

# **TOWN PLANNING BOARD**

**TPB Paper No. 10876**  
**For Consideration by the**  
**Town Planning Board on 20.1.2023**

**DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/30**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H5/30-R1 AND R2**  
**AND COMMENTS NO. TPB/R/S/H5/30-C1 TO C6**

**DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/30**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H5/30-R1 AND R2  
AND COMMENTS NO. TPB/R/S/H5/30-C1 TO C6**

<b>Subject of Representations (Amendment Items) (Plan H-1)</b>	<b>Representers</b>	<b>Commenters</b>
<p><b><u>Item A1:</u></b> 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 (BHR).</p> <p><b><u>Item A2:</u></b> Rezoning a strip of land adjacent to St. Francis' Canossian School from “O” to “G/IC” with stipulation of BHR.</p> <p><b><u>Item B:</u></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 BHR.</p> <p><b><u>Item C:</u></b> 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 BHR.</p>	<p><b>Total: 2</b></p> <p><b><u>Oppose Item A1</u></b></p> <p><b>R1:</b> Kennedy Road Protection Group</p> <p><b><u>Support Item E2 but Oppose Items A1, A2, F, and Provide Views on Items B, C, D1 to D4, E1 and General Views on the OZP</u></b></p> <p><b>R2:</b> Individual</p>	<p><b>Total: 6</b></p> <p><b><u>Support Item A1 and Provide Responses to R1 and R2</u></b></p> <p><b>C1:</b> Yuba Company Limited</p> <p><b><u>Provide Views related to Item A1</u></b></p> <p><b>C2 (also R2):</b> Individual</p> <p><b><u>Support R1 and R2 (4)</u></b></p> <p><b>C3 to C6:</b> Individuals</p>

Subject of Representations (Amendment Items) (Plan H-1)	Representers	Commenters
<p><b><u>Item D1:</u></b> 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 “R(A)” with stipulation of BHR.</p> <p><b><u>Item D2:</u></b> 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 BHR.</p> <p><b><u>Item D3:</u></b> Incorporation of four strips of land at the boundaries of Yan Yee Court which is 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 BHR.</p> <p><b><u>Item D4:</u></b> Incorporation of a section of Wan Chai Road which is 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’.</p> <p><b><u>Item E1:</u></b> Incorporation of two sites covered by the approved LDC Lee Tung Street &amp; McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the sites as “R(A)8” with stipulation of BHRs.</p> <p><b><u>Item E2:</u></b> Incorporation of an area at Amoy Street which covered by the approved LDC Lee Tung Street &amp; McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the area as “O”.</p>		

Subject of Representations (Amendment Items) (Plan H-1)	Representers	Commenters
<b>Item F:</b> 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 BHR.		

Notes: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_H5\\_30.html](https://www.info.gov.hk/tpb/en/plan_making/S_H5_30.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## 1. Introduction

- 1.1 On 17.6.2022, the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/30 (the draft OZP) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the draft OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, two representations were received. On 2.9.2022, the representations were published for three weeks for public comments. Upon expiry of the statutory publication period, six comments were received.
- 1.3 On 18.11.2022, the Board agreed to consider all the representations and comments collectively in one group.
- 1.4 This paper is to provide the Board with information for consideration of the representations and comments. The list of representers and commenters is at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. Background

*Items A1 and A2 – Taking Forward the Decision of the Metro Planning Committee of the Board (MPC) on the S.12A Application No. Y/H5/5 and Rationalising the Zoning Boundaries*

- 2.1 To take forward the decision of MPC on the s.12A application No. Y/H5/5, which was agreed on 13.12.2019, the Nam Koo Terrace Site (covering 1, 1A, 2 and 3 Hillside Terrace, 53 and 55 Ship Street, 1 – 5 Schooner Street and adjoining government land, Wan Chai) has been rezoned to “CDA” (Item A1) with stipulation of appropriate development restrictions and requirements on the OZP to facilitate a development which comprises residential and commercial uses, and in-situ

preservation of Nam Koo Terrace (**Plan H-2a**)<sup>1</sup>. According to the Notes of the OZP for the subject “CDA” zone, an applicant for permission for development on land designated “CDA” shall prepare a Master Layout Plan (MLP) for the approval of the Board.

- 2.2 To rationalise the alignment of the zoning boundaries, a strip of slope adjacent to the existing St. Francis' Canossian School has been rezoned to “G/IC” (Item A2) with appropriate development restriction on the OZP (**Plan H-2a**).

