

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/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)	STATION	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	RAILWAY RESERVE	鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	135	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	20.47	22.95		商業
COMPREHENSIVE DEVELOPMENT AREA	0.24	0.27		綜合發展區
RESIDENTIAL (GROUP A)	15.37	17.23		住宅（甲類）
RESIDENTIAL (GROUP B)	1.70	1.91		住宅（乙類）
RESIDENTIAL (GROUP C)	0.32	0.36		住宅（丙類）
RESIDENTIAL (GROUP E)	0.27	0.30		住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	10.53	11.81		政府、機構或社區
OPEN SPACE	3.75	4.20		休憩用地
OTHER SPECIFIED USES	6.55	7.34		其他指定用途
MAJOR ROAD ETC.	29.98	33.63		主要道路等
TOTAL PLANNING SCHEME AREA	89.18	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
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 5/29 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/29

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 1 項 AMENDMENT ITEM A1	修訂項目 D 3 項 AMENDMENT ITEM D3	
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 D 4 項 AMENDMENT ITEM D4	
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 E 1 項 AMENDMENT ITEM E1	
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 E 2 項 AMENDMENT ITEM E2	
修訂項目 D 1 項 AMENDMENT ITEM D1	修訂項目 F 項 AMENDMENT ITEM F	
修訂項目 D 2 項 AMENDMENT ITEM D2		

（參看附表）
(SEE ATTACHED SCHEDULE)

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

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/H5/30

2022年6月17日 按照城市規劃條例第5條展示的
核准圖編號 S/H5/29 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H5/29 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
17 JUNE 2022

Mr C K YIP 葉子季
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

SCALE 1:5000 比例尺
* METRES 100 0 200 400 600 800 METRES *

SCHEDULE OF AMENDMENTS TO
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site at 1, 1A, 2 and 3 Hillside Terrace, 1-5 Schooner Street, 53 and 55 Ship Street and a strip of land near Ship Street from “Open Space” (“O”), “Residential (Group C)” (“R(C)”) and “Government, Institution or Community” (“G/IC”) to “Comprehensive Development Area” (“CDA”) with stipulation of building height restriction.
- Item A2 – Rezoning a strip of land adjacent to St. Francis' Canossian School from “O” to “G/IC” with stipulation of building height restriction.
- Item B – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Mallory Street/Burrows Street Development Scheme Plan (DSP) No. S/H5/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” with stipulation of building height restriction.
- Item C – Incorporation of the area covered by the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2 into the Plan and zoning the area as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” with stipulation of building height restriction.
- Item D1 – Incorporation of two sites covered by the approved Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the sites as “Residential (Group A)” (“R(A)”) with stipulation of building height restriction.
- Item D2 – Incorporation of a site covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the site as “R(A)7” with stipulation of building height restriction.
- Item D3 – Incorporation of four strips of land at the boundaries of Yan Yee Court which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the strips of land as “R(A)” with stipulation of building height restriction.
- Item D4 – Incorporation of a section of Wan Chai Road which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and shown the area as ‘Road’.

- Item E1 – Incorporation of two sites covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the sites as “R(A)8” with stipulation of building height restrictions.
- Item E2 – Incorporation of an area at Amoy Street which covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the area as “O”.
- Item F – Incorporation of the area covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the Plan and zoning the area as “R(A)” with stipulation of building height restriction.

Since the construction works of Mass Transit Railway Shatin to Central Link (now known as the East Rail Line cross-harbour extension) have been completed, opportunity is taken to delete the annotations indicating its authorization by the Chief Executive in Council under the Railways Ordinance (Chapter 519).

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “CDA” zone.
- (b) Incorporation of a new set of Notes for the “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” zone.
- (c) Incorporation of a new set of Notes for the “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” zone.
- (d) Revision to the User Schedule of the Notes for the “R(A)” zone by incorporation of ‘Government Refuse Collection Point (on land designated “R(A)7” and “R(A)8”)’ under Column 1.
- (e) Revision to the Remarks of the Notes for “R(A)” zone to incorporate new development restriction for “R(A)8” sub-zone.
- (f) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “G/IC” zones.
- (g) Deletion of ‘Market’ from Column 2 of the “Residential (Group B)”, “Residential (Group E)”, “OU” annotated “Comprehensive Redevelopment Area” zones.
- (h) Deletion of ‘Market’ from Column 1 of the “OU” annotated “Residential cum Commercial, Government Offices and Community Facilities” and Schedule I and Schedule III of “OU” annotated “Mixed Use” zones.

