



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

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司/市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	20.47	22.95	商業
RESIDENTIAL (GROUP A)	13.59	15.24	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.35	0.39	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.27	0.30	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.52	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.82	33.44	主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司/市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.16	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

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

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/H5/28A

SCALE 比例尺
0 200 400 600 800 METRES 米

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/284

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/284

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Commercial (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 78,740m², of which a gross floor area of not less than 1,961m² at the lowest two levels (excluding basements) shall be used for Government uses. A public open space of not less than 1,160m² shall be provided. A minimum setback of 1m from the lot boundary fronting Yen Wah Steps shall be provided.
- (3) On land designated "Commercial (2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 183,589m². A public open space of not less than 3,017m² shall be provided.
- (4) On land designated "Commercial (3)" and "Commercial (5)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) On land designated "Commercial (4)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic plot ratio of 12.
- (6) On land designated "Commercial (6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, for sub-areas (a) and (b) as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,650m² at street level shall be provided. A minimum setback of 1m from the lot boundary fronting Wing Fung Street shall be provided. In addition, for sub-area (b), planning permission is required for any in-situ conversion/redevelopment of an existing building from a residential building to a commercial/office building. Such application for planning permission shall be accompanied by a Traffic Impact Assessment.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (7) In determining the maximum non-domestic plot ratio/gross floor area for the purposes of paragraphs (2), (3) and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Based on the individual merits of development or redevelopment proposal, minor relaxation of the building height and plot ratio/gross floor area restrictions stated in paragraphs (1) to (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraphs (2) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group A)1", a public open space of not less than 140m² at street level shall be provided.
- (3) On land designated "Residential (Group A)2", a public open space of not less than 65m² at street level shall be provided.
- (4) On land designated "Residential (Group A)3", a gross floor area of not less than 1,365m² for Government, institution or community facilities and a public open space of not less than 250m² at street level shall be provided.
- (5) On land designated "Residential (Group A)4", a gross floor area of not less than 1,403m² for Government, institution or community facilities shall be provided.
- (6) On land designated "Residential (Group A)5", a gross floor area of not less than 3,336m² for Government, institution or community facilities shall be provided.
- (7) On land designated "Residential (Group A)6", a gross floor area of not less than 384m² for Government, institution or community facilities shall be provided.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above, and any reduction in the gross floor area provided for Government, institution or community facilities stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen's Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen's Road East, and Tai Yuen Street shall be provided.
- (10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) A minimum setback of 1m from the lot boundary at 39 and 41 Kennedy Road fronting Yen Wah Steps shall be provided.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Government Use (not elsewhere specified) Public Utility Installation Residential Institution

Planning Intention

This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

Planning Intention

This zone is intended primarily to encourage the redevelopment of this area for residential use on application to the Town Planning Board. The zoning is to facilitate appropriate planning control over the development scale, design and layout of the development, taking into account of various environmental, traffic and other infrastructural constraints.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6.5 and a maximum non-domestic plot ratio of 1.0 or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratios specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) A minimum setback of 1m from the lot boundary at 22 Hennessy Road fronting Anton Street shall be provided.
- (3) A minimum setback of 2m from the lot boundary at 77 Spring Garden Lane fronting Spring Garden Lane shall be provided.
- (4) A minimum setback of 3m from the lot boundary at 271 Queen's Road East fronting Queen's Road East and a covered open space of not less than 360m² at street level with open-sided frontage along Queen's Road East and Kennedy Road at 271 Queen's Road East shall be provided.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan and the setback requirement stated in paragraphs (2) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Playground/Playing Field	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Comprehensive Redevelopment Area” Only

Commercial Bathhouse/Massage Establishment
 Eating Place
 Educational Institution
 Flat
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Hotel
 Information Technology and
 Telecommunications Industries
 Institutional Use (not elsewhere specified)
 Library
 Market
 Mass Transit Railway Vent Shaft and/or Other
 Structure above Ground Level other than
 Entrances
 Off-course Betting Centre
 Office
 Petrol Filling Station
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Public Convenience
 Public Transport Terminus or Station
 Public Utility Installation
 Public Vehicle Park (excluding container vehicle)
 Recyclable Collection Centre
 Religious Institution
 School
 Shop and Services
 Social Welfare Facility
 Training Centre
 Utility Installation for Private Project

Planning Intention

This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Redevelopment Area" Only (Cont'd)

Remarks

- (1) The planning application is to be in the form of a master layout plan, accompanied by an explanatory statement, showing the areas of proposed land uses, the nature, position, dimensions and heights of all buildings to be erected on the area.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Mixed Use" Only</u>	
Schedule I: for non-residential building or non-residential portion of a building upon development/redevelopment/conversion	
Ambulance Depot Commercial Bathhouse/ Massage Establishment (in non-residential building only) Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility (excluding those involving residential care) Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/ Massage Establishment (not elsewhere specified) Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution Social Welfare Facility (not elsewhere specified)

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (Cont'd)

**Schedule II: for residential building or residential portion of a building upon
development/redevelopment/conversion**

Flat	Eating Place
Government Use (Police reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
Social Welfare Facility (residential care facility only)	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (Cont'd)

Schedule III : for an existing building before redevelopment/conversion

Ambulance Depot	Broadcasting, Television and/or Film Studio
Exhibition or Convention Hall	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Hotel	Government Refuse Collection Point
House	Hospital
Library	Information Technology and Telecommunications Industries
Market	Institutional Use (not elsewhere specified)
Office	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Private Club	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Utility Installation	Place of Recreation, Sports or Culture
Public Vehicle Park (excluding container vehicle)	Public Convenience
Residential Institution	Public Transport Terminus or Station
School (in a free-standing purpose-designed building only)	Recyclable Collection Centre
Shop and Services (not elsewhere specified)	Religious Institution
Social Welfare Facility	School (not elsewhere specified)
Utility Installation for Private Project	Shops and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only)
	Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Place of Entertainment
Place of Recreation, Sports or Culture
Public Convenience
Recyclable Collection Centre
Religious Institution
School
Training Centre

Planning Intention

This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of petrol filling station.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p><u>For "Historical Building Preserved for Cultural and Community Uses" Only</u></p> <div> <div> Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Social Welfare Facility </div> <div> Educational Institution Public Utility Installation Religious Institution Utility Installation for Private Project </div> </div>	

Planning Intention

This zone is intended primarily for preserving the old post office building for cultural and community uses.

Remarks

- (1) Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses" Only</u>	
Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution	Commercial Bathhouse/Massage Establishment
Exhibition or Convention Hall	Office
Field Study/Education/Visitor Centre	Private Club
Government Use	Public Utility Installation
Hotel	Public Vehicle Park (excluding container vehicle)
Institutional Use (not elsewhere specified)	Religious Institution
Library	Utility Installation for Private Project
Place of Entertainment	
Place of Recreation, Sports or Culture	
Residential Institution	
School	
Shop and Services (excluding motor-vehicle showroom)	
Social Welfare Facility	
Training Centre	

Planning Intention

This zone is intended primarily for preservation and adaptive re-use of the existing Wan Chai Police Station building for hotel, commercial, community and/or cultural uses.

Remarks

- (1) Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Historical Building Preserved for Hotel,
Commercial, Community and/or Cultural Uses" Only (Cont'd)

Remarks (Cont'd)

- (4) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Residential cum Commercial, Government Offices and Community Facilities" Only</u>	
Eating Place	Institutional Use (not elsewhere specified)
Educational Institution	Mass Transit Railway Vent Shaft and/or Other
Exhibition or Convention Hall	Structure above Ground Level other than
Flat	Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use	Office
Library	Public Utility Installation
Market	Religious Institution
Place of Recreation, Sports or Culture	School
Public Clinic	Training Centre
Public Convenience	
Recyclable Collection Centre	
Residential Institution	
Shop and Services	
Social Welfare Facility	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for residential, commercial, Government offices and community facilities uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A maximum domestic gross floor area of 26,038m² and a maximum non-domestic gross floor area of 49,283m², of which not less than 40,000m² for Government, institution or community facilities, shall be provided.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of building height and gross floor area restrictions and any reduction in the gross floor area provided for Government, institution or community facilities stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Elevated Walkway" Only

Elevated Walkway
Government Use

Public Utility Installation

Planning Intention

This zone is intended primarily for the development of an elevated walkway.

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/28A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/28A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/28A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

(Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.)

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/28A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 18 November 1965, the Board was directed to prepare an OZP for Wan Chai - Hong Kong Planning Area No. 5. On 25 October 1968, the draft OZP No. LH 5/29 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). Since then, the OZP had been amended fourteen times to reflect the changing circumstances.
- 2.2 On 4 July 1989, the then Governor in Council agreed to refer the draft Wan Chai OZP No. S/H5/7 (renumbered from Plan No. S/H5/6) to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. Since then, the OZP had been amended four times and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 9 November 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/15. On 17 December 1999, the approved Wan Chai OZP No. S/H5/15 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 10 October 2000, the CE in C referred the approved OZP No. S/H5/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/21. On 21 March 2003, the approved Wan Chai OZP No. S/H5/21 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 9 December 2003, the CE in C referred the approved Wan Chai OZP No. S/H5/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been

amended once and exhibited under section 5 of the Ordinance to reflect the changing circumstances.

- 2.7 On 13 September 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/23. On 30 September 2005, the approved Wan Chai OZP No. S/H5/23 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 8 November 2005, the CE in C referred the approved Wan Chai OZP No. S/H5/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.9 On 16 December 2005 and 21 July 2006, the draft Urban Renewal Authority (URA) Mallory Street/Burrows Street Development Scheme Plan (DSP) No. S/H5/URA1/1 and Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/1 were respectively exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the Urban Renewal Authority Ordinance, the two DSPs from the said dates replaced the Wan Chai OZP in respect of the areas delineated and described therein.
- 2.10 On 27 October 2006, the draft Wan Chai OZP No. S/H5/24, indicating the areas of the OZP replaced by the URA Mallory Street/Burrows Street DSP and Stone Nullah Lane/ Hing Wan Street/King Sing Street DSP, as well as incorporating zoning amendments to reflect completed developments, amendment to the Notes of “Commercial” (“C”) zone of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and amendment to the Notes of “Residential (Group A)” (“R(A)”) zone to specify open space requirements in “Residential (Group A)1” (“R(A)1”) and “Residential (Group A)2” (“R(A)2”) zones, was exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP which was subsequently renumbered as S/H5/25. ~~*On 16 November 2007, the approved Wan Chai OZP No. S/H5/25 was exhibited for public inspection under section 9(5) of the Ordinance.*~~
- ~~2.12~~—On 4 November 2008, the CE in C referred the approved Wan Chai OZP No. S/H5/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 November 2008 under section 12(2) of the Ordinance.
- 2.132 On 24 September 2010, the draft Wan Chai OZP No. S/H5/26 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP incorporated amendments to impose building height restrictions for various zones, to rezone the “Commercial/Residential” (“C/R”) sites to “C”, “R(A)” or “Other Specified Uses” (“OU”) annotated “Mixed Use” zone, and to amend the zonings of various sites to reflect the planning intention for the sites or the as-built conditions.
- 2.143 Upon the expiry of the two-month exhibition period, a total of 106 representations were received. On 3 December 2010, the representations were published for 3 weeks for public comments. A total of 293 comments were received.
- 2.154 On 26 April 2011, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to propose amendments to the draft OZP

to partially meet 3 representations (No. R98 to R100) in respect of the sites at 8-10 and 12-18 Wing Fung Street and not to uphold the remaining representations. On 13 May 2011, the Board agreed that the proposed amendments, which include the rezoning of the site at 8-10 and 12-18 Wing Fung Street from “R(A)” to a sub-area of “C” with a building height restriction of 120 metres above Principal Datum (mPD) and a requirement that any redevelopment for commercial/office use be subject to the approval by the Board to ensure that there would be no adverse traffic impact, were suitable for publication for further representation under section 6(C)2 of the Ordinance. On 20 May 2011, the proposed amendments were published under section 6C(2) of the Ordinance for 3 weeks for further representations.

