflect the existing completed development, it is proposed to incorporate areas of the subject DSP covering Block 1, 2 and 3 of The Avenue (with an existing public toilet, public open space, eating place and shop and services) and Block 5 of The Avenue (with an existing Residential Care Homes for the Elderly cum community support service centre, RCP, eating place and shop and services) into the OZP and to zone the two linked sites as “Residential (Group A)8” (“R(A)8”), subject to a maximum BH of 161mPD and 105mPD respectively and not less than 2,665m<sup>2</sup> public open space shall be provided (**Plans 6a to 6e**). It is proposed to permit ‘Government Refuse Collection Point’ use on the lowest three floors of a building, taken to include basements; or 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 on land designated “R(A)8”.

*Amendment Item E2*

- 4.19 The Amoy Street Sitting-out Area formed part of the DSP, and was handed over to the Government upon the issue of the certificate of compliance of the redevelopment project. In order to reflect the existing as-built condition of the Amoy Street Sitting-out Area, it is proposed to incorporate the subject area into the OZP and to zone it as “O” (**Plans 6a, 6b, 6d and 6e**).

*Amendment Item F*

- 4.20 The LDC Johnston Road DSP No. S/H5/LDC3/1 was exhibited under section 5 of the Ordinance on 6.11.1998. The approved DSP No. S/H5/LDC3/2 covers an area of about 2,100m<sup>2</sup> zoned “CDA”.
- 4.21 The residential and commercial development at Johnston Road, known as J Residence, was completed with OP issued by the BA on 31.8.2007. Grade 2

historic buildings at 18 Ship Street, 60A, 62, 64 and 66 Johnston Road are located within this site. In order to reflect the existing completed development, it is proposed to incorporate the area into the OZP and to zone the site as “R(A)”, subject to a maximum BH of 160mPD (**Plans 7a to 7c**).

#### Minor Boundary Adjustments

- 4.22 Opportunity has also been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries near the above amendment sites to reflect existing developments. These adjustments would not have any material implications on the land use zonings.

### **5. Provision of GIC Facilities and Open Space**

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population of the Wan Chai Planning Area as a whole would be about 78,690. As shown in the summary on existing and planned provision of major GIC facilities and open space (**Attachment VII**), the existing and planned provision of major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments’ assessment, except the followings:

According to the population-based planning standards under HKPSG for elderly, child care and rehabilitation services/facilities, there will be a shortfall in the provision of child care centre, some of the elderly and community care services facilities, and some rehabilitation facilities in the Wan Chai Planning Area. However, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus it may not be appropriate to compare them with the provision of such facilities for the existing population. The revised standards reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. Opportunities have been taken to provide appropriate social welfare facilities within the proposed redevelopment projects. The type of facilities will be determined at the detailed stage in consultation with relevant government departments.

- 5.2 Whilst there will be deficit on the provision of district and local open space in Wan Chai Planning Area with the proposed amendments to the OZP, there is a surplus of district open space within the Wan Chai district (+21.7ha) and could help to meet the shortfall in Wan Chai Planning Area. To help alleviate the inadequate provision within the Wan Chai Planning Area, opportunities for providing more open space would be seized when there are redevelopment projects in the Wan Chai Planning Area. The overall provision of open space is considered not unacceptable.

### **6. Proposed Amendments to Matters Shown on the Plan**

The proposed amendments as shown on the draft Wan Chai OZP No. S/H5/29A (**Attachment II**) are as follows:

(a) Amendment Item A1 (about 2404m<sup>2</sup>) (Plans 2a to 2d)

Rezoning of a site at 1, 1A, 2 and 3 Hillside Terrace, 1-5 Schooner Street, 53 and 55 Ship Street and a strip of land near Ship Street from “O”, “R(C)” and “G/IC” to “CDA” with a maximum BH of 91mPD as stipulated on the Plan.

(b) Amendment Item A2 (about 147m<sup>2</sup>) (Plans 2a and 2b)

Rezoning a strip of land adjacent to the existing St. Francis' Canossian School from “O” to “G/IC” with a maximum BH of 8 storeys as stipulated on the Plan.

(c) Amendment Item B (about 780m<sup>2</sup>) (Plans 3a to 3c)

Incorporation of the area covered by the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2 and zoning the area as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” with maximum BH of 28mPD as stipulated on the Plan.

(d) Amendment Item C (about 901m<sup>2</sup>) (Plans 4a to 4d)

Incorporation of the area covered by the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2 and zoning the area as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” with maximum BH of 4 storeys as stipulated on the Plan.

(e) Amendment Item D1 (about 2953m<sup>2</sup>) (Plans 5a to 5d)

Incorporation of the two sites covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the area as “R(A)” with maximum BH of 157mPD as stipulated on the Plan.

(f) Amendment Item D2 (about 4033m<sup>2</sup>) (Plans 5a to 5d)

Incorporation of a site covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the area as “R(A)7” with maximum BH of 157mPD as stipulated on the Plan.

(g) Amendment Item D3 (about 132m<sup>2</sup>) (Plans 5a, 5b and 5d)

Incorporation of part of Wan Chai Road which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the area as “R(A)” with maximum BH of 110mPD as stipulated on the Plan.