*Items B to F – Reflecting the Completed Developments on the OZP*

- 2.3 Six completed developments, including four residential cum commercial and/or Government, institution and community (GIC) developments, known as The Zenith, One Wanchai, The Avenue and J Residence currently under three LDC's DSPs, and two developments with open space and historic buildings preserved for cultural, commercial and/or community uses, known as M7 and the Blue House Cluster currently under URA's DSPs, have been rezoned to suitable zonings with appropriate development restrictions to reflect their as-built conditions (**Plans H-3a and H-4a**).

*Amendments to the Notes of the OZP (Annex II)*

- 2.4 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity is also taken to incorporate other technical amendments into the Notes of OZP for reflecting the latest revision of the Master Schedule of Notes to Statutory Plans.

*Amendments to the OZP*

- 2.5 On 20.5.2022, MPC agreed that the above amendments to the approved Wan Chai OZP No. S/H5/29 were suitable for exhibition under section 5 of the Ordinance. The MPC Paper No. 5/22 is available at the Board's website<sup>2</sup> and at the Secretariat for Members' inspection, while the extract of the minutes of the said MPC meeting is at **Annex IV**. Subsequently, the draft Wan Chai OZP was gazetted on 17.6.2022.

### **3. Local Consultation**

- 3.1 During the process of the s.12A application relating to Item A1, the application had been made available for public inspection in accordance with the provision of the Ordinance, and public comments received by the Board were considered by MPC together with the application on 13.12.2019.
- 3.2 During the exhibition period of the draft OZP, a paper was circulated to members of the Development, Planning & Transport Committee (DPTC) of the Wan Chai District Council (WCDC) in June 2022. WCDC members were invited to submit their

<sup>1</sup> A s.16 application (No. A/H5/418) for proposed comprehensive development in the site of Item A1 and Inland Lot (I.L.) 9048 (submitted by the same applicant of the s.12A application No. Y/H5/5) was received by the Board on 7.7.2022. As part of the application site (i.e. the land falls within Item A1) is subject to adverse representations, the subject application was deferred by MPC on 14.10.2022 pending the Chief Executive in Council's decision on the OZP and the relevant adverse representations.

<sup>2</sup> The MPC Paper No. 5/22 and its attachments are available at the Board's website at [https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/695\\_mpc\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/695_mpc_agenda.html).

comments on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation or comment from members of WCDC was received.

#### **4. The Representation Sites and their Surrounding Areas**

##### **4.1 The Representation Sites and their Surrounding Areas (Plans H-1 to H-5)** **Representation Site under Item A1**

- 4.1.1 Representation site under Item A1 (about 2,404m<sup>2</sup>) is zoned “CDA” for proposed residential-cum-preservation project (**Plans H-1 and H-2a to H-2e**). The site is situated on a sloping topography comprising a few building platforms ranging from 20mPD to 34mPD; and currently vacant with vegetation and partly occupied by two vacant buildings which are the Nam Koo Terrace (a Grade 1 historic building) and the former St. Luke’s College. To its east across Ship Street is a proposed hotel and commercial development (i.e. Hopewell Centre II) which is currently under construction. To its north and northwest is mainly occupied by a mixture of old and new, low to high-rise residential developments with some commercial uses on the lower floors. Several GIC uses and open space are located in the vicinity including St. Francis’ Canossian College and St. Francis’ Canossian School to its immediate southwest, Hung Shing Temple to its northeast, Ship Street Public Park (currently under construction) to its immediate northeast and Kwong Ming Street Children’s Playground to its further northwest.
- 4.1.2 According to the indicative scheme under the agreed s.12A application, the proposed development comprised a 21-storey residential building (90.25mPD) including 17-storey residential use above a 3-storey podium with one level of open space/covered landscape area at the podium roof level. The maximum plot ratio (PR) is 5 (excluding the gross floor area (GFA) of the historic building of Nam Koo Terrace). The Nam Koo Terrace Site was not accessible by any vehicular access and no internal transport facilities including carparking spaces and loading/unloading facilities were provided in the indicative scheme. The Nam Koo Terrace will be restored, preserved and maintained at no cost to the Government. A total of about 2,100m<sup>2</sup> of public open space (POS) (footprint of Nam Koo Terrace of 192m<sup>2</sup> is excluded) will also be provided. The indicative scheme of the proposed development are shown in **Drawings H-1 to H-5**.