- 2.165 Upon the expiry of the 3-week publication period, 2 further representations were received. On 29 July 2011, after giving consideration to the further representations in accordance with section 6F of the Ordinance, the Board decided to amend the draft OZP by the proposed amendments as further varied during this meeting and such amendments shall form part of the draft Wan Chai OZP No. S/H5/26. The amendments include rezoning the subject site from “C(7)” to “C(6)” as shown on Plan No. R/S/H5/26 – A2 and amending the Notes of the “C” zone by including sub-areas (a) and (b) in the “C(6)” zone for the Three Pacific Place site and the subject site respectively as well as deleting the Remarks for “C(7)” zone. In accordance with section 6H of the Ordinance, the draft OZP shall thereafter be read as including the amendments.
- 2.176 On 25 July 2011, four Judicial Review (JR) applications were filed against the Board’s decisions not to meet their representations. Leaves for JR applications and an order of stay of the submission of the OZP to CE in C were granted by the Court.
- 2.187 On 3 August 2012, the draft Wan Chai OZP No. S/H5/27 incorporating the amendments mainly to rezone the sites at Lui Kee Education Service Centre at Queen’s Road East and Wan Chai Polyclinic at Kennedy Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group E)”, to amend the building height restrictions for the “G/IC” zones covering the Methodist International Church at Queen’s Road East, the Duke of Windsor Social Service Building at Hennessy Road and the Church of Christ in China, Wanchai Church at Spring Garden Lane as well as to rezone the area in Sau Wa Fong from “R(A)”, “Residential (Group C)” (“R(C)”), “G/IC” and “Open Space” (“O”) to area shown as ‘Road’, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month exhibition period, a total of 223 representations were received. On 26 October 2012, the representations were published for 3 weeks for public comments. A total of 2 comments were received. On 22 February 2013, the Board decided not to uphold the representations after giving consideration to the representations and comments.
- 2.198 The Board’s decisions on some representations were the subjects of JR applications. According to the Court’s rulings on the JR applications and the related appeals, the Board’s decisions made on 26 April 2011 in respect of those representations related to the JR applications had to be remitted to the Board for consideration. A review of the development restrictions on the draft Wan Chai OZP was therefore conducted.
- 2.2019 On 4 May 2018, the draft Wan Chai OZP No. S/H5/28 (the Plan), incorporating mainly amendments to the building height restrictions for the “C”, “C(4)”, sub-area (b) of “C(6)”, “OU” annotated “Mixed Use”, “R(A)”, “R(A)5” and “Residential (Group B)” (“R(B)”) sites, and deletion of the non-building area and building gap requirements for the “C(4)”, “OU” annotated “Historical Building Preserved for Hotel, Commercial, Community

and/or Cultural Uses”, “G/IC” and “R(A)” sites and stipulation/revision to the building height restrictions for the areas concerned, was exhibited for public inspection under section 7 of the Ordinance. *During the two-month exhibition period, a total of 75 representations were received. On 3 August 2018, the representations were published for three weeks for public comments and a total of 9 comments were received. After giving consideration to the representations and comments on 17 January 2019 and 15 February 2019, the Board decided not to propose any amendment to the draft OZP to meet the representations. Pursuant to the completion of all JR proceedings, on _____ 2021, the Board noted a review of the OZP and agreed to submit the OZP to CE in C for approval.*

- 2.20 *On _____ 2021, the CE in C, under section 9(2) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/29. On _____ 2021, the approved Wan Chai OZP No. S/H5/29 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustment as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Wan Chai area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is bounded by Gloucester Road to the north; Percival Street to the east; Leighton Road, Queen's Road East and Kennedy Road to the south; and Monmouth Path and Arsenal Street to the west. The boundaries of the Area are shown by a heavy broken line on the Plan. The area covered by the Plan is approximately 89.18 hectares.
- 5.2 The original Wan Chai shore-line was in the vicinity of Queen's Road East and Wan Chai Road. By 1920, reclamation had extended out to the present alignments of Johnston Road and Hennessy Road. Development on this reclamation took the form of 3 to 4 storeys tenement blocks on small sites fronting narrow streets with virtually no provision for open space and community facilities.
- 5.3 In the 1920s, further reclamation was carried out up to the line of Gloucester Road. Development on this reclamation followed a grid pattern with wider streets and most buildings were 3 to 5 storeys tenements. At that time, little provision was made for public open space and community facilities.
- 5.4 Wan Chai has now been developed into an area characterised by a mixture of commercial and residential developments. Along Queen's Road East, there is a trend towards more intensive commercial development. The area to the south of Johnston Road contains some new buildings amidst low-rise pre-war residential buildings, many of which are in a dilapidated state. Any meaningful improvement in that area will have to rely on more comprehensive urban renewal programmes.

6. POPULATION

Based on the 2016 Population By-Census, the population of the Area was estimated by the Planning Department as about 58,900. It is estimated that the planned population of the Area would be about 83,540.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Wan Chai OZP was undertaken in 2010 with a view to incorporating appropriate building height restrictions on the Plan for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, preserve views to the ridgeline and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.
- 7.2 The building height restrictions are to preserve the view to ridgelines and mountain backdrops from the vantage point at the Cultural Complex in Tsim Sha Tsui, West Kowloon Cultural District and Kai Tak Cruise Terminal Park, and the view to harbour

from the Peak and Stubbs Road Lookout Point. As Wan Chai North has already been developed as a Central Business District (CBD) extension with high-rise office buildings blocking the ridgeline of Wan Chai Gap when viewed from the Tsim Sha Tsui Cultural Complex and West Kowloon Cultural District, the stepped building height concept ascending from the harbour and gradually rising towards inland would not be achievable. Height bands which commensurate with the planning intention of the various land use zones as well as reflecting the majority of the existing buildings/committed developments are adopted.

- 7.3 To comply with the Court's rulings on the JR applications and related appeals on the draft OZP No. S/H5/26, a review of the development restrictions taking into account the implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was completed in April 2018. To provide flexibility for future redevelopment to comply with SBDG, a building height restriction of 135mPD is generally imposed for the "C" sites (except the sites bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road), "OU" annotated "Mixed Use" sites and the sub-area (b) of "C(6)" site; a building height restriction of 110mPD is imposed for the "C(4)" site as well as the residential sites generally located to the north and to the south of Queen's Road East. Building height restrictions of 120mPD, 140mPD and 150mPD are imposed for the residential sites in the southern part of the Area. Having regard to the open amenity area near the Cross Harbour Tunnel portal and the low-rise Government, institution or community (GIC) cluster in the Wan Chai Sports Ground area, a more stringent building height restriction of 110mPD is imposed on the commercial area bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road to minimise the impact on the view of the harbour from the Stubbs Road Lookout Point. There is no change to the building height restrictions of other sub-zones of "C", including Wu Chung House, Times Square, QRE Plaza, Hopewell Centre, and Three Pacific Place.
- 7.4 Specific building height restrictions for the "G/IC" and "OU" zones in terms of number of storeys or mPD, which mainly reflect the existing and planned building heights of development, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.
- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) was undertaken in 2010 (AVA 2010) to assess the existing wind environment and the likely impact of the building heights of the development sites within the Area on the pedestrian wind environment. The major prevailing annual wind comes from the east and northeast directions, and the prevailing summer wind mainly comes from the southerly quarters directions. For wind coming from the east over Victoria Harbour and Causeway Bay, the wind will flow along the major east-west roads such as Gloucester Road, Jaffe Road, Lockhart Road, Hennessy Road, Johnston Road, Queen's Road East and Kennedy Road. For wind coming from the north-east, it will penetrate into the Area through the Wan Chai Sports Ground and the greenery area immediately outside the Cross Harbour Tunnel and penetrate into the north-south streets between Gloucester Road and Hennessy Road. The prevailing southerly summer wind is channeled through the valley wind system along Wan Chai Gap Road and Wong Nai Chung Gap Road over the open fields and race course in Happy Valley through the Area. Also, some downhill air movement (katabatic wind) over the vegetated hill slopes is expected at the south-western boundary of the Area.
- 7.6 To facilitate better air ventilation in the Area, the AVA 2010 has recommended that the existing open space and the low-rise GIC developments in the Area should be maintained.

In particular, the low-rise character of the GIC cluster at Morrison Hill is maintained to facilitate the penetration of the prevailing southerly wind from Wong Nai Chung Gap Road over the open fields and race course in Happy Valley through the Area. Also, opportunities should be taken to widen the north-south aligned roads to improve the existing air paths as well as creating new air paths by aligning the north-south road junctions as far as practicable. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimise any possible adverse air ventilation impacts. These include greater permeability of podium, wider gap between buildings for better ventilation and minimising the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

- 7.7 An updated AVA was conducted in 2018 (AVA 2018) to assess the impact of relaxing the building height restrictions for the “C”, “C(4)”, sub-area (b) of “C(6)”, “OU” annotated “Mixed Use”, “R(A)”, “R(A)5” and “R(B)” sites, and review the non-building area, setback and building gap requirements on the OZP to provide flexibility for future redevelopments to comply with SBDG. It is recognised that the adoption of SBDG’s design measures within the Area in future would enhance building permeability, particularly around the low zone. However, relying on SBDG alone would not be sufficient to ensure good air ventilation at the district level as concerned building design measures are drawn up on the basis of and confined to individual development sites. The beneficial effect could be localised and may not have taken into account the need of a wider area. Hence, designation of non-building area and setback requirements at strategic level on the OZP to maintain major air paths or create inter-connected air paths of district importance is still considered necessary. As a result, the non-building area at the junction of Tak Yan Street and Oi Kwan Road to facilitate air flow between the northern and southern portions as well as the setback requirements along several narrow streets including Wing Fung Street, Anton Street, St. Francis Street, Gresson Street, the portion of Spring Garden Lane between Johnston Road and Queen’s Road East, Tai Yuen Street and Yen Wah Steps for penetration of south-southwest and southwest summer prevailing winds are considered essential and should be maintained. If non-building area and building gap designations are considered to benefit local air ventilation only, they can be deleted from the OZP, but alternative effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. could be adopted in the detailed design of development/redevelopment to achieve similar air ventilation purpose for the locality.
- 7.8 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows :
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;

- (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.
- 7.9 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Non-Building Area

- 7.10 A non-building area is designated at the north-eastern corner of the Lady Trench Training Centre site at 44 Oi Kwan Road to facilitate air penetration from Morrison Hill through Tak Yan Street to Tonnochy Road. As designation of non-building area is primarily for the purpose of above ground air ventilation, the non-building area requirement will not apply to underground developments. No above ground structure is allowed, except that landscape feature, boundary fence/boundary wall or minor structures that is designed to allow high air porosity may be allowed.

Setbacks

- 7.11 In addition, a minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street between St. Francis Yard and Queen's Road East, Gresson Street, the portion of Spring Garden Lane between Johnston Road and Queen's Road East, Tai Yuen Street, and 39 and 41 Kennedy Road as well as Wu Chung House fronting Yen Wah Steps, which are on the northern and southern sides of Queen's Road East is designated to facilitate the formation of air paths through these roads (Plans 1 to 3). Setback at the lots abutting these streets are required upon redevelopment. As designation of setback requirement is primarily for the purpose of above ground air ventilation, the setback requirements will not apply to underground developments.

8. LAND USE ZONINGS

8.1 Commercial ("C") - Total Area 20.47 hectares

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.1.2 The "C(1)" zone at Queen's Road East covers the existing Wu Chung House (subject to building height restriction of 140mPD). It is a commercial building incorporating Government offices on several floors, a post office at the ground and second floors. The development also comprises public open space of about

1,160m². The project was completed in April 1993 in accordance with a master layout plan (MLP). A minimum setback of 1m from the lot boundary fronting Yen Wah Steps shall be provided upon redevelopment to facilitate air ventilation in the area (see Plan 3).