Town Planning Board

17 June 2022

List of Representers in respect of the
Draft Wan Chai Outline Zoning Plan No. S/H5/30

Representation No. TPB/R/S/H5/30	Name of Representers
R1	Roger Emmerton for Kennedy Road Protection Group
R2	Mary Mulvihill

List of Commenters in respect of the
Draft Wan Chai Outline Zoning Plan No. S/H5/30

Comment No. TPB/R/S/H5/30	Name of Commenters
C1	Yuba Company Limited
C2	Mary Mulvihill
C3	Melanie Moore
C4	John Douglas Moore
C5	Wilhelmina Evelyn Moore
C6	Genevieve James Moore

~~[The Chairman thanked Mr Stephen C.Y. Chan, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]~~

Hong Kong District

[Mr Mann M.H. Chow, District Planning Officer/Hong Kong (DPO/HK), and Ms Floria Y.T. Tsang, Senior Town Planner/Hong Kong (STP/HK), were invited to the meeting at this point.]

Agenda Item 6

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Wan Chai Outline Zoning Plan No. S/H5/29
(MPC Paper No. 5/22)

32. The Secretary reported that some of the amendment items involved the incorporation of two completed developments of the Urban Renewal Authority (URA) Development Scheme Plans (DSPs) into the Outline Zoning Plan (OZP). The following Members had declared interests on the item:

Mr Ivan M.K. Chung - being a non-executive director of the URA Board
(the Chairman) and a member of its Committee;
as the Director of
Planning

Mr Wilson Y. W. Fung - being a former director of the Board of the Urban
(the Vice-chairman) Renewal Fund;

- Mr Daniel K.S. Lau - being a member of the Hong Kong Housing Society currently having discussion with URA on housing development issues;
- Ms Lilian S.K. Law - being a former director of the Board of the Urban Renewal Fund, and her spouse serving an honorary post at Ruttonjee Hospital in Wan Chai;
- Mr Ricky W.Y. Yu - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which currently was a licensed user of a few URA's residential units in Sheung Wan;
- Mr Timothy K.W. Ma - being a member of Land, Rehousing & Compensation Committee of URA; and
- Mr Ben S.S. Lui - being a former employee of URA.

33. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting, and according to the procedure and practice adopted by the Town Planning Board, the proposed amendments to the OZP in relation to the URA sites were proposed by the Planning Department (PlanD) and the interests of those Members in relation to URA only needed to be recorded, and they could stay in the meeting. As the interest of Ms Lilian S.K. Law in relation to her spouse serving an honorary post was indirect, the Committee agreed that she could stay in the meeting.

34. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the proposed amendments to the OZP, the technical consideration, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1 and A2 – to rezone the Nam Koo Terrace Site (about 2,404m²) from “Open Space” (“O”), “Residential (Group C)” and

“Government, Institution or Community” (“G/IC”) zones to “Comprehensive Development Area” zone subject to a maximum plot ratio (PR) of 5, a maximum building height (BH) of 91mPD and provision of public open space (POS) of not less than 2,100m² for a proposed residential-cum-preservation development; and to rezone a strip of land (about 147m²) adjacent to the existing St. Francis' Canossian School from “O” to “G/IC” with a maximum BH of 8 storeys for rationalising the zoning boundaries;

- (b) Amendment Item B – to incorporate the completed development of URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2 into the OZP, and zone the site as “Other Specified Uses” (“OU”) annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses”, subject to a maximum BH of 28mPD and provision of POS of not less than 300m²;
- (c) Amendment Item C – to incorporate the completed development of URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2 into the OZP, and zone the site as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses”, subject to a maximum BH of 4 storeys and provision of POS of not less than 220m²;
- (d) Amendment Items D1 to D4 – to incorporate two residential cum commercial and/or Government, Institution or Community (GIC) developments under Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the OZP, and to zone the areas covering Block 1 of The Zenith and One Wanchai (with an existing day nursery, eating place and shop and services) as “Residential (Group A)” (“R(A)”), subject to a maximum BH of 157mPD; to zone the area covering Block 2 and 3 of The Zenith (with an existing market, Refuse Collection Point (RCP), public toilet, eating place and shop and services) as “Residential (Group A)7” (“R(A)7”), subject to a maximum BH of 157mPD; to zone the area partly covering an existing residential development, Yan Yee Court as “R(A)”, subject to a maximum BH of

