

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

INTRODUCTION

At the meeting of the Executive Council on 2 May 2023, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/30A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. A S/H5/31 at **Annex A**.

AMENDMENTS TO THE WAN CHAI OZP NO. S/H5/29 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Wan Chai OZP No. S/H5/29 on 4 January 2022, the draft Wan Chai OZP No. S/H5/30 (the draft OZP) incorporating the amendments was exhibited on 17 June 2022 for public inspection under section 5 of the Ordinance. The amendments to the matters shown on the draft OZP include:

Taking forward the decision of the Metro Planning Committee (MPC) of the Board on the s.12A application No. Y/H5/5 for the residential-cum-preservation project at the Nam Koo Terrace (NKT) site (**Amendment Items A1 and A2**)

- (a) 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 a maximum plot ratio (PR) of 5, a maximum building height (BH) of 91metres above Principal Datum (mPD), a minimum of 2,100m² of public open space (POS) and in-situ preservation of the historic building of NKT (**Amendment Item A1**);
- (b) rezoning a strip of land adjacent to the NKT site and St. Francis' Canossian School from “O” to “G/IC” with stipulation of a maximum BH of 8 storeys to regularize the zoning boundary (**Amendment Item A2**);

Reflecting the Completed Developments of Urban Renewal Authority/Land Development Corporation Development Scheme Plans (**Amendment Items B to F**)

- (c) 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 draft OZP and zoning the area as “Other Specified

Uses” (“OU”) annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” with stipulation of a maximum BH of 28mPD and provision of POS of not less than 300m² (**Amendment Item B**);

- (d) 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 draft OZP and zoning the area as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” with stipulation of a maximum BH of 4 storeys and provision of POS of not less than 220m² (**Amendment Item C**);
- (e) incorporation of (i) two sites; (ii) a site; (iii) four strips of land at the boundaries of Yan Yee Court; and (iv) a section of Wan Chai Road covered by the approved Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the draft OZP and (i) zoning the two sites as “Residential (Group A)” (“R(A)”) with stipulation of a maximum BH of 157mPD (**Amendment Item D1**); (ii) zoning the site as “Residential (Group A)7” with stipulation of a maximum BH of 157mPD (**Amendment Item D2**); (iii) zoning the four strips of land at the boundaries of Yan Yee Court as “R(A)” with stipulation of a maximum BH of 110mPD (**Amendment Item D3**); and (iv) shown the area as ‘Road’ (**Amendment Item D4**) respectively;
- (f) incorporation of (i) two sites and (ii) an area at Amoy Street covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the draft OZP and (i) zoning the two sites as “Residential (Group A)8” with stipulation of maximum BHs of 105mPD and 161mPD and provision of POS of not less than 2,665m² (**Amendment Item E1**); and (ii) zoning the area at Amoy Street as “O” (**Amendment Item E2**) respectively; and
- (g) incorporation of the area covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the draft OZP and zoning the area as “R(A)” with stipulation of a maximum BH of 160mPD (**Amendment Item F**).

3. Corresponding amendments were also made to the Notes and Explanatory Statement of the draft OZP.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the public exhibition of the draft OZP and the representations, a total of **2** valid representations and **6** valid comments on the representations (comments) were received. The representations and comments were considered by the Town Planning Board (the Board) at its meeting on 20 January 2023.

Supportive Representation (1 (part))

Amendment Item E2

5. Representation (**R2**) submitted by an individual provided supporting

views for the incorporation of the Amoy Street Sitting-out Area into the draft OZP and zoning it as “O” on the grounds that the sitting-out area had been used by URA and should be returned to the public.

Adverse Representations (2 (part and whole))

6. The adverse representations (**R1 and R2**) were submitted by individuals. The major grounds are summarised below –

Amendment Item A1

Accessibility

- (a) the site was inaccessible as there was no vehicular access and no emergency vehicular access (EVA). There was no drop off/pick up facility for the proposed residential and commercial development;
- (b) pedestrian access to the site was hazardous and inconvenient. There was no barrier-free access to the site;
- (c) refuse collection activities would obstruct the limited passageways and the proposed development would generate traffic impacts to Queen’s Road East;

Heritage Conservation and Community Interest

- (d) no guarantee had been provided by the applicant of the s.12A application that NKT would be operated for non-profit making purpose to benefit the public. Hence, the rezoning did not protect the heritage nor community interest;
- (e) the foundation platform (plinth) of NKT should form part of the site for historical preservation;

Public Open Space Provision

- (f) the POS was largely covered open space and access was by appointment;

Environmental Issues

- (g) refuse collection activities would create odour and cause adverse impact on the environment;
- (h) sunlight and ventilation of the “CDA” site would be blocked by the surrounding developments;

Others

- (i) the planning restrictions, including BH restriction of Sau Wa Fong, had been ignored;
- (j) the planning restrictions of the former “O” and “G/IC” zones had been ignored and evaded in the “CDA” zone;
- (k) Board members’ concerns on the provision of open space and Government, institution and community (GIC) facilities, the need for improvement of air ventilation etc. during the deliberation of the s.12A application had not been addressed;

Amendment Item A2

Land Use Zoning and Lands Matters

- (l) there was a lack of clarity on the ownership of the slope. There was no reason to rezone the slope to “G/IC” which would not be for development and it should remain as “O” zone; and

Amendment Item F

Heritage Conservation and Community Interest

- (m) the graded buildings (i.e. 60A, 62, 64 and 66 Johnston Road and 18 Ship Street) at the site should be zoned as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” with appropriate BH restrictions.