- 8.1.3 The “C(2)” zone at Russell Street covers the existing Times Square (subject to building height restriction of 200mPD). The development comprises two commercial/office buildings and a public open space of 3,017m². The project was completed in May 1993 in accordance with a MLP.
- 8.1.4 The “C(3)” and “C(5)” zones at Queen’s Road East cover two existing commercial developments known as QRE Plaza (subject to building height restriction of 94mPD) and Hopewell Centre (subject to building height restriction of 220mPD) respectively. QRE Plaza was completed in November 2007 and Hopewell Centre was completed in March 1983. An elevated walkway (zoned “OU” annotated “Elevated Walkway”) connecting QRE Plaza and Hopewell Centre across Queen’s Road East has been provided as part of the QRE Plaza development. A landscaped area at Hopewell Centre of not less than 870m² shall be provided at street level and be kept open to the public at all times.
- 8.1.5 The “C(4)” zone at the Ex-Wan Chai Police Married Quarters site is intended for the development of the site for hotel, commercial, community and/or cultural uses, as an integrated project with the preservation and adaptive re-use of the Old Wan Chai Police Station. Future development at the site is restricted to a maximum building height of 110mPD and a maximum plot ratio of 12. Also, a grade-separated linkage with the Old Wan Chai Police Station site at basement level should be provided as far as practicable. In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should be considered in the detailed design of the future development at the site.
- 8.1.6 The “C(6)” zone covers an existing commercial development at 1 Queen’s Road East known as Three Pacific Place which was completed in February 2007 (designated as sub-area (a)) and two existing residential buildings at 8-10 and 12-18 Wing Fung Street (designated as sub-area(b)). Sub-area (b) is intended primarily to encourage the redevelopment of this area into commercial/office uses with appropriate planning control to ensure the traffic impact of the proposed development will be duly addressed. Sub-areas (a) and (b) are subject to a maximum building height of 180mPD and 135mPD respectively. A public open space of not less than 1,650m² at street level shall be provided within this zone. A minimum setback requirement of 1m from the lot boundary fronting Wing Fung Street shall be provided (see Plan 1).
- 8.1.7 Minor relaxation of the plot ratio/gross floor area and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 8.1.8 Under exceptional circumstances, for developments/redevelopments, minor relaxation of the setback requirements may be considered by the Board on application.

8.2 Residential (Group A) ("R(A)") - Total Area 13.59 hectares

- 8.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2.2 Areas zoned for this purpose are mainly located to the south of Queen's Road East and the area bounded by Queen's Road East, Wan Chai Road, Johnston Road and Hennessy Road. Many buildings are pre-war tenements in poor conditions but redevelopment has been taking place since the early 1960s. There is a trend towards more intensive commercial development mainly along Queen's Road East.
- 8.2.3 The "R(A)1" zone at Lun Fat Street covers an existing residential building known as Luen Lee Building. Development within this zone shall provide a piece of public open space of about 140m² at street level for public use.
- 8.2.4 The "R(A)2" zone at Amoy Street covers an existing residential building known as Po Ngai Garden. Development within this zone shall provide a piece of public open space of about 65m² at street level for public use.
- 8.2.5 The "R(A)3" zone at Li Chit Street covers an existing residential building known as Li Chit Garden. Development within this zone shall provide a gross floor area of not less than 1,365m² for GIC facilities and a piece of public open space of not less than 250m² at street level for public use.
- 8.2.6 The "R(A)4" zone at Star Street covers an existing residential building known as No. 1 Star Street. Development within this zone shall provide a gross floor area of not less than 1,403m² for GIC facilities.
- 8.2.7 The "R(A)5" zone at Oi Kwan Road covers an existing residential building known as Oi Kwan Court. Development within this zone shall provide a gross floor area of not less than 3,336m² for GIC facilities.
- 8.2.8 The "R(A)6" zone at Wan Chai Road covers an existing commercial building known as Connaught Commercial Building. The site is rezoned to "R(A)6" to encourage residential development. Development within this zone shall provide a gross floor area of not less than 384m² for GIC facilities.
- 8.2.9 A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen's Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen's Road East and Tai Yuen Street shall also be provided upon redevelopment to facilitate air ventilation in the areas (see Plans 1 to 3).
- 8.2.10 Minor relaxation of the minimum gross floor area provided for GIC facilities, and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

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

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

- 8.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.3.2 This zone includes areas immediately to the north of Kennedy Road. These areas are only served by Kennedy Road.
- 8.3.3 A minimum setback of 1m from the lot boundary at 39 and 41 Kennedy Road fronting Yen Wah Steps shall be provided upon redevelopment to facilitate air ventilation in the area (see Plan 3).
- 8.3.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 8.3.5 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.

8.4 Residential (Group C) ("R(C)") - Total Area 0.35 hectare

- 8.4.1 This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. The "R(C)" zone covers sites in the Sau Wa Fong area which is a large and well-preserved terraced area located to the south of Queen's Road East. It is an enclosed and tranquil residential area. The streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed development to the north along Queen's Road East. The generally low-rise character of the area also facilitates southerly downhill wind penetrating into Wan Chai.
- 8.4.2 The area is inaccessible by vehicular traffic and is connected to Queen's Road East via St. Francis Street and two stepped streets including Sik On Street and Ship Street. The Wan Chai MTR station could be accessed within about 10 minutes' walk. The only vehicular access to the area is via St. Francis Street which is a narrow one-way single lane access road. Cumulative effect of more intensive developments would aggravate the existing traffic problems.
- 8.4.3 Given the special local character of the area, development intensity is restricted to a maximum plot ratio of 5 and a maximum building height of 12 storeys or the plot ratio and height of the existing building, whichever is the greater.
- 8.4.4 The inaccessibility of fire engines to the sites in this area would pose a potential safety risk and inconvenience to the residents. Additional provision to enhance the fire fighting installations within the buildings will be required.

- 8.4.5 Notwithstanding the above, consideration may be given to minor relaxation of the above development restrictions and each proposal will be considered on its own merits.

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

- 8.5.1 This zone is intended primarily to encourage the redevelopment of this area for residential use on application to the Board. The zoning is to facilitate appropriate planning control over the development scale, design and layout of the development, taking into account of various environmental, traffic and other infrastructural constraints.
- 8.5.2 The Lui Kee Education Service Centre at Queen’s Road East and Wan Chai Polyclinic at Kennedy Road, forming a single lot, are zoned “R(E)”. Appropriate noise mitigation measures should be adopted to address the possible noise impacts from Kennedy Road and Queen’s Road East. Car parking spaces should not be provided in the future development to avoid additional traffic burden on the capacity of the existing road network in the area.

8.6 Government, Institution or Community (“G/IC”) - Total Area 10.52 hectares

- 8.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Within Wan Chai, there are a number of GIC buildings, such as those in the Morrison Hill Area, which include a number of schools, hospitals, a swimming pool, an indoor games centre and other community facilities.
- 8.6.2 In order to meet the demand for social welfare facilities in Wan Chai, a site adjacent to the Wan Chai Polyclinic has been developed for a multi-service complex by the Hong Kong Housing Society with an elderly centre, street sleepers’ shelter, public latrine and open space.
- 8.6.3 Hung Shing Temple at 129-131 Queen’s Road East, which is a Grade 1 historic building, is zoned “G/IC” to reflect the existing temple use.
- 8.6.4 A non-building area at the north-eastern corner of the Lady Trench Training Centre site at 44 Oi Kwan Road as shown on the Plan shall be provided upon redevelopment to facilitate air ventilation in the area. A minimum setback of 1m from the lot boundary at 22 Hennessy Road fronting Anton Street shall also be provided upon redevelopment to facilitate air ventilation in the area (see Plan 1).
- 8.6.5 A minimum setback of 2m from the lot boundary of the site at 77 Spring Garden Lane fronting Spring Garden Lane shall also be provided for visual relief upon redevelopment (See Plan 3).
- 8.6.6 In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should

be considered in the detailed design of future redevelopments at the Lockhart Road Municipal Services Building site and the Hennessy Road Government Primary School site.

8.6.7 ***The “G/IC” zone at 271 Queen’s Road East covers an existing church known as Methodist International Church. Development within this zone shall provide a A covered open space of not less than 360m² at street level with open-sided frontage along Queen’s Road East and Kennedy Road ~~shall be provided at 271 Queen’s Road East~~.*** The open space shall be accessible to the public. In addition, a minimum setback of 3m from the lot boundary of the site fronting Queen’s Road East shall also be provided to facilitate future road and footpath widening (See Plan 4).

8.6.8 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

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

8.7 Open Space (“O”) - Total Area 3.94 hectares

8.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The existing built-up area of Wan Chai is one of the most densely-populated parts on Hong Kong Island and there is a need for more district and local open space.

8.7.2 Open spaces are distributed throughout the Area to provide passive and active recreational facilities for the local residents. Open spaces in Wan Chai include the existing Southorn Playground, the children’s playground between Lockhart Road and Jaffe Road near Arsenal Street, Tak Yan Street Children’s Playground and Wing Ning Street Sitting-out Area. The Wan Chai Park is located at Queen’s Road East whereas Morrison Hill Road Playground is located at the junction of Queen’s Road East and Morrison Hill Road. Furthermore, in the residential area between Johnston Road and Queen’s Road East and at Stone Nullah Lane, several sites have been designated for development as open space. Meanwhile, in the planning area, the incorporation of open space for public use within comprehensive redevelopment sites has been encouraged.

8.7.3 A site at Sau Wa Fong (a stepped street area) has been reserved for open space purpose. The historical building at Sau Wa Fong (i.e. Nam Koo Terrace) may be preserved for public use such as museum and be integrated with the whole open space development. As such, further rezoning of the Nam Koo Terrace might be required once its future use is firmed up.

8.8 Other Specified Uses (“OU”) - Total Area 6.38 hectares

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

- 8.8.2 One site located to the south of Queen's Road East and east of Ship Street is zoned "OU" annotated "Comprehensive Redevelopment Area". This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. It aims to encourage environmental improvement within the area which is partly occupied by dilapidated pre-war buildings. It is anticipated that considerable amount of open space would be provided within this site upon redevelopment.
- 8.8.3 The old post office building at Queen's Road East which is a historic monument is zoned "OU" annotated "Historical Building preserved for Cultural and Community Uses" so as to reflect the planning intention to preserve this monument. This post office building is currently used as an Environmental Resources Centre under the management of the Environmental Protection Department.
- 8.8.4 The Old Wan Chai Police Station at 123 Gloucester Road is a Grade 2 historic building constructed in 1932. It is zoned "OU" annotated "Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses". The planning intention for this zone is primarily for preservation and adaptive re-use of the Old Wan Chai Police Station building for hotel, commercial, community and/or cultural uses. For hotel development, all uses which are ancillary and directly related to the hotel use such as ancillary shops and services, food and beverage facilities are always permitted. The following planning controls are applicable for this zone:
- (a) a maximum building height of 4 storeys which generally reflects the existing building height. Redevelopment of the Old Wan Chai Police Station is not allowed except minor addition, alteration and/or modification to the existing building. Any new development, major addition, alteration and/or modification to, or any demolition of part of the existing building, requires permission from the Board under section 16 of the Ordinance. Reference should be made to the Conservation Guidelines prepared by the Antiquities and Monuments Offices for any adaptive re-use of Old Wan Chai Police Station; and
 - (b) to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its own merits.
- 8.8.5 The Southorn Centre, Southorn Garden and the Southorn Stadium at Hennessy Road, O'Brien Road and Johnston Road are zoned "OU" annotated "Residential cum Commercial, Government Offices and Community Facilities" to reflect the existing residential, Government office and stadium with retail and community uses. A maximum domestic gross floor area of 26,038m² and a maximum non-domestic gross floor area of 49,283m², of which not less than 40,000m² for GIC facilities, shall be provided.
- 8.8.6 The land bounded by Johnston Road/Hennessy Road, Canal Road West, Leighton Road, Morrison Hill Road and Wan Chai Road is zoned "OU" annotated "Mixed Use" to reflect the existing mixed commercial/residential land uses. This zone is

intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed use building before its redevelopment/conversion. In general, for existing buildings, development controls on the uses within these buildings are similar to that of a building under the previous “C/R” zone (Schedule III). Separate schedules are provided for residential buildings or residential portion of a composite building (Schedule II), and non-residential buildings or non-residential portion of a composite building (Schedule I) upon development/redevelopment/conversion.