##### **Representation Site under Item A2**

- 4.1.3 Representation site under Item A2 (about 147m<sup>2</sup>), a strip of slope adjacent to the existing St. Francis’ Canossian School, is zoned “G/IC” to rationalise the alignment of the zoning boundaries (**Plans H-1 and H-2a to H-2c**).

##### **Representation Sites under Items B, C, D1 to D4, E1 to E2 and F**

- 4.1.4 Items B, C, D1 to D4, E1 to E2 and F are related to incorporation of areas previously covered by five LDC/URA’s DSPs into the OZP to reflect the existing completed developments (**Plans H-1 and H-3a to H-4j**). They are rezoned to suitable zonings to reflect their as-built conditions with stipulation

of appropriate development restrictions. The sites include the following existing developments:

- (a) Representation site under Item B (about 780m<sup>2</sup>) (zoned "OU" annotated "Open Space and Historic Buildings Preserved for Cultural and Commercial Uses") is a revitalisation project known as M7;
- (b) Representation site under Item C (about 901m<sup>2</sup>) (zoned "OU" annotated "Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses") is a revitalisation project known as the Blue House Cluster (including the Blue House, the Yellow House and the Orange House);
- (c) Representation site under Item D1 (about 2,953m<sup>2</sup>) (zoned "R(A)") is two residential developments named The Zenith (Block 1) and One Wanchai, cum commercial and GIC uses;
- (d) Representation site under Item D2 (about 4,033m<sup>2</sup>) (zoned "R(A)7") is a residential development named The Zenith (Blocks 2 and 3), cum commercial and GIC uses;
- (e) Representation site under Item D3 (about 132m<sup>2</sup>) (zoned "R(A)") is part of a residential development named Yan Yee Court;
- (f) Representation site under Item D4 (about 1,599m<sup>2</sup>) (area shown as 'Road') covers part of the Wan Chai Road;
- (g) Representation site under Item E1 (about 8,615m<sup>2</sup>) (zoned "R(A)8") is a residential development named The Avenue, cum commercial and GIC uses;
- (h) Representation site under Item E2 (about 287m<sup>2</sup>) (zoned "O") is a sitting-out area named Amoy Street Sitting-out Area; and
- (i) Representation site under Item F (about 2,097m<sup>2</sup>) (zoned "R(A)") is a residential development named J Residence, cum commercial use.

4.1.5 The sites are located to the south of Hennessy Road which are predominantly residential developments with some commercial uses on the lower floors.

#### 4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The "CDA" zone under Item A1 is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses and in-situ preservation of the historic building of Nam Koo Terrace. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other

constraints.

- (b) The “G/IC” zone under Item A2 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.
- (c) The “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” zone under Item B is intended primarily to facilitate in-situ preservation and adaptive re-use of the historic buildings fronting Mallory Street for cultural and commercial uses, together with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.
- (d) The “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” zone under Item C is intended primarily to facilitate in-situ preservation of the historic buildings at 72, 72A, 74 and 74A Stone Nullah Lane and 2, 4, 6 and 8 Hing Wan Street for cultural, community and commercial uses, with the provision of outdoor open-air public space for recreational uses serving the need of the local residents as well as the general public.
- (e) The “R(A)”, “R(A)7”, and “R(A)8” zones under Items D1, D3 and F, Item D2 and Item E1 respectively are 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.
- (f) The “O” zone under Item E2 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.

## **5. The Representations**

### **5.1 Subject of Representations**

- 5.1.1 There are two representations. **R1** opposed Item A1 and **R2** opposed Items A1, A2 and F, supported Item E2 and provided views on Items B, C, D1 to D4 and E1 and general views on the OZP.
- 5.1.2 The major grounds of representations, and PlanD’s responses, in consultation with relevant government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 to 5.4 below.

### **5.2 Supportive Representation**

#### **5.2.1 Item E2**



Major Supportive Ground(s) / View(s)	Representation
Support Item E2 for incorporation of the area at Amoy Street previously covered by LDC's DSP to the OZP to reflect the as-built condition (i.e. the Amoy Street Sitting-out Area) on the grounds that the Amoy Street Sitting-out Area has been used by URA and should be returned to the public.	R2
<b>Responses</b>	
The supportive views above are noted.	