Representation Providing Views (1 (part))

7. The views or comments of **R2** are summarised below –

Amendment Item D1

- (a) nothing could be done to the irreversible damage to the former Wan Chai Market;

Amendment Item D3

- (b) questioned why the BH restriction stipulated on the draft OZP for Yan Yee Court (110mPD) was lower than that stipulated under Amendment Item D2 for the Zenith (157mPD);

Amendment Item E1

- (c) there should be a condition added that if the site was redeveloped, the open space should be genuine and visible to the community; and

Others

- (d) the deficits in open space provision and community facilities in the Wan Chai planning area had not been addressed. The open space under construction at the Hopewell developments was fake.

Comments on Representations (6)

8. The six valid comments were submitted by Yuba Company Limited (**C1**)¹ and individuals (**C2 to C6**). **C2** is also **R2**. **C1** supported Amendment Item A1 and provided responses to the adverse representations submitted by **R1** and **R2** covering various aspects including the practicality, compatibility and technical feasibility of the proposed residential-cum-preservation project at the NKT site in Amendment Item A1. The major grounds of the supportive comments are summarised below-

- (a) any scheme-specific comments submitted by R1 and R2 in relation to the submitted s.16 planning application No. A/H5/418² should not be considered at the representation stage;
- (b) the “CDA” zoning was suitable for the site because of the unique site attributes and constraints, and was 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 would ensure full consideration of planning and technical matters at the s.16 application stage including design integration, preservation of local character and avoidance of adverse visual, air ventilation and traffic impacts;
- (c) being the owner/developer of Hopewell Centre, Hopewell Centre II and other major sites in Wan Chai South, C1 was in the unique position of being able to integrate the future development on “CDA” zone into the wider urban fabric, taking advantage of shared synergies;

¹ Commenter C1 is the owner of the private lots under Amendment Item A1 and the applicant of the s.12A application No. Y/H5/5 and the s.16 application No. A/H5/418.

² C1 submitted a Master Layout Plan (MLP) for the proposed residential-cum-preservation project at NKT in the form of s.16 application (application No. A/H5/418) under the “CDA” zoning, which was received by the Board on 7.7.2022. On 14.10.2022, MPC of the Board decided to defer making a decision on the application pending the CE in C’s decision on the draft OZP and the relevant representations in respect of the draft OZP.

- (d) the Government had no plan to resume the site of Amendment Item A1 for 'open space' use;
- (e) the former "O" zone (i) did not reflect the building 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 preservation of NKT by the private sector;
- (f) appointments would only be required to access the interior of NKT whilst the gardens would be opened to the public at reasonable hours;
- (g) the "G/IC" zone comprised only about 2% (about 55m²) of the total area of the site of Amendment Item A1. The affected area of "G/IC" zone could not be alienated nor practically built upon, thus there was no impact on the existing or planned GIC as a result of the rezoning;
- (h) Hopewell had 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 a lack of vehicular access and EVA for the site in Amendment Item A1, it could be overcome with the proposed linkage improvements and specific fire engineering approach; and
- (i) the entrance gate of NKT would be preserved, although it would be slightly shifted to the northeastern side to match with the landing at which the new staircase would meet the level of NKT.

9. **C2 to C6** opposed Amendment Items A1, A2 and F on grounds and views similar to the adverse representations. In addition, **C2** provided comments and views on the historic value of NKT and raised concerns over the exclusion of the granite masonry plinth and retaining walls of NKT in the grading assessment by the Antiquities Advisory Board.

The Board's Decision

10. After giving consideration to the representations and comments, the Board noted the supportive view and the views provided in **R2 (part)** and decided not to uphold R1 to R2 (part) and considered that the draft OZP should not be amended to meet the representations for the following reasons –

Amendment Item A1

- (a) relevant technical assessments in the agreed s.12A application confirmed that there was 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 was considered

appropriate **(R1 and R2 (part))**;

- (b) a MLP together with technical assessments covering visual, landscape, noise, air and traffic impacts etc. should be prepared by the applicant for permission for development on land designated “CDA” and would be scrutinised by all concerned Government departments and the Board **(R1 and R2 (part))**;

Amendment Item A2

- (c) the rezoning of the strip of slope from “O” to “G/IC” was to reflect the existing use of the private lot covering St. Francis’ Canossian School/College, which was not intended for open space use **(R2 (part))**; and

Amendment Item F

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

IMPLICATIONS OF THE PROPOSAL

11. The approval of the draft Wan Chai Outline Zoning Plan No. S/H5/30A itself has no civil service and gender implications. Amendment Items A2, B, C, D1 to D4, E1, E2 and F, which are mainly to reflect as-built developments and road alignment, do not have any specific implication. The economic, financial, environmental, sustainability and family implications in respect of Amendment Item A1 for the proposed residential-cum-preservation development at the Nam Koo Terrace site (the development) are set out below.

12. On economic implications, the development will increase the provision of private housing units, thereby helping to meet the overall private housing demand in Hong Kong. The development will enable more efficient use of land resources in the urban area.

13. On financial implications, the site is a private lot and the construction cost of the development will be fully borne by the developer. Lease modification or land exchange procedure will be required and the overall land revenue implication will depend on the market conditions at the time of lease modification/land exchange and is yet to be determined at this stage.