8.8.7 An “OU” annotated “Elevated Walkway” zone is designated on the Plan for the development of an elevated walkway between Hopewell Centre and QRE Plaza. Also, a site at Kennedy Road is zoned “OU” annotated “Petrol Filling Station” to reflect the existing use.

8.8.8 Minor relaxation of the building height and gross floor area restrictions may be considered by the Board on application. Each application will be considered on its own merits.

**9. LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREAS - Total Area 2.14 hectares**

- 9.1 The URA was established on 1 May 2001 to replace the Land Development Corporation (LDC) and to take over the on-going urban renewal projects from LDC.
- 9.2 The Wan Chai Road/Tai Yuen Street Scheme Area bounded by Cross Street to the north, Ruttonjee Hospital to the east, Queen’s Road East to the south and Tai Yuen Street to the west (including sections of Stone Nullah Lane and Wan Chai Road) has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. URA is redeveloping this area for commercial/residential uses with GIC facilities including a market, a public toilet and a day nursery.
- 9.3 The Lee Tung Street & McGregor Street Scheme Area generally bounded by Amoy Street, Queen’s Road East, Tai Yuen Street, Cross Street, Spring Garden Lane and Johnston Road (including Lee Tung Street and a portion of McGregor Street) has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities.
- 9.4 The Johnston Road Scheme Area generally bounded by Ship Street, Johnston Road, Tai Wong Street East and Queen’s Road East has been designated as “LDC Development Scheme Plan Area”. The land use zoning of this area is based on the approved LDC

Johnston Road DSP No. S/H5/LDC3/2. URA intends to redevelop this area for commercial/residential uses.

- 9.5 The Mallory Street/Burrows Street Scheme Area generally bounded by Mallory Street to the east and Burrows Street to the west has been designated as “URA Development Scheme Plan Area”. The land use zoning of this area is based on the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2. URA intends to redevelop part of this area for public open space and preserve some historical buildings within the area for cultural and commercial uses.
- 9.6 The Stone Nullah Lane/Hing Wan Street/King Sing Street Scheme Area generally bounded by Stone Nullah Lane to the west, Hing Wan Street to the south and King Sing Street to the north has been designated as “URA Development Scheme Plan Area”. The land use zoning of this area is based on the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2. URA intends to redevelop part of this area for public open space and preserve some heritage buildings within the area for commercial, cultural and community uses.

10. COMMUNICATIONS

10.1 Mass Transit Railway

The alignment of the MTR Island Line along the northern coast of Hong Kong Island is shown beneath Hennessy Road with a station at O’Brien Road.

10.2 Roads – Total Area 29.82 hectares

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

10.2.2 Canal Road is the major north-south thoroughfare through the Area connecting Cross Harbour Tunnel and Aberdeen Tunnel to the southern part of Hong Kong Island. The internal north-south movements within the Area are mainly serviced by Arsenal Street Flyover and Fleming Road Flyover.

11. UTILITY SERVICES

The Area is well served with piped fresh water and salt water supply, as well as drainage and sewage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements for utility services upon full development. New infrastructures have been provided for in the island reclamation, but no major utility installations are required for the reclamation, as additional demands will be absorbed by the existing facilities.

12. CULTURAL HERITAGE

The old Wan Chai Post Office near Wu Chung House at Queen’s Road East *and Yuk Hui Temple (also known as Pak Tai Temple)* ~~is a~~ are declared ~~monument~~ **monuments** within the Area. Hung Shing Temple, *and* Nam Koo Terrace, ~~Yuk Hui Temple (also known as Pak Tai Temple)~~ are

Grade 1 buildings and Old Wan Chai Police Station is a Grade 2 building and the Hong Kong Tuberculosis Chest and Heart Diseases Association Leo Lee Building, 6 Stewart Road, and 109 & 111 Lockhart Road are Grade 3 buildings. Prior consultation with the Antiquities and Monuments Office ~~of the Leisure and Cultural Services Department~~ should be made if any development or rezoning proposals might affect the above declared monument, historic buildings/structure and/or their immediate environs. In addition, the following graded historic buildings can also be found in Wan Chai:

- 72, 72A, 74 and 74A Stone Nullah Lane (Grade 1)
- 60A, 62, 64 and 66 Johnston Road (Grade 2)
- 1, 3, 5, 7, 9 and 11 Mallory Street (Grade 2)
- 6, 8, 10 and 12 Burrows Street (Grade 2)
- 18 Ship Street (Grade 2)
- **Former** Wan Chai Market (Grade 3)
- 2, 4, 6 and 8 Hing Wan Street (Grade 3)
- 186, 188 and 190 Queen's Road East (Grade 3)

13. IMPLEMENTATION

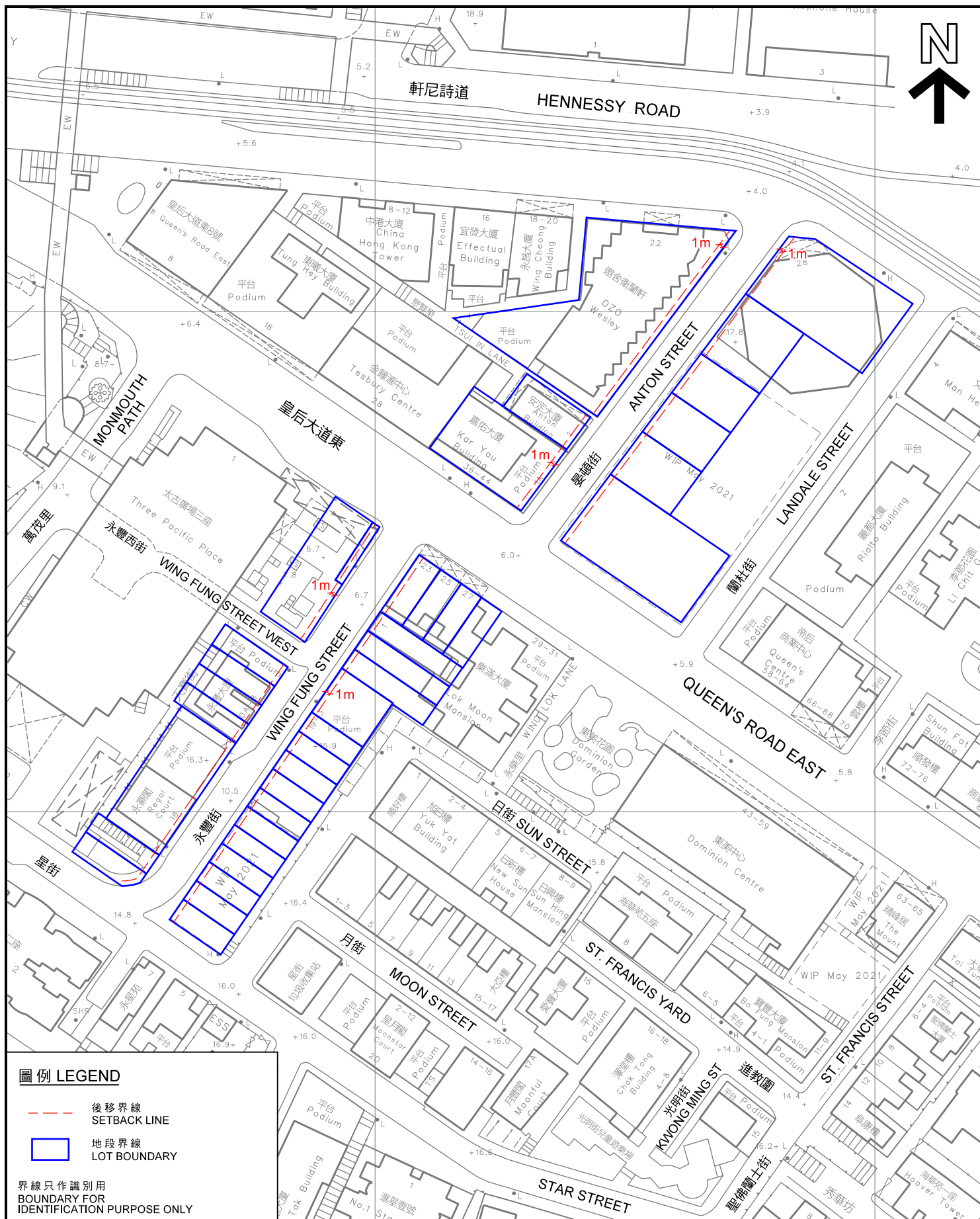
- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published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

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

Plans 1 to 4 -Setback Requirements

TOWN PLANNING BOARD

MAY 2018 _____ ***2021***



圖例 LEGEND

後移界線
SETBACK LINE

地段界線
LOT BOUNDARY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年8月16日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 16.8.2021
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求 SETBACK REQUIREMENT

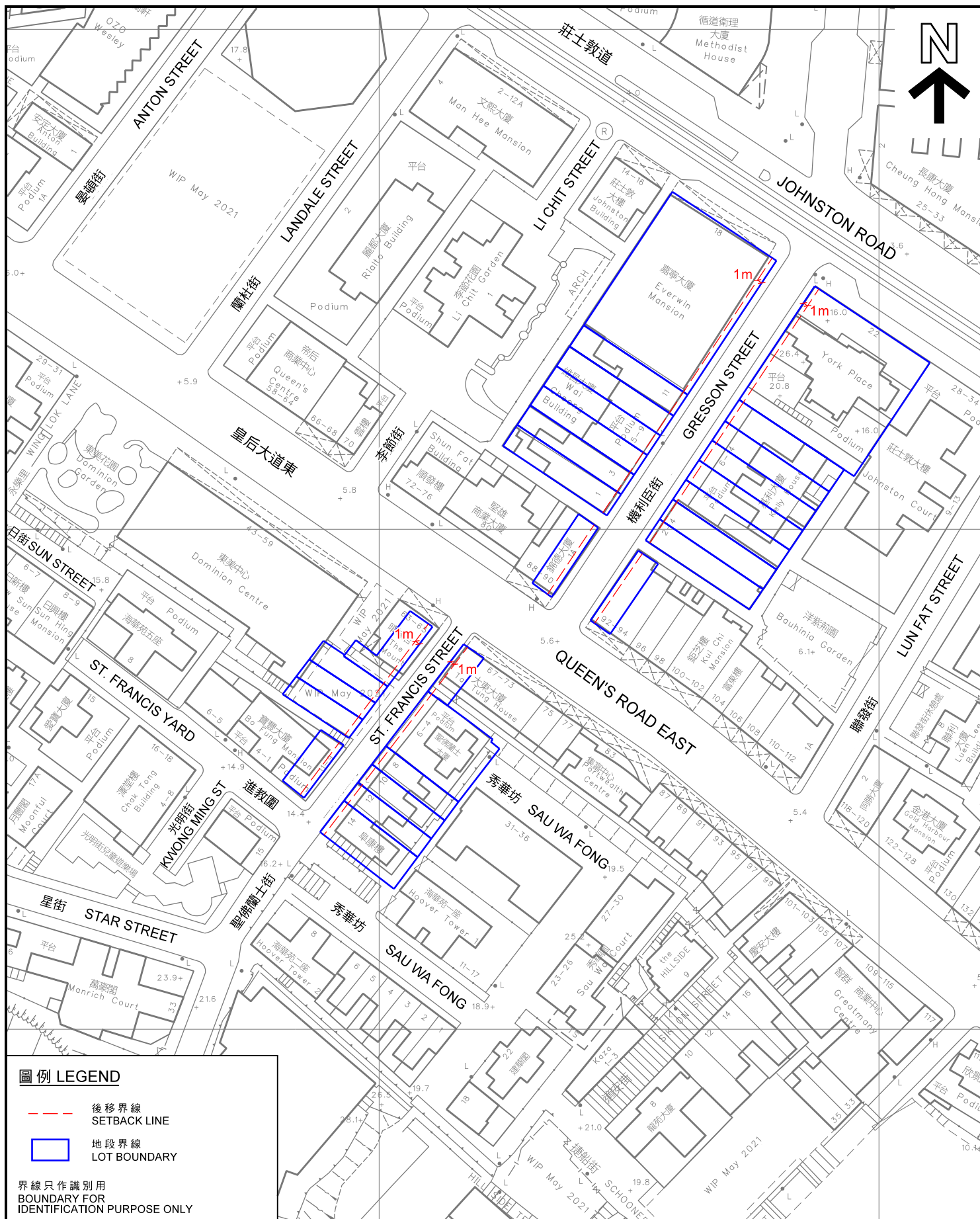
SCALE 1 : 1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/21/10