### 5.3 Adverse Representations

#### 5.3.1 Item A1

Major Ground(s) / Comment(s)	Representation(s)
<b>Accessibility</b>	
(1) The site of Item A1 is inaccessible as there is no vehicular access and no emergency vehicular access (EVA).	R1 and R2
(2) Pedestrian access to the site of Item A1 is hazardous and inconvenient. There is no barrier-free access to the site of Item A1.	R1 and R2
(3) No drop off/pick up facility for the proposed residential and commercial development.	R2
(4) Refuse collection activities will obstruct the limited passageways and generate traffic impacts to Queen's Road East.	R2
<b>Responses</b>	
<p>(a) In response to (1), (2) and (3):</p> <p>Item A is to take forward the decision of MPC on the agreed s.12A application to rezone the site from "O", "R(C)" and "G/IC" to "CDA". According to the Notes of the OZP for the subject "CDA" zone, an applicant for permission for development on land designated "CDA" shall prepare a MLP for the approval of the Board and information including provision of parking facilities, and a traffic impact assessment examining possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them should be included in the MLP. The applicant will further review the issues related to car parking, loading/unloading (L/UL) and EVA, and demonstrate the proposed pedestrian and traffic arrangement in the form of MLP for the consideration by the Board and all concerned government departments.</p> <p>In the s.12A application, the applicant stated that it would be difficult to provide any vehicular access including EVA due to the substantial level difference with Queen's Road East and Kennedy Road. Future residents or visitors will have to gain access through the pedestrian networks from Queen's Road East via Sik On Street/St. Francis Street and through the POS</p>	

in Ship Street. Commissioner for Transport (C for T) has no in-principle objection to the rezoning proposal including on the non-provision of internal transport facilities at the development. C for T also agreed that due to site constraints, the additional car parking and L/UL demands arising from this rezoning proposal can be served by the existing car parking spaces and L/UL facilities in the vicinity including Hopewell Centre, Wu Chung House, Lee Tung Avenue and Hopewell Centre II (currently under construction).

The applicant has proposed public lifts for pedestrian connection and barrier-free access from the Kennedy Road level to the Queen's Road East level, and proposed a footbridge over Ship Street connecting one of the public lifts to the Park of the Hopewell Centre II development at the s.12A application stage. The pedestrian circulation to the site of Item A1 is demonstrated in Plan H-5.

The proposed pedestrian and traffic arrangement, including the barrier free access and pedestrian passageway, proposed by the applicant at the stage of MLP submission have to fulfill relevant safety regulation/guidelines, including the Building (Planning) Regulations.

(b) In response to (4):

According to the agreed s.12A application, the caretakers of the proposed comprehensive development will collect garbage from the flats and shops and move the garbage to the refuse collection point in Star Street in late evening/ early morning by trolley, similar practice has been used for the residential developments in the surrounding areas (i.e. Sau Wa Fong and the Miu Kang Terrace in the site of Item A1 (which has been demolished)).

Major Ground(s) / Comment(s)	Representation(s)
<b><i>Heritage Conservation and Community Interest</i></b>	
(5) No guarantee has been provided by the applicant of the s.12A application that Nam Koo Terrace will be operated for non-profit making purpose to benefit the public. Hence, the rezoning does not protect the heritage nor community interest.	<b>R2</b>
<b>Responses</b>	
<p>(c) According to the planning intention of the subject "CDA" zone, the historic building, i.e. Nam Koo Terrace, shall be preserved in-situ. The modus operandi and detailed use(s) for Nam Koo Terrace will be further discussed and elaborated in the MLP for the Board's consideration. The applicant should illustrate in the MLP that the historic building will be preserved in-situ for adaptive reuse.</p> <p>The Commissioner for Heritage's Office, Development Bureau (CHO, DEVB) supports the applicant's intention to in-situ preserve Nam Koo Terrace which is privately owned and considers that the proposal would commensurate with the heritage value of Nam Koo Terrace. As Nam Koo Terrace is a Grade 1 historic building, the applicant would be required to</p>	

prepare a Conservation Management Plan to properly manage the change in Nam Koo Terrace during the conversion works, both physically and visually to the satisfaction of Antiquities and Monuments Office (AMO), DEVB.