(h) Amendment Item D4 (about 1599m<sup>2</sup>) (Plans 5a, 5b and 5d)

Incorporation of the area at Wan Chai Road which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and shown the area as ‘Road’.



(i) Amendment Item E1 (about 8615m<sup>2</sup>) (Plans 6a to 6e)

Incorporation of the two linked sites covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the area as “R(A)8” with maximum BH of 161mPD and 105mPD as stipulated on the Plan.

(j) Amendment Item E2 (about 287m<sup>2</sup>) (Plans 6a, 6b, 6d and 6e)

Incorporation of the area at Amoy Street which covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the area as “O”.

(k) Amendment Item F (about 2097m<sup>2</sup>) (Plans 7a to 7c)

Incorporation of the area covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the Plan and zoning the area as “R(A)” with maximum BH of 160mPD as stipulated on the Plan.

**7. Proposed Amendments to the Notes of the OZP**

7.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) in relation to Amendment Item A1 above, the Notes of the OZP is amended to incorporate the “CDA” zone;
- (b) in relation to Amendment Item B above, the Notes of the OZP is amended to incorporate the “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” zone and to incorporate the minimum public open space provision;
- (c) in relation to Amendment Item C above, the Notes of the OZP is amended to incorporate the “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” zone and to incorporate the minimum public open space provision;
- (d) in relation to Amendment Items D2 and E1, the Notes for the “R(A)” of the OZP is amended to incorporate ‘Government Refuse Collection Point’ use (on land designated “R(A)7” and “R(A)8”);
- (e) in relation to Amendment Item E1, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the minimum public open space provision for the “R(A)8”; and
- (f) on 11.1.2019, the Board has promulgated a revised set of MSN to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “R(A)”, “G/IC”, “Residential (Group B)”, “Residential (Group E)”, “OU” annotated “Comprehensive Redevelopment Area”, “OU” annotated “Residential cum Commercial, Government Offices and Community Facilities” and Schedule I and Schedule III of “OU” annotated “Mixed Use” zones.

- 7.2 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.

## **8. Revision to the ES of the OZP**

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also taken to update the general information for 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/H5/30.

## **10. Consultation**

### ***Departmental Consultation***

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

- (a) Secretary for Food and Health;
- (b) Secretary for Education;
- (c) Commissioner for Heritage, Development Bureau;
- (d) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (e) District Lands Officer/Hong Kong East, Lands Department;
- (f) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (g) Chief Architect/Central Management Division 2, Architectural Services Department;
- (h) Commissioner for Transport;
- (i) Chief Highway Engineer/Hong Kong, Highways Department;
- (j) Director of Environmental Protection;
- (k) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (l) Project Manager (South), Civil Engineering and Development Department;
- (m) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (n) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (o) Chief Engineer/Land Drainage, Drainage Services Department;
- (p) Chief Engineer/Construction, Water Supplies 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 Communications; and
- (z) Government Property Administrator.

### ***Public Consultation***

- 10.2 If the proposed amendments are agreed by the Committee, the draft Wan Chai OZP No. S/H5/29A (to be renumbered as S/H5/30 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 amendment to the Board during the two-month statutory public inspection period. The Wan Chai District Council will be informed as appropriate on the proposed amendments during the statutory exhibition period of the draft OZP.

## **11. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Wan Chai OZP No. S/H5/29 as shown on the draft Wan Chai OZP No. S/H5/29A at **Attachment II** (to be renumbered as S/H5/30 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Wan Chai OZP No. S/H5/29A (to be renumbered as S/H5/30) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and the revised ES will be published together with the OZP.

## **12. Attachments**

<b>Attachment I</b>	Approved Wan Chai OZP No. S/H5/29 (reduced scale)
<b>Attachment II</b>	Draft Wan Chai OZP No. S/H5/29A
<b>Attachment III</b>	Revised Notes of the draft Wan Chai OZP No. S/H5/29A
<b>Attachment IV</b>	Revised ES of the draft Wan Chai OZP No. S/H5/29A
<b>Attachment V</b>	Indicative Scheme of section 12A application No. Y/H5/5 submitted by the Applicant
<b>Attachment VI</b>	Extract of Minutes of the Committee meeting held on 13.12.2019
<b>Attachment VII</b>	Provision of Major GIC Facilities and Open Space in Wan Chai Planning Area
<b>Plans 1a to 1b</b>	Comparison of Existing and Proposed Zonings on the Wan Chai OZP
<b>Plans 2a to 2d</b>	Site Plan, Aerial Photo and Site Photos for Amendments Items A1 & A2

<b>Plans 3a to 3c</b>	Site Plan, Aerial Photo and Site Photos for Amendments Item B
<b>Plans 4a to 4d</b>	Site Plan, Aerial Photo and Site Photos for Amendments Item C
<b>Plans 5a to 5d</b>	Site Plan, Aerial Photo and Site Photos for Amendments Items D1, D2, D3 & D4
<b>Plans 6a to 6e</b>	Site Plan, Aerial Photo and Site Photos for Amendments Items E1 & E2
<b>Plans 7a to 7c</b>	Site Plan, Aerial Photo and Site Photos for Amendments Item F

**PLANNING DEPARTMENT  
MAY 2022**