圖 PLAN
1



圖例 LEGEND

- 後移界線
SETBACK LINE
- 地段界線
LOT BOUNDARY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年8月16日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 16.8.2021
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求 SETBACK REQUIREMENT

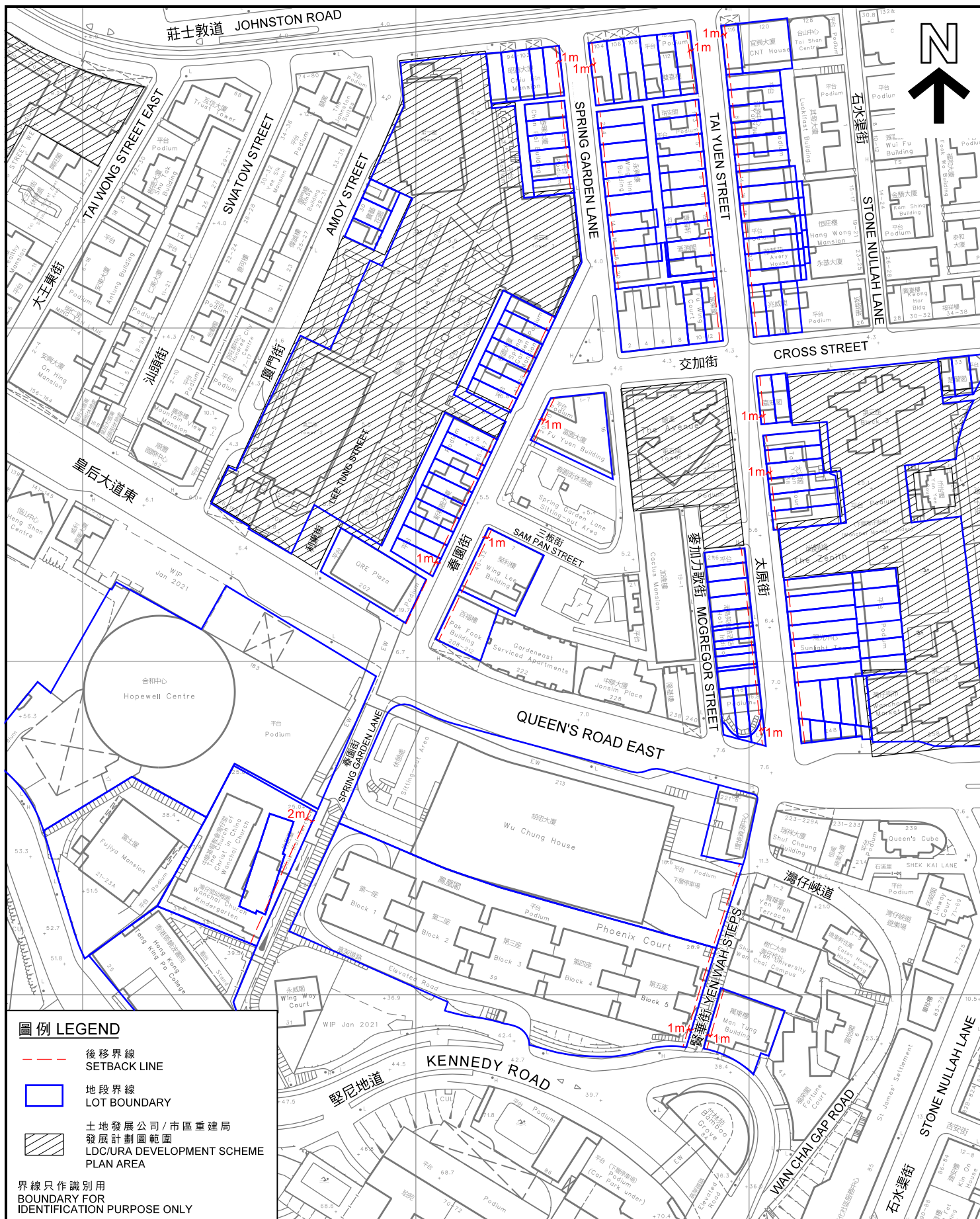
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METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/21/10

圖 PLAN
2



圖例 LEGEND

- 後移界線
SETBACK LINE
- 地段界線
LOT BOUNDARY
- 土地發展公司/市區重建局
發展計劃圖範圍
LDC/URA DEVELOPMENT SCHEME
PLAN AREA

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年8月16日擬備，
所根據的資料為測量圖編號
11-SW-14B及D

EXTRACT PLAN PREPARED ON 16.8.2021
BASED ON SURVEY SHEETS No.
11-SW-14B&D

後移要求 SETBACK REQUIREMENT

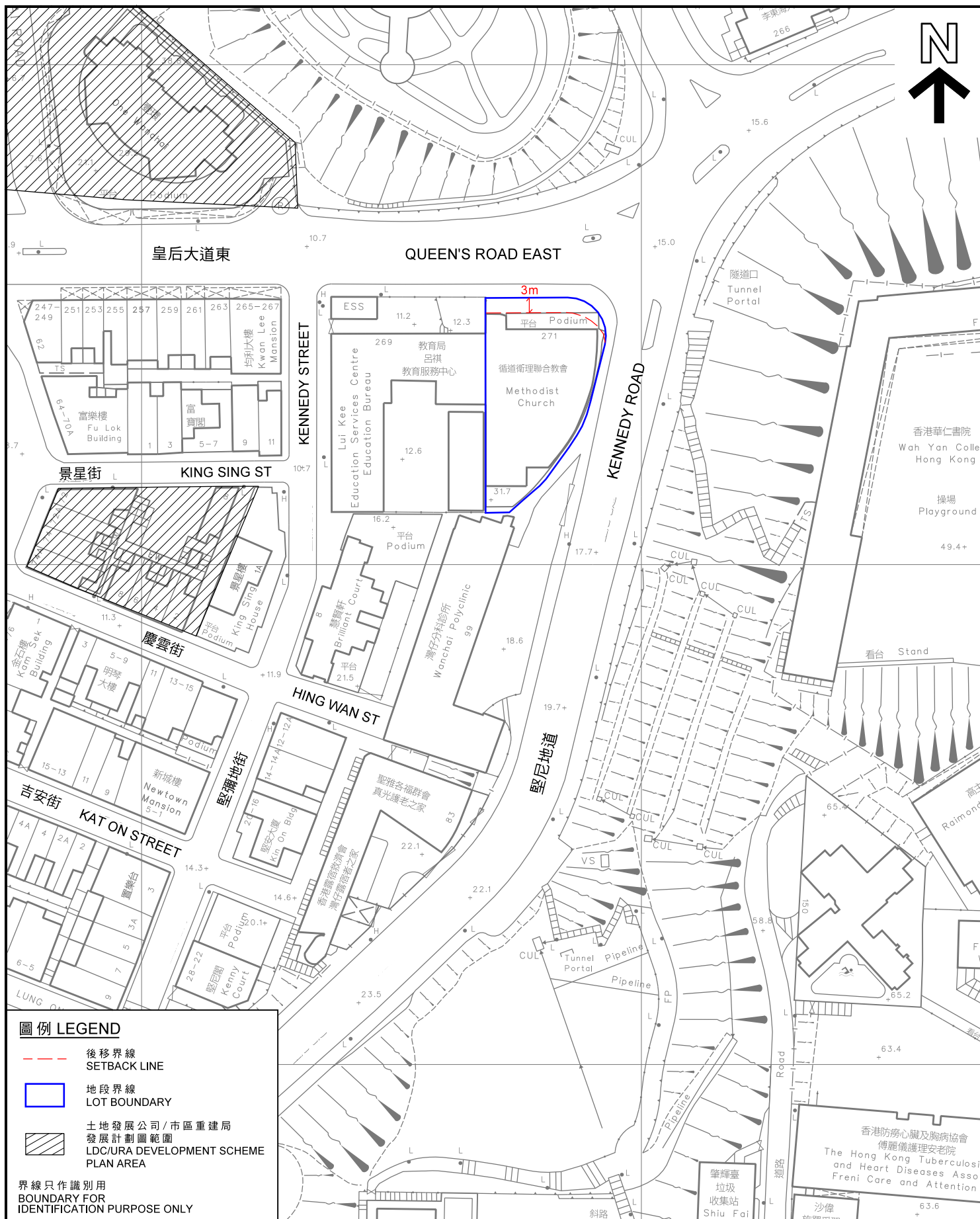
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METRES

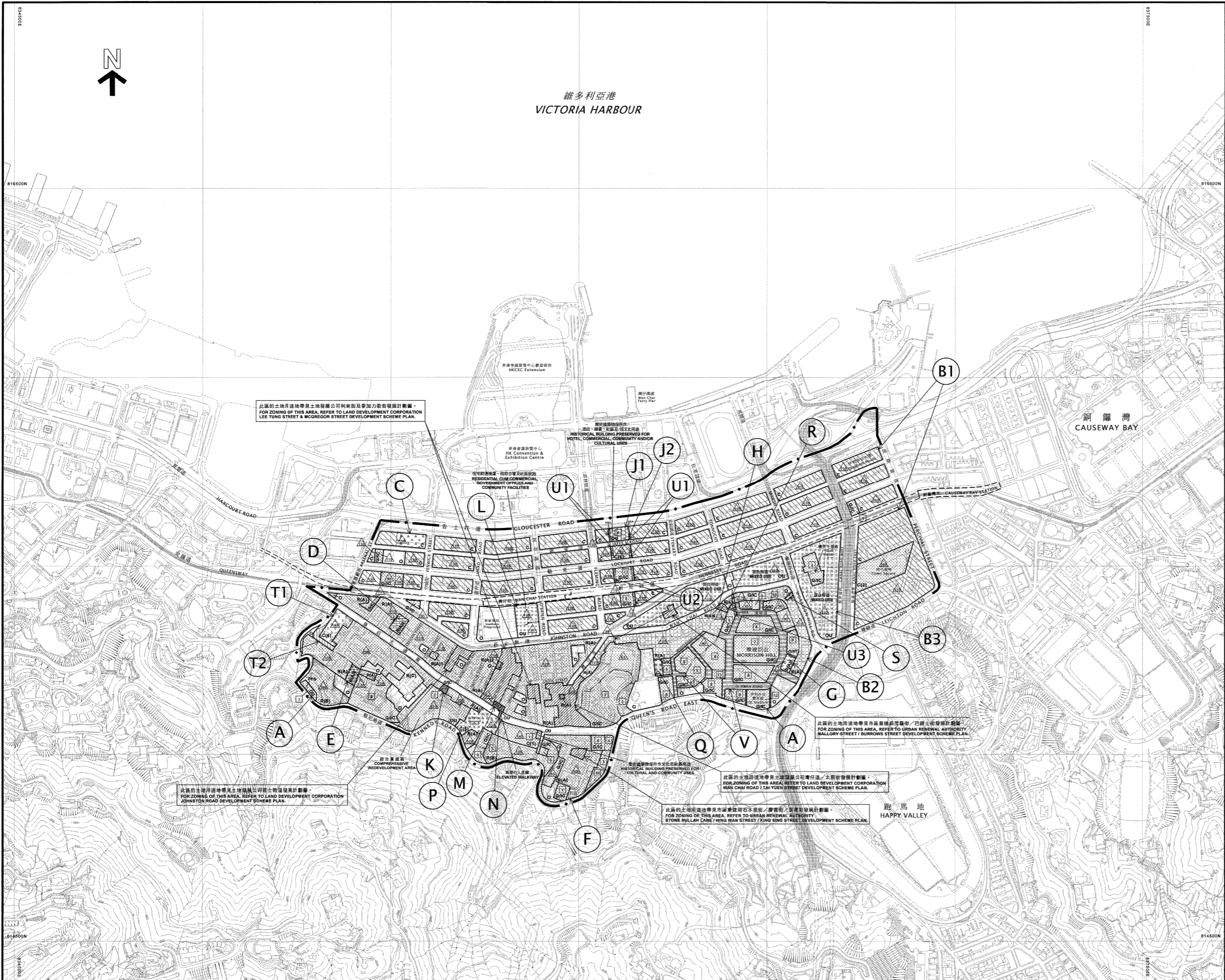
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/21/10