14. On environmental implications, no insurmountable environmental impact associated with the development is anticipated with the implementation of appropriate mitigation measures. The development is required to be planned, designed, constructed and implemented in accordance with relevant

environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

15. As far as sustainability implications are concerned, the development could facilitate better utilization of land resources to meet the housing and social needs. The proposed development may generate potential environmental impacts on the local area, suitable mitigation measures would be adopted to alleviate any such possible impacts.

16. On family implications, Amendment Item A1 will have positive family implications as the development will increase the supply of housing units, provide more housing options to potential buyers/tenants and facilitate family formation. Also, the development will provide public open space, which may improve the living environment and provide stable living conditions for families. Furthermore, the new employment opportunities arising from the commercial floor space at the development will help improve the financial abilities of some families.

PUBLIC CONSULTATION

17. During the exhibition period of the draft OZP, a paper was circulated to members of the Development, Planning & Transport Committee of the Wan Chai District Council (WCDC) in June 2022. WCDC members were invited to submit their 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.

PUBLICITY

18. The approved Wan Chai OZP No. S/H5/31 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

19. The approved Wan Chai OZP No. S/H5/31 is at **Annex A** for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. An Explanatory Statement in respect of the approved Wan Chai OZP No. S/H5/31 is at **Enclosure II to Annex A**.

A

A-I
A-II

ENQUIRY

20. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

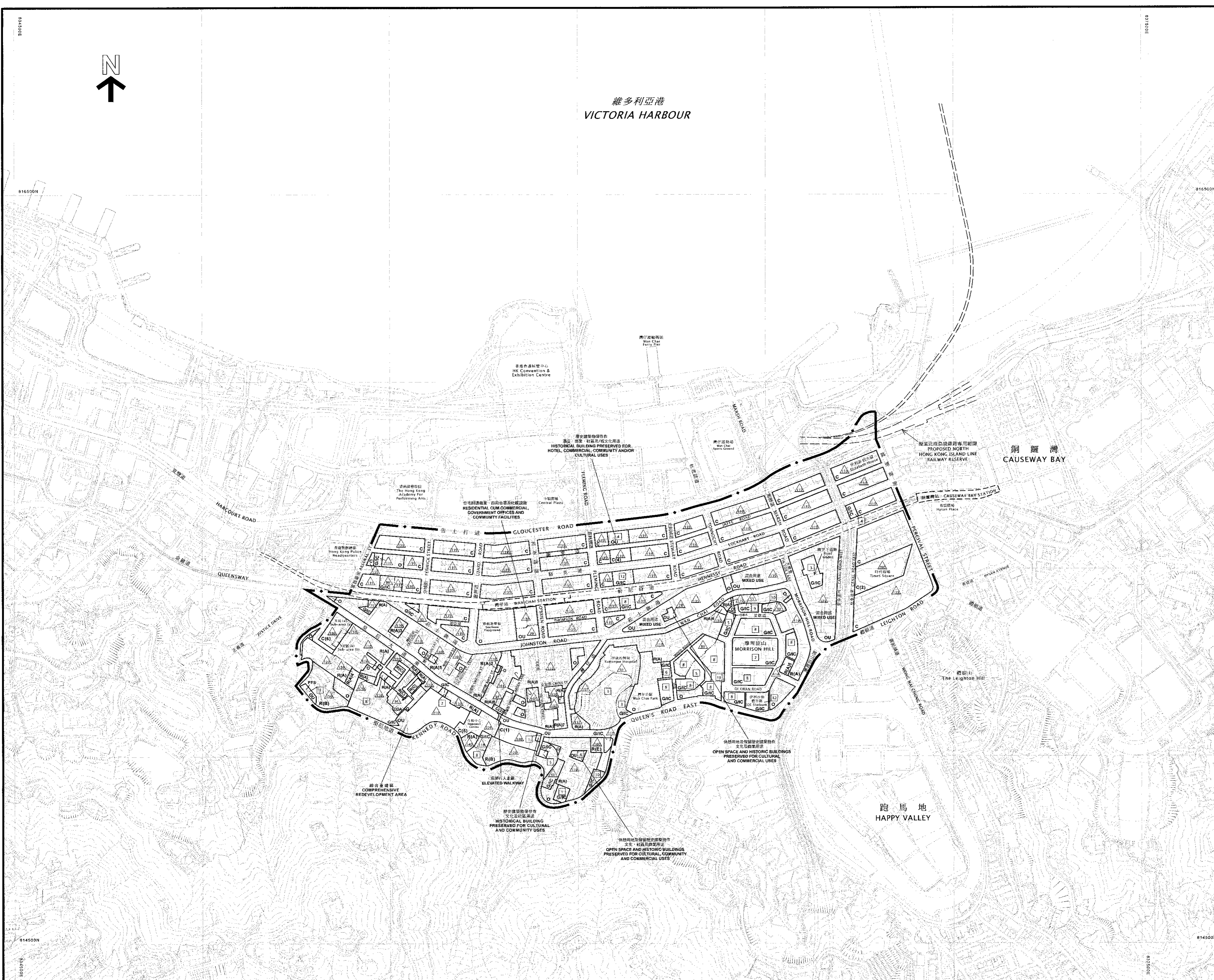
PLANNING DEPARTMENT
MAY 2023

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

Annex A - Approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31

Enclosure I : Notes of the Approved Wan Chai OZP No. S/H5/31

Enclosure II : Explanatory Statement of the Approved Wan Chai OZP No. S/H5/31



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/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)	[Symbol]	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
RAILWAY RESERVE	[Symbol]	鐵路專用範圍
MISCELLANEOUS		
其他		
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度(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	33.83	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
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2023年5月2日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 MAY 2023