Major Ground(s) / Comment(s)	Representation(s)
<b>POS Provision</b>	
(6) The POS is largely covered open space and access is by appointment.	R2
<b>Responses</b>	
<p>(d) According to the Notes of the OZP, a minimum of 2,100m<sup>2</sup> (footprint of Nam Koo Terrace of 192m<sup>2</sup> is excluded) of POS shall be provided within the "CDA" zone. As a s.16 application is required for the proposed development at the site of Item A1, the applicant will be required to demonstrate the POS provision in the MLP. Details in respect of the proposed POS including the opening hours, design and layout, and implementation programme will be provided and assessed in the MLP submission.</p> <p>Under the indicative proposal in the agreed s.12A application, the applicant proposed to provide a POS in private development, comprising an open-air open space of 1508m<sup>2</sup> (footprint of Nam Koo Terrace of 192m<sup>2</sup> is excluded) and 592m<sup>2</sup> covered landscape area. According to the applicant, it will be made available for public use at reasonable hours (0600 – 2300 daily). The 2,100m<sup>2</sup> POS to be provided will be accessible for public without appointment.</p>	

Major Ground(s) / Comment(s)	Representation(s)
<b>Environmental Issues</b>	
(7) Refuse collection activities will create odour and cause adverse impact on the environment.	R2
(8) Sunlight and ventilation of the "CDA" site will be blocked by the surrounding developments.	R2
(9) There would be complaints if domestic helpers gather at the open space during weekends as they like singing and playing music.	R2
<b>Responses</b>	
<p>(e) In response to (7):</p> <p>Responses in paragraph 5.3.1 (b) above are also relevant.</p>	
<p>(f) In response to (8):</p> <p>Air Ventilation Assessment (AVA) had been submitted in the agreed s.12A application to demonstrate the ventilation performance under the indicative scheme and had concluded that there will be slight improvements on the</p>	

ventilation performance at the immediate vicinity and overall pedestrian wind environment. If the applicant proposes an alternative scheme in the s.16 stage, a revised AVA should be submitted to demonstrate the air ventilation performance under the alternative scheme.

The proposed development will have to comply with the Building (Planning) Regulations 30 which requires every room used for habitation or a kitchen shall be provided with natural lighting and ventilation.

(g) In response to (9):

The use and management of the POS will be handled by concerned party in accordance with relevant guidelines and regulations.

Major Ground(s) / Comment(s)	Representation(s)
<b>Others</b>	
(10) The planning restrictions, including BHR of Sau Wa Fong, have been ignored.	R1 and R2
(11) The planning restrictions of the former "O" and "G/IC" zones have been ignored and evaded in the "CDA" zone.	R1
(12) Board members' concerns on the provision of open space and GIC facilities etc. during the deliberation of the s.12A application have not been addressed.	R2
<b>Responses</b>	
<p>(h) In response to (10) and (11):</p> <p>Item A1 is to take forward the MPC's decision on the agreed s.12A application. According to the Notes of the OZP for the subject "CDA" zone, the site of Item A1 is subject to a maximum PR of 5 and maximum BH of 91mPD. When considering the s.12A application, the Board had already considered the development intensity of the surrounding areas, including areas zoned "R(A)" and "R(C)" in the surrounding areas. The PR restriction of 5 (excluding GFA of the historic building of Nam Koo Terrace) for the "CDA" site is generally in line with the PR restriction of 5 of the "R(C)" zone in Sau Wa Fong. While the BHs of the existing buildings in Sau Wa Fong are ranging from 20mPD to 55mPD (with two buildings, i.e. Hoover Tower 1 and Hoover Tower 2 at about 90mPD), they are generally located at lower platforms. The proposed residential development with maximum BH of 91mPD, located at the upper platform of 34mPD, is considered not incompatible with the surrounding developments, in particular the adjacent St. Francis' Canossian College which has a BH of 90mPD. The Board considered the proposed PR and BHR for the "CDA" site are compatible with the surrounding of the site of Item A1.</p>	
(i) In response to (12):	

Responses in paragraph 5.3.1 (d) above are also relevant. The design, layout, provision of open space and provision of GIC facilities (if any) will be subject to Board's consideration during the MLP submission.
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### 5.3.2 Item A2

Major Ground(s) / Comment(s)	Representation(s)
<b><i>Land Use Zoning and Lands Matters</i></b>	
(1) There is lack of clarity on the ownership of the slope.	R2
(2) There is no reason to rezone the slope to "G/IC" and should remain as "O" zone if structure would not be built on the slope.	R2
<b>Responses</b>	
(a) This strip of land under Item A2 is within the private lot (I.L. 8102 and the Extension thereto) covering the St. Francis' Canossian School/College, and is not intended for open space use. It should be rezoned to reflect the land status and the existing use of this strip of land.	