圖 PLAN
3





圖例 NOTATION		地帶
ZONES		
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)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	—+—+—+—	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	—+—+—+—	主要道路及路口
ELEVATED ROAD	—+—+—+—	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—+—+—+—	規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	—+—+—+—	土地發展公司／市區重建局 發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—+—+—+—	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	20.39	22.86	商業
RESIDENTIAL (GROUP A)	13.88	15.56	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.47	0.53	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.80	12.11	政府、機構或社區
OPEN SPACE	3.95	4.43	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.47	33.05	主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司／市區重建局 發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 5/25 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H5/25		
按照城市規劃條例第 5 條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		
修訂項目 A 項 AMENDMENT ITEM A	修訂項目 H 項 AMENDMENT ITEM H	修訂項目 R 項 AMENDMENT ITEM R
修訂項目 B 1 項 AMENDMENT ITEM B1	修訂項目 J 1 項 AMENDMENT ITEM J1	修訂項目 S 項 AMENDMENT ITEM S
修訂項目 C 2 項 AMENDMENT ITEM C2	修訂項目 J 2 項 AMENDMENT ITEM J2	修訂項目 T 1 項 AMENDMENT ITEM T1
修訂項目 B 3 項 AMENDMENT ITEM B3	修訂項目 K 項 AMENDMENT ITEM K	修訂項目 T 2 項 AMENDMENT ITEM T2
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 L 項 AMENDMENT ITEM L	修訂項目 U 1、U 3 項 AMENDMENT ITEMS U1, U3
修訂項目 D 項 AMENDMENT ITEM D	修訂項目 M 項 AMENDMENT ITEM M	修訂項目 U 2 項 AMENDMENT ITEM U2
修訂項目 E 項 AMENDMENT ITEM E	修訂項目 N 項 AMENDMENT ITEM N	修訂項目 V 項 AMENDMENT ITEM V
修訂項目 F 項 AMENDMENT ITEM F	修訂項目 P 項 AMENDMENT ITEM P	
修訂項目 G 項 AMENDMENT ITEM G	修訂項目 Q 項 AMENDMENT ITEM Q	

(參看附表)
(SEE ATTACHED SCHEDULE)

2010年9月24日 按照城市規劃條例第 5 條展示的
核准圖編號 S/H5/25 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/25 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
24 SEPTEMBER 2010

Ophelia Y. S. WONG 黃婉瑋
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的灣仔（港島規劃區第 5 區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 5 - WAN CHAI - OUTLINE ZONING PLAN

SCALE 比例尺
0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

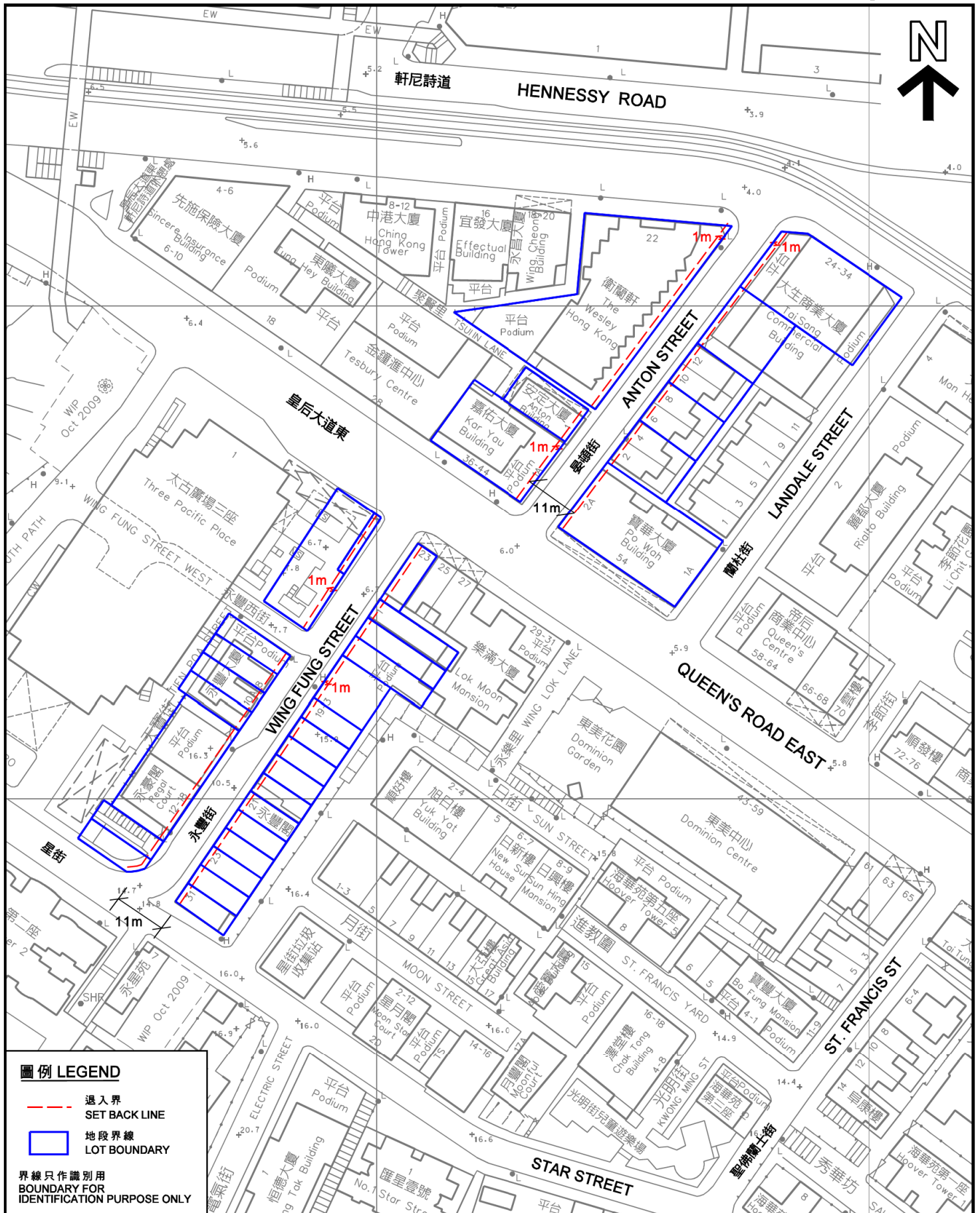
圖則編號
PLAN No. S/H5/26

**SCHEDULE OF AMENDMENTS TO
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/25
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Stipulation of building height restrictions for the “Commercial” (“C”), “Commercial(1)” (“C(1)”), “Commercial(2)” (“C(2)”), “Commercial(3)” (“C(3)”), “Commercial(4)” (“C(4)”), “Commercial(5)” (“C(5)”), “Commercial(6)” (“C(6)”), “Residential (Group A)” (“R(A)”), “Residential (Group A)1” (“R(A)1”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”), “Residential (Group A)6” (“R(A)6”), “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones.
- Item B1 – Rezoning of the “Commercial/Residential” (“C/R”) sites in the area to the north of Johnston Road/Hennessy Road and in the area to the east of Canal Road East to “C” and stipulating building height restrictions for the zone.
- Item B2 – Rezoning of the “C/R” sites in the area generally bounded by Wan Chai Road, Morrison Hill Road and Oi Kwan Road to “R(A)” and stipulating building height restriction for the zone.
- Item B3 – Rezoning of the “C/R” sites in the area bounded by Johnston Road/Hennessy Road, Canal Road West, Leighton Road, Morrison Hill Road and Wan Chai Road to “OU” annotated “Mixed Use” and stipulating building height restriction for the zone.
- Item C – Rezoning of a site occupied by Harcourt House and a portion of Mass Mutual Tower at Gloucester Road from “G/IC” to “C” and stipulating building height restriction for the zone.
- Item D – Rezoning of a site occupied by Li Chit Garden at 1 Li Chit Street from “G/IC” to “R(A)3” and stipulating building height restriction for the zone.
- Item E – Rezoning of a site occupied by No. 1 Star Street at 1 Star Street from “G/IC” to “R(A)4” and stipulating building height restriction for the zone.
- Item F – Rezoning of a site occupied by Hong Fook Building at 11-17 Kennedy Street from “G/IC” to “R(A)” and stipulating building height restriction for the zone.
- Item G – Rezoning of a site occupied by Oi Kwan Court at 28 Oi Kwan Road from “G/IC” to “R(A)5” and stipulating building height restriction for the zone.
- Item H – Rezoning of a site occupied by Connaught Commercial Building at 185 Wan Chai Road from “G/IC” to “R(A)6” and stipulating building height restriction for the zone.

- Item J1 – Rezoning of a site occupied by Wan Chai Police Station at 123 Gloucester Road from “G/IC” to “OU” annotated “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses” and stipulating building height restriction for the zone.
- Item J2 – Rezoning of a site occupied by Wan Chai Police Married Quarters at 219-227 Lockhart Road from “G/IC” to “C(4)” and stipulating building height restriction for the zone.
- Item K – Rezoning of a site occupied by Hung Shing Temple at 129-131 Queen’s Road East from “R(A)” to “G/IC” and stipulating building height restriction for the zone.
- Item L – Rezoning of a site occupied by Southorn Centre at 130 Hennessy Road, Southorn Garden at 2 O’Brien Road and Southorn Stadium at 111 Johnston Road from “G/IC” to “OU” annotated “Residential cum Commercial, Government Offices and Community Facilities” and stipulating building height restrictions for the zone.
- Item M – Rezoning of a site occupied by QRE Plaza at 202 Queen’s Road East from “Open Space” (“O”) to “C(3)” and stipulating building height restriction for the zone.
- Item N – Rezoning of a site occupied by the existing elevated walkway connecting QRE Plaza and Hopewell Centre at Queen’s Road East from an area shown as ‘Road’ to “OU” annotated “Elevated Walkway”.
- Item P – Rezoning of a site occupied by Hopewell Centre at 183 Queen’s Road East/17 Kennedy Road from “R(A)” to “C(5)” and stipulating building height restriction for the zone.
- Item Q – Rezoning of a portion of Wan Chai Park at Queen’s Road East from “G/IC” to “O”.
- Item R – Rezoning of Tak Yan Street Children’s Playground at Tak Yan Street from “G/IC” and “C/R” to “O”.
- Item S – Rezoning of Wing Ning Street Sitting-out Area at Wing Ning Street from “C/R” to “O”.
- Items T1 and T2 – Rezoning of a site occupied by Three Pacific Place at 1 Queen’s Road East from “R(A)” to “C(6)” and stipulating building height restriction for the zone and to rezone the adjoining Monmouth Path/Star Street from “R(A)” to an area shown as ‘Road’.
- Item U1 – Designation of non-building areas at the Wan Chai Police Station site and the Wan Chai Police Married Quarters site.
- Item U2 – Demarcation of strips of land within Lockhart Road Municipal Services Building, Hennessy Road Government Primary School, and 93-99 and 101 Wan Chai Road sites subject to maximum building height of 19mPD.
- Item U3 – Designation of a non-building area at the Lady Trench Training Centre site at Tak Yan Street/Oi Kwan Road.