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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/H5/31

HONG KONG PLANNING AREA NO. 5

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

(Being an Approved 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

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

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 Commercial Bathhouse/Massage Establishment 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 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	Broadcasting, Television and/or Film Studio 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

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.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	House
	Information Technology and Telecommunications Industries
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	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
	Research, Design and Development Centre
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre
	Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone 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.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan mentioned in paragraph (1) above should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) 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 or the plot ratio of the existing building, whichever is the greater. In addition, a minimum of 2,100m² of public open space shall be provided. The historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse and gross floor area of the historic building should not be taken into account in plot ratio calculation.
- (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 height of the existing building, whichever is the greater.
- (5) In determining the maximum plot ratio for the purposes of paragraph (3) 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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (3) and (4) 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 (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (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
- Government Refuse Collection Point
(on land designated “R(A)7” and “R(A)8”)
- 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

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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) On land designated “Residential (Group A)8”, public open space of not less than 2,665m² shall be provided.
- (9) 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.
- (10) 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.
- (11) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (10) 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 Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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 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.

(Please see next page)

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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House 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 Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club 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
- 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
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For "Mixed Use" Only

**Schedule I: for non-residential building or non-residential portion
of a building upon development/redevelopment/conversion**

<p>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 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</p>	<p>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)</p>
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(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 Government Use (Police reporting Centre, Post Office only) House Residential Institution Social Welfare Facility (residential care facility only) Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel 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
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(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
Office	Institutional Use (not elsewhere specified)
Private Club	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Place of Recreation, Sports or Culture
Residential Institution	Public Convenience
School (in a free-standing purpose-designed building only)	Public Transport Terminus or Station
Shop and Services (not elsewhere specified)	Recyclable Collection Centre
Social Welfare Facility	Religious Institution
Utility Installation for Private Project	School (not elsewhere specified)
	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
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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
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For “Historical Building Preserved for Cultural and Community Uses” Only

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	Educational Institution Public Utility Installation Religious Institution Utility Installation for Private Project
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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
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For “Historical Building Preserved for Hotel,
Commercial, Community and/or Cultural Uses” Only

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 Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use Library Place of Recreation, Sports or Culture Public Clinic Public Convenience Recyclable Collection Centre Residential Institution Shop and Services Social Welfare Facility Utility Installation for Private Project	Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Public Utility Installation Religious Institution School Training Centre

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.

(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 “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses” Only</u>	
Eating Place Education/Visitor Centre Exhibition or Convention Hall Government Use Library Place of Entertainment Place of Recreation, Sports or Culture School Shop and Services	Educational Institution Office Private Club Public Utility Installation Religious Institution Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone 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.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an 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 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.
- (3) Public open space of not less than 300m² shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions 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 “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses” Only</u>	
Eating Place Education/Visitor Centre Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Library Place of Recreation, Sports or Culture School Shop and Services (excluding motor-vehicle showroom) Social Welfare Facility	Educational Institution Flat Government Use (not elsewhere specified) Office Private Club Public Utility Installation Religious Institution Utility Installation for Private Project

Planning Intention

This zone 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.

Remarks

- (1) Any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an 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 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, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Public open space of not less than 220m² shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

HONG KONG PLANNING AREA NO. 5

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 5

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 5

APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31

(Being an Approved 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 approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31. 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 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.
- 2.12 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.
- 2.13 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.
- 2.14 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.

- 2.15 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.
- 2.16 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 orders of stay of the submission of the OZP to CE in C were granted by the Court.
- 2.17 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.
- 2.18 On 13 April 2018, according to the Court’s rulings on two JR applications and the related appeals, the Board reviewed the development restrictions on the draft Wan Chai OZP for reconsideration of the related representations.
- 2.19 On 4 May 2018, the draft Wan Chai OZP No. S/H5/28, 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 18 August 2021, the Board noted a review of the OZP and agreed to submit the OZP to CE in C for approval.
- 2.20 On 9 November 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 19 November 2021, the approved Wan Chai OZP No. S/H5/29 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.21 On 4 January 2022, the CE in C referred the approved Wan Chai OZP No. S/H5/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back to the OZP was notified in the Gazette on 14 January 2022 under section 12(2) of the Ordinance.
- 2.22 On 17 June 2022, the draft Wan Chai OZP No. S/H5/30, mainly incorporating amendments to rezone a site at Hillside Terrace, Schooner Street, Ship Street (including the Nam Koo Terrace) from “Open Space”, “Residential (Group C)” and “Government, Institution or Community” to “Comprehensive Development Area” and incorporating five areas covered by the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2, approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2, approved Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2, approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 and approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the OZP, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 2 representations were received. On 2 September 2022, the representations were published for three weeks for public comments and a total of 6 comments were received. After giving consideration to the representations and comments on 20 January 2023, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.23 On 2 May 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP, which was subsequently renumbered as S/H5/31. On 12 May 2023, the approved Wan Chai OZP No. S/H5/31 (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 78,690.