### 5.3.3 Item F

Major Ground(s) / Comment(s) / Proposal(s)	Representation(s)
<b><i>Heritage Conservation and Community Interest</i></b>	
(1) The graded buildings (i.e. 60A, 62, 64 and 66 Johnston Road and 18 Ship Street) at the site of Item F should be zoned as "OU" annotated "Open Space and Historic Buildings Preserved for Cultural and Commercial Uses" with appropriate BHRs.	R2
<b>Responses</b>	
(a) Item F covers area where the J Residence situates, which is mainly for residential use. The graded buildings forming part of the redevelopment project, i.e. LDC's Johnston Road Redevelopment Project, have been integrated into the retail portion of the residential development. It is suitable to rezone the whole site under Item F to "R(A)" so as to reflect the existing use of the development.	
(b) Appropriate control has been stipulated under the lease conditions of the site under Item F to preserve the graded buildings. According to the lease of the concerned lot, alteration, interference or demolition of the existing graded buildings erected on or within the subject lot, as well as any works which may affect the graded buildings, require prior written approval of the Executive Secretary (Antiquities and Monuments) of AMO, DEVB. The Grantee shall also at his own expense to keep maintain and repair in good condition the graded buildings within the lot.	

#### 5.4 Representation Providing Views

5.4.1 The views or comments of **R2** are covered in the following paragraphs.

#### 5.4.2 **Items B, C, D1, D2 and D4**

Major Ground(s) / Comment(s)	Representation(s)
<p>(1) The incorporation of areas previously covered by LDC/URA's DSPs into the OZP to reflect the existing completed developments is housekeeping work of the Board.</p> <p>(2) Nothing can be done to the irreversible damage to the former Wan Chai Market.</p>	<b>R2</b>
<b>Responses</b>	
<p>(a) The views above are noted.</p> <p>(b) The former Wan Chai Market at the site of Item D1 is a Grade 3 historic building and the key representative elements of the Market, including the façade, the canopy and portion of the floor slab, have been preserved in-situ in the development.</p>	

#### 5.4.3 **Item D3**

Major Ground(s) / Comment(s)	Representation(s)
<p>(1) Questioned why the BHR stipulated under Item D3 for Yan Yee Court (110mPD) is lower than the BHR stipulated under Item D2 for the Zenith (157mPD).</p>	<b>R2</b>
<b>Responses</b>	
<p>(a) Item D3 covers an area within the existing lot boundary of Yan Yee Court, rather than The Zenith. The zoning and BHR should follow those of Yan Yee Court which is zoned "R(A)" and 110mPD respectively.</p>	

#### 5.4.4 **Item E1**

Major Ground(s) / Comment(s) / Proposal(s)	Representation(s)
<p>(1) There should be a condition added that if the site is redeveloped, the open space should be genuine and visible to the community.</p>	<b>R2</b>
<b>Responses</b>	
<p>(a) According to the Notes of the OZP, a POS of not less than 2,665m<sup>2</sup> shall be provided within the "R(A)8" zone. Thus, future redevelopment should comply with this statutory requirement.</p>	

#### 5.4.5 Others

Major Ground(s) / Comment(s) / Proposal(s)	Representation(s)
<p>(1) The Wesley should be rezoned to "Commercial" to reflect the existing use of the site.</p> <p>(2) The deficits in open space provision and community facilities in the Wan Chai Planning Area have not been addressed. The open space under construction at the Hopewell developments is fake.</p>	<p><b>R2</b></p> <p><b>R2</b></p>
<b>Responses</b>	
<p>(a) In response to (5):</p> <p>The Wesley site (i.e. 22 Hennessy Road) is not an amendment item to the OZP.</p>	
<p>(b) In response to (6):</p> <p>The existing and planned provision of major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and assessments of concerned bureau/departments, except for child care centre, some of the elderly and community care services facilities, and some rehabilitation facilities in the Wan Chai Planning Area (<b>Annex V</b>). However, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. The revised standards reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. Opportunities have been taken to provide appropriate social welfare facilities within the proposed redevelopment projects.</p> <p>Whilst there will be deficits on the provision of district (-5.22ha) and local (-0.62ha) open space in the Wan Chai Planning Area with the proposed amendments to the OZP, there is a surplus of district open space within the Wan Chai district (+21.7ha) and this could help to meet the shortfall in the Wan Chai Planning Area (<b>Annex V</b>). To help alleviate the inadequate provision within the Wan Chai Planning Area, opportunities for providing more open space would be seized when there are redevelopment projects in the Wan Chai Planning Area.</p> <p>The Hopewell Centre II (proposed hotel and commercial development) is approved under planning application No. A/H5/408 and is subject to various approval conditions, including the design and construction of a public park of not less than 2,030m<sup>2</sup> in area (which will be handed back to the Government and managed by the Leisure and Cultural Services Department); and the design and construction of a private park of not less than 3,930m<sup>2</sup> in area (which will be managed by the developer) within the proposed development which will be opened to the general public at reasonable hours.</p>	