擴闊行人路及道路的要求

FOOTPATH AND ROAD WIDENING REQUIREMENTS

本摘要圖於2010年9月15日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 15.9.2010
BASED ON SURVEY SHEET No.
11-SW-14B

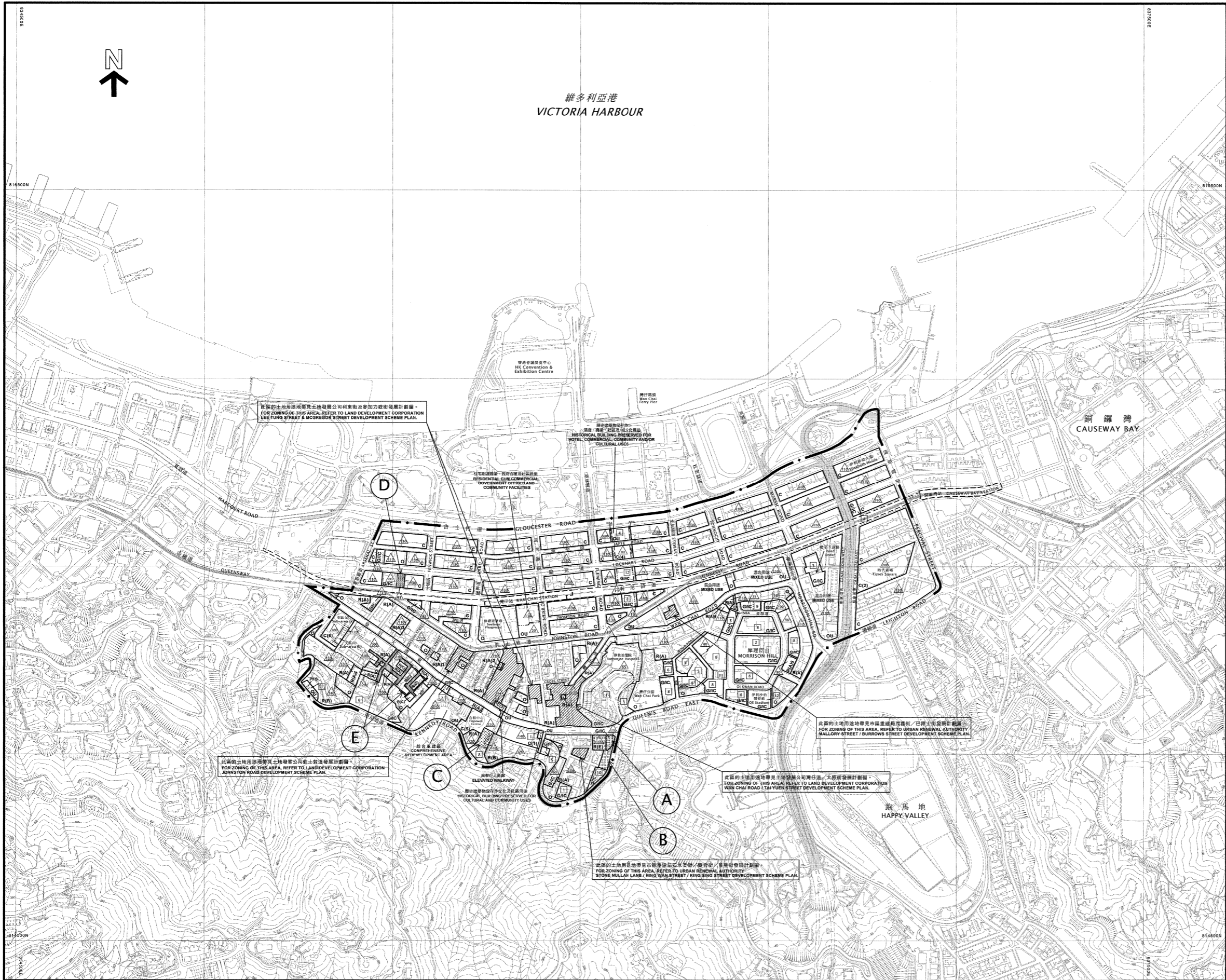
米 METRES 20
SCALE 0
比例尺 20
米 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/09/6

圖 PLAN
1



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

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司 / 市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主要平基準上之高度)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	20.47	22.95	商業
RESIDENTIAL (GROUP A)	13.59	15.24	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.35	0.39	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.27	0.30	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.52	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.82	33.44	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	88.18	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H 5/26 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/26

按照城市規劃條例第 7 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 D 項 AMENDMENT ITEM D
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 E 項 AMENDMENT ITEM E
修訂項目 C 項 AMENDMENT ITEM C	

(參看附表)
(SEE ATTACHED SCHEDULE)

2012年8月3日 按照城市規劃條例第 7 條展示的
草圖編號 S/H5/26 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/26 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
3 AUGUST 2012

Phyllis C. M. Li 李志苗
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的灣仔 (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



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/H5/27

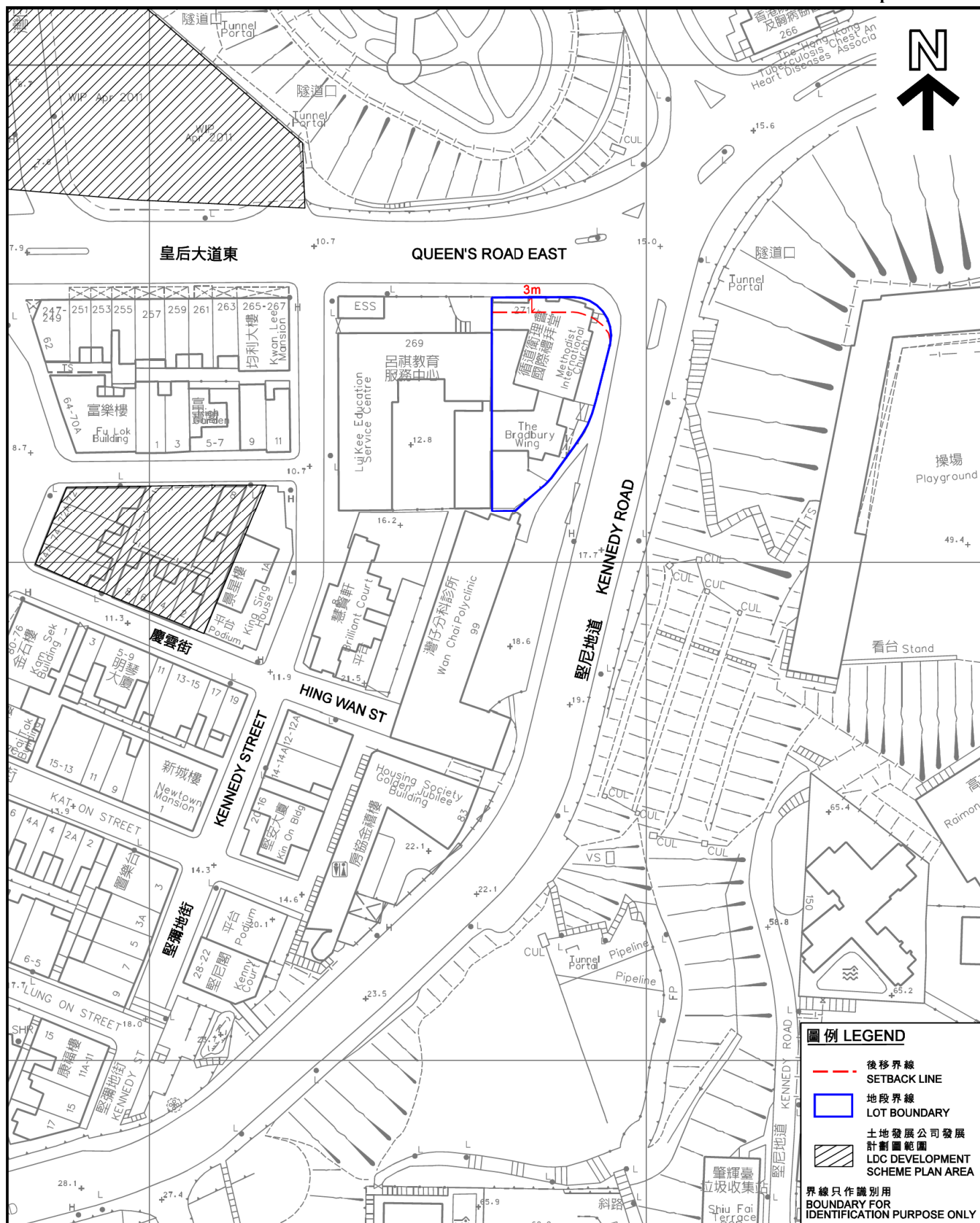
**SCHEDULE OF AMENDMENTS TO
THE DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision to the stipulated maximum building height (BH) for the “Government, Institution or Community” (“G/IC”) zone at 271 Queen’s Road East from 4 storeys to 110 metres above principal datum (mPD).
- Item B – Rezoning of the sites at 99 Kennedy Road and 269 Queen’s Road East from “G/IC” to “Residential (Group E)” (“R(E)”) and revision to the stipulated maximum BH from 3,4 and 8 storeys to 100mPD.
- Item C – Revision to the stipulated maximum BH for the “G/IC” zone at 77 Spring Garden Lane from 5 storeys to 110mPD.
- Item D – Revision to the stipulated maximum BH for the “G/IC” zone at 15 Hennessy Road from 50mPD to 93mPD.
- Item E – Rezoning of the terraces and the stepped streets including Sik On Street and Schooner Street in Sau Wa Fong area as well as St. Francis Street, St. Francis Yard and Kwong Ming Street from “Residential (Group A)”, “Residential (Group C)” (“R(C)”), “G/IC” and “Open Space” to area shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Revision to the planning intention in the Notes for the “R(C)” zone.
- (b) Replacement of the relaxation clause for plot ratio and BH restrictions in the Remarks of the Notes for the “R(C)” zone by a minor relaxation clause for such restrictions.
- (c) Incorporation of a set of Notes for the “R(E)” zone.
- (d) Incorporation of requirements for a covered open space and minimum setback for the site at 271 Queen’s Road East, as well as a requirement of minimum setback for the site at 77 Spring Garden Lane in the Remarks of the Notes for the “G/IC” zone.