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.
- 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 Comprehensive Development Area (“CDA”) - Total Area 0.24 hectares

- 8.2.1 The site located at 1, 1A, 2 and 3 Hillside Terrace, 53 Ship Street, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street and adjoining government land is zoned “CDA”. This zone 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, as well as preservation of Nam Koo Terrace taking account of various environmental, traffic, infrastructure and other constraints. Development at the site is restricted to a maximum building height of 91mPD and a maximum plot ratio of 5, or the plot ratio and height of the existing building, whichever is the greater. A public open space of not less than 2,100m² shall be provided within this zone. The Grade 1 historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse and the gross floor area of the historic building should not be taken into account in plot ratio calculation. The plot ratio control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 8.2.2 The historic building at 55 Ship Street (i.e. Nam Koo Terrace; a Grade 1 historic building) shall be preserved for public use and be integrated with the whole comprehensive development.
- 8.2.3 Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone will require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 8.2.4 To provide flexibility for innovative design adapted to the characteristics of the site and in-situ preservation of Nam Koo Terrace, minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application

under section 16 of the Ordinance. Each proposal will be considered on its own merits.

8.3 Residential (Group A) (“R(A)”) - Total Area 15.37 hectares

- 8.3.1 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.
- 8.3.2 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.
- 8.3.3 The “R(A)” zone at Johnston Road covers an existing residential and commercial development known as J Residence. The area was previously covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2. Grade 2 historic buildings at 18 Ship Street, 60A, 62, 64 and 66 Johnston Road are located within this site. The “R(A)” zone at Wan Chai Road/Tai Yuen Street covers two existing residential cum commercial and GIC developments known as the Zenith and One Wanchai. The area was previously covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. The two sites cover Block 1 of The Zenith and One Wanchai. A day nursery is provided at the site covering Block 1 of The Zenith. The former Wan Chai Market at the site is a Grade 3 historic building and the key representative elements of the Market are preserved while a residential block (One Wanchai) is built above it.
- 8.3.4 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.
- 8.3.5 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.
- 8.3.6 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.
- 8.3.7 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.
- 8.3.8 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.
- 8.3.9 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.

- 8.3.10 The “R(A)7” zone at Wan Chai Road/Tai Yuen Street covers an existing residential cum commercial and GIC development known as the Zenith. The area was previously covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. The site covers Block 2 and 3 of The Zenith. GIC facilities including a market, a refuse collection chamber and a public toilet are provided at the site.
- 8.3.11 The “R(A)8” zone at Lee Tung Street & McGregor Street covers a residential cum commercial and GIC development known as The Avenue. The two linked sites was previously covered by the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. Development within the two linked sites shall provide public open space of not less than 2,665m². A public toilet is provided at the site covering Tower 1, 2 and 3 of The Avenue. A Residential Care Homes for the Elderly cum community support service centre and a refuse collection point are provided at the site covering Tower 5 of The Avenue. Grade 3 historic buildings at 186, 188 and 190 Queen’s Road East are located within this site.
- 8.3.12 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).
- 8.3.13 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.
- 8.3.14 Under exceptional circumstances, for developments/redevelopments, minor relaxation of setback requirements may be considered by the Board on application.

8.4 Residential (Group B) (“R(B)”) - Total Area 1.7 hectares

- 8.4.1 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.
- 8.4.2 This zone includes areas immediately to the north of Kennedy Road. These areas are only served by Kennedy Road.
- 8.4.3 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).
- 8.4.4 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.

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

8.5 Residential (Group C) (“R(C)”) - Total Area 0.32 hectare

8.5.1 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.

8.5.2 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.

8.5.3 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.

8.5.4 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.

8.5.5 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.

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

8.6.1 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.

8.6.2 The then Lui Kee Education Service Centre at Queen’s Road East and Wan Chai Polyclinic at Kennedy Road 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. Development at the sites are restricted to a maximum building height of 100mPD, a maximum domestic plot ratio of 6.5 and maximum non-domestic plot ratio of 1.0, or the plot ratio and height of the existing building, whichever is the greater.

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

8.7 Government, Institution or Community (“G/IC”) - Total Area 10.53 hectares

8.7.1 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.

8.7.2 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.

8.7.3 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.

8.7.4 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).

8.7.5 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).

8.7.6 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.

8.7.7 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 covered open space of not less than 360m² at street level with open-sided frontage along Queen’s Road East and Kennedy Road. 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).

8.7.8 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.

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

8.8 Open Space (“O”) - Total Area 3.75 hectares

8.8.1 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.

8.8.2 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 Amoy Street Sitting-out Area, 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.

8.9 Other Specified Uses (“OU”) - Total Area 6.55 hectares

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

8.9.2 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.

8.9.3 The old Wan Chai Post Office 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.

8.9.4 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 under section 16 of the Ordinance, and each application will be considered on its own merits.

- 8.9.5 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.
- 8.9.6 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.
- 8.9.7 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.

8.9.8 The area bounded by Mallory Street to the east and Burrows Street to the west is zoned “OU” annotated “Open Space and Historic Buildings preserved for Cultural and Commercial Uses”. The area covering pre-war buildings within the street block including 1, 3, 5, 7, 9 and 11 Mallory Street and 6, 8, 10 and 12 Burrows Street which are Grade 2 historic buildings. The area was previously covered by the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA1/2. URA has redeveloped part of this area for public open space and preserved some historic buildings within the area for cultural and commercial uses. The development has been renamed to M7 to continue its provision of areas for public open space, cultural and commercial uses. The following planning controls are applicable for this zone:

- (a) a maximum building height of 28mPD which generally reflects the existing building height. Any demolition of, or addition, alteration and/or modification to or redevelopment of an existing building requires permission from the Board under section 16 of the Ordinance; and
- (b) public open space of not less than 300m² shall be provided within this zone.