110mPD; and to zone the area forming part of Wan Chai Road as ‘Road’ to reflect the as-built road alignment;

- (e) Amendment Items E1 and E2 – to incorporate the residential cum commercial and/or GIC development under LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the OZP, and to zone two linked sites covering Block 1, 2 and 3 of The Avenue (with an existing public toilet, POS, eating place and shop and services) and Block 5 of The Avenue (with an existing Residential Care Homes for the Elderly cum community support service centre, RCP, eating place and shop and services) as “Residential (Group A)8” (“R(A)8”), subject to a maximum BH of 161mPD and 105mPD respectively and provision of POS of not less than 2,665m²; and to zone the area covering the Amoy Street Sitting-out Area as “O” to reflect the existing as-built condition; and
- (f) Amendment Item F – to incorporate the residential cum commercial and/or GIC development under LDC Johnston Road DSP No. S/H5/LDC3/2 into the OZP, and to zone the site as “R(A)”, subject to a maximum BH of 160mPD.

35. As the presentation by PlanD’s representative had been completed, the Chairman invited questions and views from Members.

36. In response to a Member’s question regarding the provision of POS under Amendment Item A1, Mr Mann M.H. Chow, DPO/HK, clarified that a total of about 2,100m² of POS would be provided at the Nam Koo Terrace Site.

37. The Chairman remarked that the amendment items were to take forward an approved s.12A application (No. Y/H5/5) for proposed residential-cum-preservation project at Nam Koo Terrace Site and to incorporate the completed developments under LDC/URA DSPs into the OZP with suitable zonings. Members had no further question and considered that the proposed amendments to the OZP were acceptable.

38. After deliberation, the Committee decided to :

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

39. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

~~Agenda Item 7~~

Section 16 Application

[Open Meeting]

A/H7/182 Proposed Place of Recreation, Sports or Culture (E-Sports Complex) with Ancillary Eating Place and Shop and Services in “Other Specified Uses” annotated “Sports and Recreation Club” Zone, 88 Caroline Hill Road, Wong Nai Chung, Hong Kong (Inland Lot No. 9041 (Part))
(MPC Paper No. A/H7/182)

40. The Secretary reported that the application site was located in Wong Nai Chung. The following Members had declared interests on the item:

Mr Ivan M.K. Chung - co-owning with spouse a flat in Wong Nai
(the Chairman) Chung; and

**Provision of Major Government, Institution and Community Facilities and Open Space
in the Wan Chai Planning Area- S/H5/30**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	6.13ha	0.91ha	0.91ha	-5.22ha
Local Open Space	10 ha per 100,000 persons [#]	6.13ha	4.68ha	5.51ha	-0.62ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	1	1	1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A	1	1	N.A.
Library	1 district library for every 200,000 persons [#] (assessed on a district basis)	0	1	1	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	17 classrooms	28 classrooms	28 classrooms	11 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	69 classrooms	102 classrooms	102 classrooms	33 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	76 classrooms	108 classrooms	108 classrooms	32 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	432 beds	653 beds	653 beds	221 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	2	2	2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	245 places	119 places	119 places	-126 places* (A long-term target assessed on a wider spatial context by SWD*)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	0	1	1	1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	1	1	1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	1	1	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	360 places	226 places	226 places	-134 places* (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	445 beds	135 beds	135 beds	-310 beds* (A long-term target assessed on a wider spatial context by SWD*)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	26 places	286 places	286 places	260 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	118 places	0	0	-118 places* (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	186 places	0	0	-186 places* (A long-term target assessed on a wider spatial context by SWD*)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1

Note:

The planned population of Wan Chai Planning Area is about 78,690 (the planned population excluding transient is about 61,340).

Remark:

[#] The requirements exclude planned population of transients.

* The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

January 2023