本摘要圖於2012年6月29日擬備，
所根據的資料為測量圖編號
11-SW-14B/D 及 11-SW-15A/C
EXTRACT PLAN PREPARED ON 29.6.2012
BASED ON SURVEY SHEETS No.
11-SW-14B/D AND 11-SW-15A/C

後移要求
SETBACK REQUIREMENT

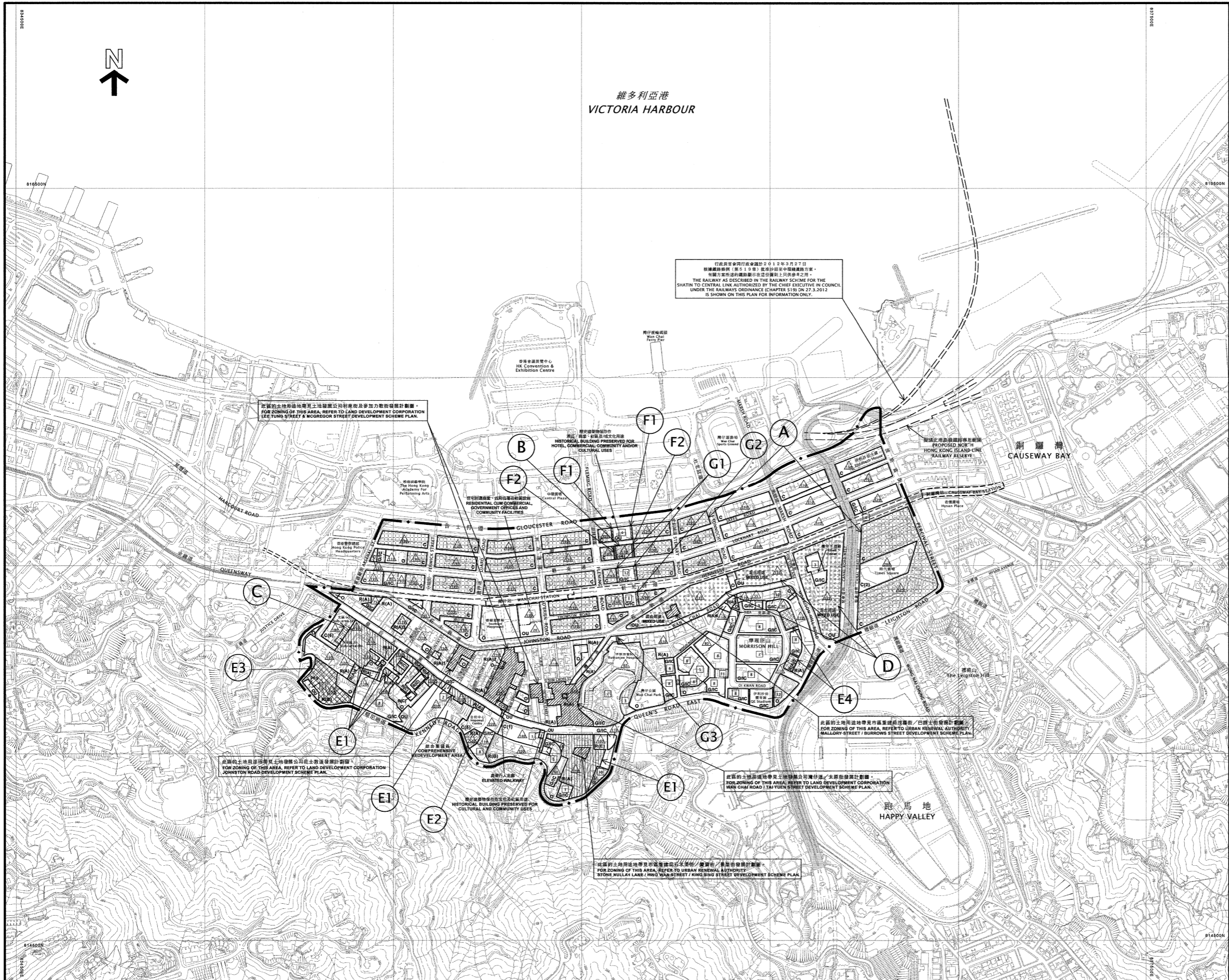
米 METRES 20
SCALE
0
比例尺
20
40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/09/6A

圖 PLAN
4



圖例 NOTATION		地帶
ZONES		
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司/市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	20.47	22.95	商業
RESIDENTIAL (GROUP A)	13.59	15.24	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.35	0.39	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.27	0.30	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.52	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.62	33.44	主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司/市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/H 5/27 的修訂 AMENDMENTS TO DRAFT PLAN No. S/H5/27	
按照城市規劃條例第7條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	
修訂項目 A 項 AMENDMENT ITEM A	修訂項目 E 4 項 AMENDMENT ITEM E4
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 F 1 項 AMENDMENT ITEM F1
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 F 2 項 AMENDMENT ITEM F2
修訂項目 D 項 AMENDMENT ITEM D	修訂項目 G 1 項 AMENDMENT ITEM G1
修訂項目 E 1 項 AMENDMENT ITEM E1	修訂項目 G 2 項 AMENDMENT ITEM G2
修訂項目 E 2 項 AMENDMENT ITEM E2	修訂項目 G 3 項 AMENDMENT ITEM G3
修訂項目 E 3 項 AMENDMENT ITEM E3	

(參看附表)
(SEE ATTACHED SCHEDULE)

2018年5月4日 按照城市規劃條例第7條展示的
草圖編號 S/H5/27 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/27 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
4 MAY 2018

Ms Jacinta K. C. Woo
SECRETARY
TOWN PLANNING BOARD

胡潔貞女士
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的灣仔（港島規劃區第5區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 5 - WAN CHAI - OUTLINE ZONING PLAN



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/H5/28

**SCHEDULE OF AMENDMENTS TO
THE DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision of the building height restriction for the “Commercial” (“C”) zones bounded by Johnston Road to the north and Tonnochy Road to the west, and the “C” zone bounded by Hennessy Road to the south and Percival Street to the west from 130mPD to 135mPD.
- Item B – Revision of the building height restriction for the “C(4)” zone at Jaffe Road/Lockhart Road from 80mPD to 110mPD.
- Item C – Revision of the building height restriction for the sub-area (b) of the “C(6)” zone at Wing Fung Street from 120mPD to 135mPD.
- Item D – Revision of the building height restriction for the “Other Specified Uses” annotated “Mixed Use” zones bounded by Wan Chai Road, Morrison Hill Road, Canal Road West and Hennessey Road from 110mPD to 135mPD.
- Item E1 – Revision of the building height restriction for the “Residential (Group A)” (“R(A)”) zone to the south of Queen’s Road East from 100mPD to 110mPD.
- Item E2 – Revision of the building height restriction for the “R(A)” zone at 21-23A Kennedy Road from 120mPD to 140mPD.
- Item E3 – Revision of the building height restriction for the “Residential (Group B)” zone at Monmouth Terrace from 140mPD to 150mPD.
- Item E4 – Revision of the building height restriction for the “R(A)” zone and “R(A)5” zone at Oi Kwan Road from 90mPD to 110mPD.
- Item F1 – Deletion of the non-building area requirement on the two sides of the “Other Specified Uses” annotated “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses” zone at Gloucester Road/Jaffe Road and stipulation of building height restriction of 4 storeys for the areas concerned.
- Item F2 – Deletion of the non-building area requirement on the two sides of the “C(4)” zone at Jaffe Road/Lockhart Road and stipulation of building height restriction of 110mPD for the areas concerned.
- Item G1 – Deletion of the building gap requirement on the two sides of the “Government, Institution or Community” (“G/IC”) zone of the Lockhart Road Municipal Services Building at 225 Hennessy Road and revision of the building height restriction from 19mPD to 12 storeys for the areas concerned.

- Item G2 – Deletion of the building gap requirement on the side of the “G/IC” zone of Hennessy Road Government Primary School at 169 Thomson Road and revision of the building height restriction from 19mPD to 8 storeys for the area concerned.
- Item G3 – Deletion of the building gap requirement to the “R(A)” zone at parts of sites at 93-99 and 101 Wan Chai Road and revision of the building height restriction from 19mPD to 110mPD for the area concerned.

II. Amendments to the Notes of the Plan

- (a) Revision to the minor relaxation clause in the Remarks of the Notes for the “C” zone to reflect the deletion of the non-building area requirement on the two sides of the “C(4)” zone.
- (b) Deletion of the Remarks of the Notes for “R(A)” zone requiring the provision of building gap to the parts of sites at 93-99 and 101 Wan Chai Road.
- (c) Deletion of the Remarks of the Notes for “G/IC” zone requiring the provision of building gaps of the Lockhart Road Municipal Services Building Site at 225 Hennessy Road and Hennessy Road Government Primary School Site at 169 Thomson Road.
- (d) Deletion of the Remarks of the Notes for “Other Specified Uses” annotated “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses” zone requiring the provision of non-building areas.
- (e) Revisions to the exemption clause on maximum gross floor area/maximum plot ratio in the Remarks of the Notes for the “Residential (Group C)” zone and “Residential (Group E)” zone to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

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- Item V — Rezoning of the existing Oi Kwan Road, Sung Tak Street, Sung Yin Lane, Salvation Army Street, Shiu Kin Lane, a portion of Wood Road, a portion of Wing Cheung Street, a portion of Yat Sin Street and a portion of Tak Yan Street from “G/IC” to areas shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of building height restrictions and a minor relaxation clause for such restrictions in the Remarks of the Notes of the “C”, “C(1)” to “C(6)”, “R(A)”, “R(A)1” to “R(A)6”, “R(B)”, “G/IC” and “OU” zones.
- (b) Deletion of the set of Notes for the “C/R” zone.
- (c) Incorporation of maximum plot ratio/gross floor area restrictions and a minor relaxation clause for the restrictions in the Remarks of the Notes for the “C(4)” and “OU” annotated “Residential cum Commercial, Government Offices and Community Facilities” zones.
- (d) Incorporation of minimum area/gross floor area restrictions for the provision of public open space and/or Government, institution or community (GIC) facilities, and a minor relaxation clause for the total gross floor area of GIC facilities in the Remarks of the Notes for the “C(6)” and “R(A)3” to “R(A)6” zones.
- (e) Incorporation of setback requirements for the “C(1)” zone fronting Yen Wah Steps, various sites within the “R(A)” zone fronting Anton Street, Wing Fung Street, Greeson Street, a section of St. Francis Street between Queen’s Road East and St. Francis Yard, a section of Spring Garden Lane between Johnston Road and Queen’s Road East and Tai Yuen Street, two sites within the “R(B)” zone fronting Yen Wah Steps, and a site within the “G/IC” zone fronting Anton Street, and a minor relaxation clause for such restrictions in the Remarks of the Notes for the respective zones.
- (f) Incorporation of minor relaxation clause for the non-building area restriction in the Remarks of the Notes for the “C(4)”, “G/IC” zones in respect of the Lockhart Road Municipal Services Building, Hennessy Road Government Primary School and Lady Trench Training Centre sites, “R(A)” in respect of the sites at 93-99 and 101 Wan Chai Road, and “OU” annotated “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses” zones.
- (g) Incorporation of a clause to disregard basement floors in determining number of storeys in the Remarks of the Notes for the relevant “G/IC” and “OU” zones.
- (h) Incorporation of separate Notes for the “OU” annotated “Mixed Use”, “Petrol Filling Station”, “Historical Building Preserved for Cultural and Community Uses”, “Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses”, “Residential cum Commercial, Government Offices and Community Facilities” and “Elevated Walkway” zones.

Provision of Major Community Facilities and Open Space in Wan Chai - S/H5/28

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	6.09	0.91	0.91	-5.18
Local Open Space	10 ha per 100,000 persons	6.09	4.71	5.29	-0.8
Secondary School	1 whole-day classroom for 40 persons aged 12-17	76.16	108	108	+31.84
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	69.27	102	102	+32.73
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	17.53	24	24	+6.47
District Police Station	1 per 200,000 to 500,000 persons	0.16	0	0	-0.16
Divisional Police Station	1 per 100,000 to 200,000 persons	0.39	0	0	-0.39
Hospital	5.5 beds per 1,000 persons	430.5	633	633	+202.5
Clinic/Health Centre	1 per 100,000 persons	0.78	2	2	+1.22
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.12	0	0	-0.12
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0.69	1	1	+0.31
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0.41	1	1	+0.59

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	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	N.A.	1	1	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [^] *	360	394	394	+34
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [^] *	445	131	131	-314
Library	1 district library for every 200,000 persons	0.39	1	1	+0.61
Sports Centre	1 per 50,000 to 65,000 persons	0.94	1	1	+0.06
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0.24	0	0	-0.24
Swimming Pool Complex – standard	1 complex per 287,000 persons	0.21	1	1	+0.79

Note: The planned population of Wan Chai is about 60,943. If including transient population, the overall figure is about 78,273.

[^] The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

* This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.