8.9.9 The area bounded by Stone Nullah Lane to the west, Hing Wan Street to the south and King Sing Street to the north is zoned “OU” annotated “Open Space and Historic Buildings preserved for Cultural, Community and Commercial Uses”. The area is the Blue House Cluster, including 72, 72A, 74 and 74A Stone Nullah Lane (Grade 1 historic building) constructed in 1923 or 1924, 2, 4, 6 and 8 Hing Wan Street (Grade 3 historic building) constructed in 1925 or 1926 and 8 King Sing Street constructed in late 1950s. The area was previously covered by the approved URA Mallory Street/Burrows Street DSP No. S/H5/URA2/2. The Blue House Cluster is the first revitalisation project of the government to adopt the “Retain House and Tenant” approach. Part of the area was developed for at grade public open space and the heritage buildings within the area were preserved for residential, commercial, cultural and community uses. The planning intention for this zone is primarily to preserve 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. The following planning controls are applicable for this zone:

- (a) a maximum building height of 4 storeys which generally reflects the existing building height. Any demolition of, or addition, alteration and/or modification to (except demolition of 8 King Sing Street and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of an existing building requires permission from the Board under section 16 of the Ordinance; and
- (b) public open space of not less than 220m² shall be provided within this zone.

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

9 COMMUNICATIONS

9.1 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.

9.2 Roads – Total Area 29.98 hectares

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

9.2.2 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.

10. 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.

11. CULTURAL HERITAGE

11.1 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) are declared monuments within the Area. Hung Shing Temple, Nam Koo Terrace, and 72, 72A, 74 and 74A Stone Nullah Lane are Grade 1 buildings. In addition, the following graded historic buildings can also be found in Wan Chai:

- Old Wan Chai Police Station (Grade 2)
- 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)
- The Hong Kong Tuberculosis Chest and Heart Diseases Association Leo Lee Building (Grade 3)
- 2, 4, 6 and 8 Hing Wan Street (Grade 3)
- 186, 188 and 190 Queen's Road East (Grade 3)
- 6 Stewart Road (Grade 3)

- 109 and 111 Lockhart Road (Grade 3)
- 11.2 Chun On Tai Ngat and Ventilation Tower at Monmouth Path are new items pending for heritage assessment by the Antiquities and Advisory Board (AAB). Information of the 1,444 historic buildings and new items for grading assessment can be obtained from the official website of the AAB at <http://www.aab.gov.hk>.
- 11.3 Prior consultation with Antiquities and Monuments Office (AMO) of the Development Bureau should be made when/if there are any works/development/redevelopment or rezoning proposals that might affect the above declared monuments, historic buildings/structures, new items pending grading assessment, any other historic structures identified and/or their-immediate environs. Besides, if there are any buildings/structures both at grade level and underground which were built on or before 1969, AMO should be alerted.

12. IMPLEMENTATION

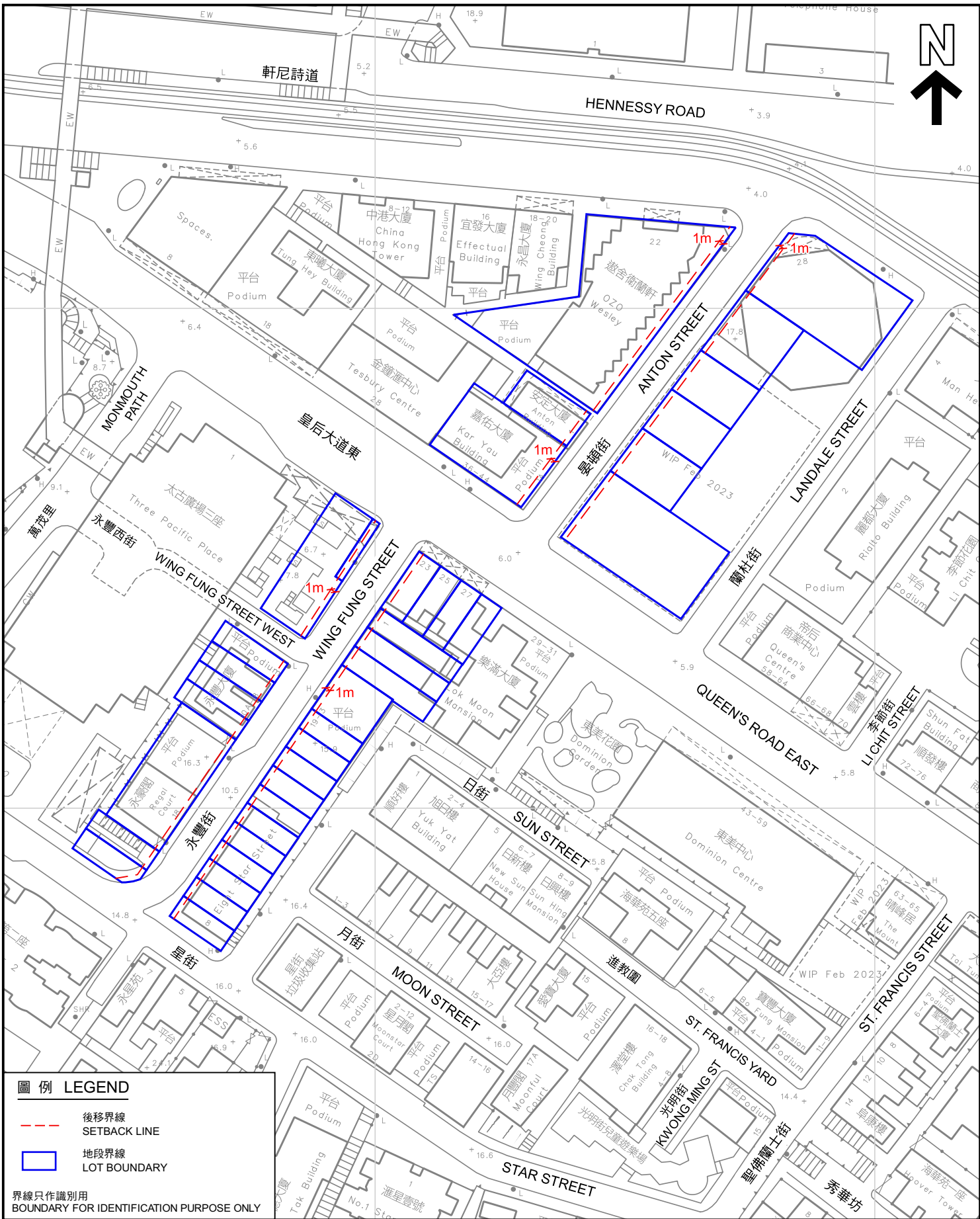
- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published 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.
- 12.2 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.
- 12.3 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 2023