In addition, according to the Notes of the OZP, a minimum of 2,100m<sup>2</sup> (footprint of Nam Koo Terrace of 192m<sup>2</sup> is excluded) of POS shall be provided within the “CDA” zone (Item A1).

## 6. Comments on Representations

- 6.1 Six comments on representations from Yuba Company Limited (C1<sup>3</sup>) and five individuals (C2<sup>4</sup> to C6) were received.
- 6.2 C1 supported Item A1 and provided responses to views raised by R1 and R2 covering various aspects including the practicality, compatibility and technical feasibility of the proposed residential-cum-preservation project in Item A1. The major grounds of the supportive comment are summarised in the table below:

Major Ground(s)	Comment
(1) Any scheme-specific comments submitted by R1 and R2 in relation to the submitted s.16 planning application No. A/H5/418 should not be considered at the representation stage.	C1
(2) The “CDA” zoning is suitable because of the unique site attributes and constraints, and is also fully in line with the objectives of the “CDA” zone as set out in the Town Planning Board Guidelines No. 17A for ‘Designation of “CDA” Zones and Monitoring the Progress of “CDA” Development’. The “CDA” zone will ensure full consideration of planning and technical matters at the s.16 stage including design integration, preservation of local character and avoidance of adverse visual, air ventilation and traffic impact.	
(3) Being the owner/developer of Hopewell Centre, Hopewell Centre II and other major sites in Wan Chai South, the Commenter C1 is in the unique position of being able to integrate the future development on “CDA” zone into the wide urban fabric, taking advantage of shared synergies.	
(4) The Government has no plan to resume the site of Item A1 for ‘open space’ use.	
(5) The former “O” zone (i) did not reflect the buildings rights; (ii) did not provide any incentive for private sector implementation of open space; and (iii) did not encourage uses that could support the long-term	

<sup>3</sup> Commenter C1 is the owner of the private lots under Item A1 and the applicant of the s.12A application No. Y/H5/5.

<sup>4</sup> Commenter C2 is also the representer R2.



<p>preservation of Nam Koo Terrace by the private sector.</p> <p>(6) Appointments will only be required to access the interior of Nam Koo Terrace whilst the gardens will be opened to the public at reasonable hours.</p> <p>(7) “G/IC” zone comprises only about 2% (about 55m<sup>2</sup>) of the total area of the site of Item A1. The affected area of “G/IC” zone cannot be alienated nor practically built upon, thus there is no impact to existing or planned G/IC as a result of the rezoning.</p> <p>(8) Hopewell has been actively improving the pedestrian environment and connectivity in the nearby neighbourhood, such as in the development of Hopewell Centre II and 153-167 Queen’s Road East. Despite there being a lack of vehicular access and EVA for the site in Item A1, it can be overcome with the proposed linkage improvements and specific fire engineering approach.</p> <p>(9) The entrance gate of Nam Koo Terrace will be preserved, although it will be slightly shifted to the northeastern side to match the landing at which the new staircase meets the level of Nam Koo Terrace.</p>	
<b>Responses</b>	
<b>C1’s responses to R1 and R2 and its supportive views are noted.</b>	

6.3 C2 reiterated her views as stated in paragraph 5.3 above, and the corresponding responses are relevant. C2 also provided comments and views on the historic value of Nam Koo Terrace. In response to the concerns on the granite masonry plinth and retaining walls of Nam Koo Terrace, they are neither within the grading boundary nor a new item pending grading assessment by the Antiquities Advisory Board. However, in view of their close proximity to and their association with the immediate ambience of Nam Koo Terrace, AMO advised that these elements could be included in the Conservation Management Plan for the conservation of Nam Koo Terrace.