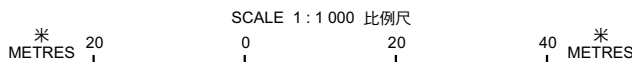
圖例 LEGEND

- 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2023年5月4日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 4.5.2023
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求
SETBACK REQUIREMENT

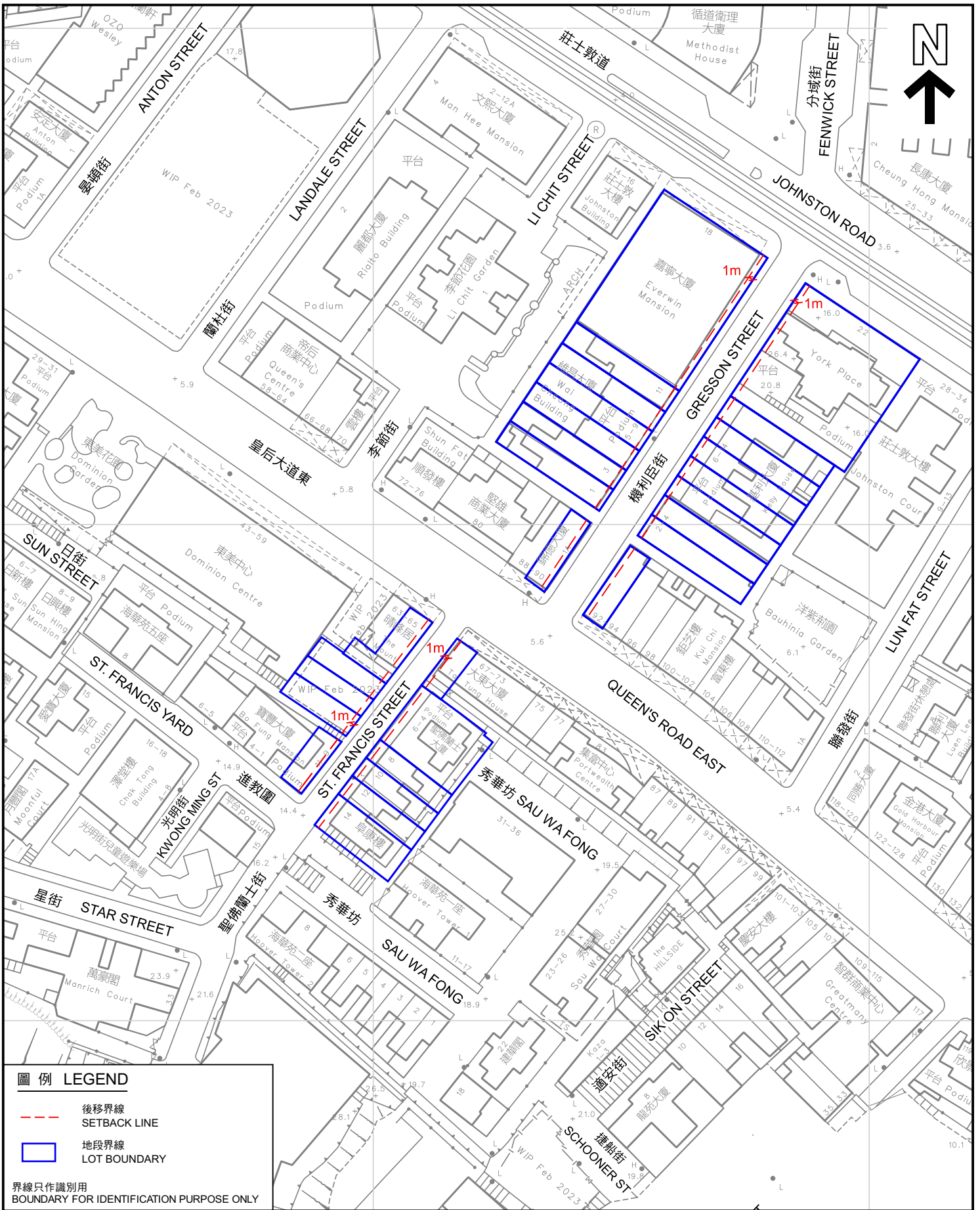


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/23/5

圖 PLAN
1



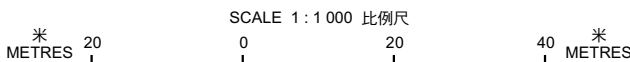
圖例 LEGEND

- 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2023年5月4日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 4.5.2023