6.4 C3 to C6 concurred with R1 to R2 in objecting Items A1, A2 and F on the grounds that the Board should consider the objections and views with regard to the destruction of the natural environment and POS, and the traffic issues that have not been resolved. The responses in paragraph 5.3 are relevant.

## 7. Departmental Consultation

7.1 The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) CHO, DEVB;
- (b) Executive Secretary (Antiquities and Monuments), DEVB;
- (c) District Lands Officer/Hong Kong East, Lands Department;
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (e) C for T;
- (f) DEP; and
- (g) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department.

7.2 The following B/Ds have been consulted and they have no major comment on the representations and comments:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department;
- (b) DFEH;
- (c) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (d) Chief Highway Engineer/Hong Kong, Highways Department;
- (e) Director of Leisure & Cultural Services;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Social Welfare;
- (i) Chief Town Planner/Urban Design and Landscape, PlanD;
- (j) Director of Fire Services;
- (k) Commissioner of Police; and
- (l) District Officer (Wan Chai), Home Affairs Department.

## 8. Planning Department's Views

8.1 The supportive view of **R2 (part)** and the views provided in **R2 (part)** are noted.

8.2 Based on the assessments in paragraph 5.3 above, PlanD does not support **R1** and **R2 (part)** and considers that the OZP should not be amended to meet the representations for the following reasons:

### Item A1

- (a) Relevant technical assessments in the agreed s.12A application confirmed that there is no insurmountable impacts in respect of development intensity, traffic, open space provision and heritage conservation, arising from the development. Rezoning the site from "O", "R(C)" and "G/IC" to "CDA" to facilitate appropriate planning control is considered appropriate (**R1** and **R2 (part)**).
- (b) A MLP together with technical assessments covering visual, landscape, noise, air and traffic impacts etc. shall be prepared by the applicant for permission for development on land designated "CDA" and will be scrutinised by all concerned government departments and the Board (**R1** and **R2 (part)**).

### Item A2

- (c) The rezoning of the strip of slope from "O" to "G/IC" is to reflect the existing use of the private lot covering St. Francis' Canossian School/College, which is

not intended for open space use (**R2(part)**).

Item F

- (d) The zoning of the site as “R(A)” is to reflect the existing residential development cum commercial use. Appropriate control has been imposed through lease to ensure that the graded buildings at the site will be properly maintained and repaired in good condition (**R2(part)**).

**9. Decision Sought**

- 9.1 The Board is invited to give consideration to the representations and comments, taking into consideration the points raised in the hearing session, and consider whether to propose/not to propose any amendment to the draft OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with the Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

**10. Attachments**

<b>Annex I</b>	Draft Wan Chai OZP No. S/H5/30 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Wan Chai OZP No. S/H5/29
<b>Annex III</b>	Lists of Representers and Commenters in respect of the Draft Wan Chai OZP No. S/H5/30
<b>Annex IV</b>	Extract of Minutes of MPC Meeting held on 20.5.2022
<b>Annex V</b>	Provision of Major GIC Facilities and Open Space in the Wan Chai Planning Area
<b>Drawings H-1 to H5</b>	Indicative Scheme of the Proposed Development Under Item A1
<b>Plan H-1</b>	Location Plan of Representation Sites
<b>Plan H-2a</b>	Site Plan of Representation Sites under Items A1 and A2
<b>Plan H-2b</b>	Aerial Photo of Representation Sites under Items A1 and A2
<b>Plan H-2c and 2e</b>	Site Photos of Representation Sites under Items A1 and A2
<b>Plan H-3a</b>	Site Plan of Representation Site under Item B
<b>Plan H-3b</b>	Aerial Photo of Representation Site under Item B
<b>Plan H-3c</b>	Site Photos of Representation Site under Item B
<b>Plan H-4a</b>	Site Plan of Representation Sites under Items C, D1 to D4, E1 to E2 and F
<b>Plan H-4b</b>	Aerial Photo of Representation Sites under Items C, D1 to D4, E1 to E2 and F

<b>Plan H-4c to 4j</b>	Site Photos of Representation Sites under Items C, D1 to D4, E1 to E2 and F
<b>Plan H-5</b>	Plan showing Pedestrian Circulation to Site of Item A1

**PLANNING DEPARTMENT  
JANUARY 2023**