BASED ON SURVEY SHEET No.
11-SW-14B

後移要求
SETBACK REQUIREMENT

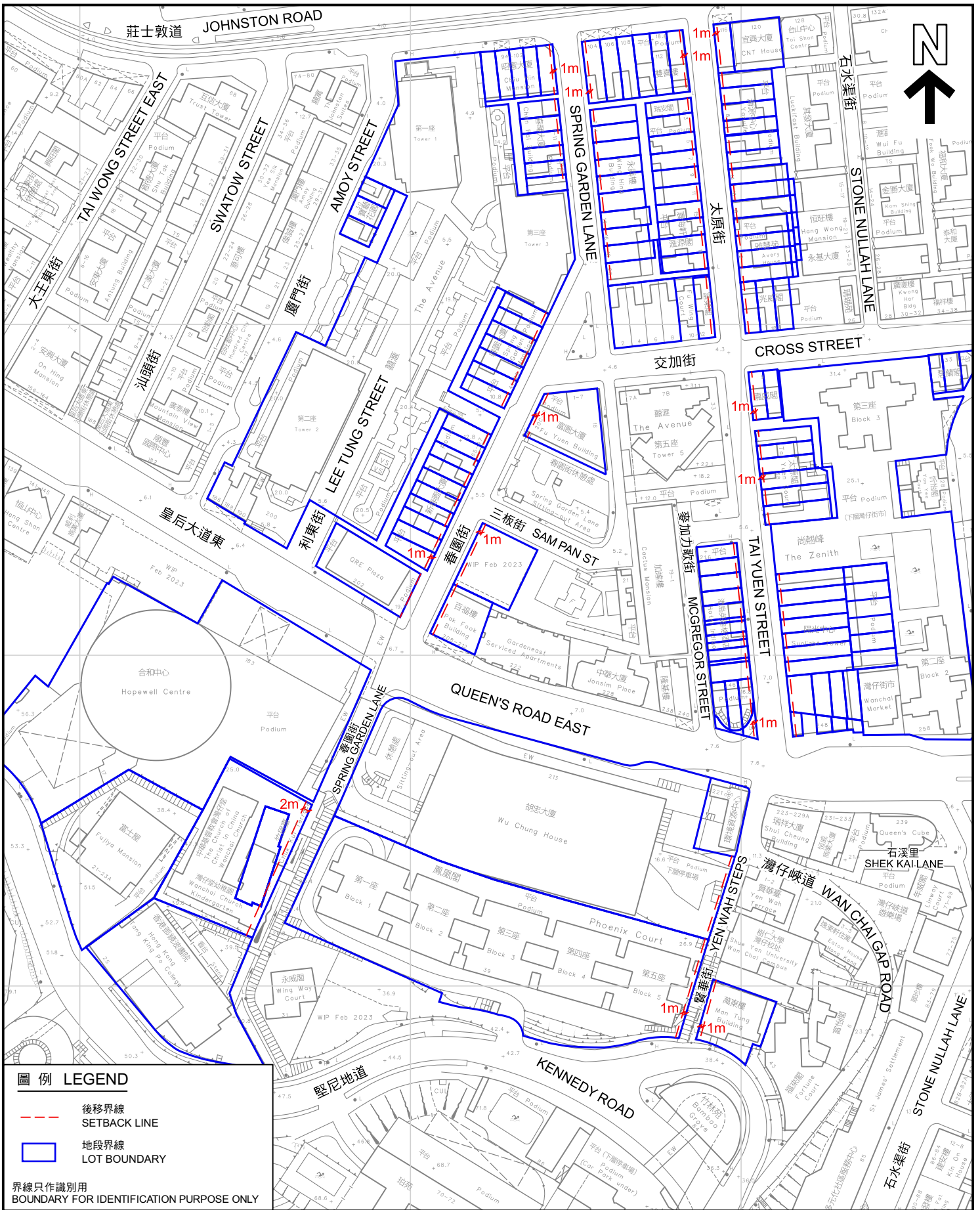


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/23/5

圖 PLAN
2



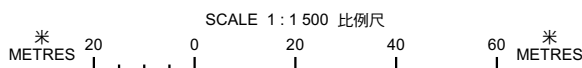
圖例 LEGEND

- - - 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2023年5月5日擬備，
所根據的資料為測量圖編號
11-SW-14B及D
EXTRACT PLAN PREPARED ON 5.5.2023
BASED ON SURVEY SHEETS No.
11-SW-14B & D

**後移要求
SETBACK REQUIREMENT**



**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H5/23/5

**圖 PLAN
3**

