

TOWN PLANNING BOARD

Background

This paper is for Board Members to review development restrictions for the Wan Chai Area (the Area) and to seek Members' agreement that

- (a) the proposed amendments to the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/27 as shown in the draft Wan Chai OZP No. S/H5/27A (Annex B1) to be renumbered as S/H5/28 upon exhibition, and its Annex B2 to be suitable for exhibition as Annex B of the Town Planning Ordinance (the TPO);

TPB Paper No. 10415

- (b) the revised Paper No. 10415 (Annex B3) is an expression of the planning intention of the Town Planning Board (the Board) for the various development zones in the draft Wan Chai OZP No. S/H5/27A (to be renumbered as No. S/H5/28 upon exhibition) and is suitable for exhibition together with the draft OZP.

For Consideration by the
Town Planning Board on 13.4.2018

PROPOSED AMENDMENTS TO DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27

- 2.1 The Area is characterised by a mix of commercial, residential uses with open spaces, recreation facilities and government, educational and community facilities (Plan 1).

- 2.2 In 1994, building height restriction (BHR) of 12 storeys together with plot ratio (PR) restriction of 2.5 was first imposed on the Wan Chai OZP for the "Residential (Group A)" (R/A) zone covering the area in the San Wa Tong area with an aim to foster intensive redevelopment. Apart from the "R/A" zone, BHRs were also imposed for other development zones on the Wan Chai OZP. In 2006, a comprehensive review on the building height (BH) of the entire Wan Chai area was conducted aiming to achieve good urban form and to prevent environmental and urban context incompatibility. Having considered the findings of the review and the proposed amendments on the OZP, the Board agreed to amend the BHRs for the development zones including "Commercial" (C), "Government Offices A" (G/A), "Residential (Group B)" (R/B), "Government, Education, or Community" (G/E/C) and "Other Specific Uses" (O/SU) zones on the draft Wan Chai OZP No. S/H5/26 which was printed on 24.2.2010 (Annex A1 & A1a).

- 2.3 Apart from BHRs, a building area (BA) ratio of 0.8 and building gap (BG) requirements were designated on the OZP to regulate air circulation along an

**Proposed Amendments to
The Draft Wan Chai Outline Zoning Plan No. S/H5/27**

1. Introduction

This paper is to brief Members on the review of development restrictions for the Wan Chai Area (the Area) and to seek Members' agreement that:

- (a) the proposed amendments to the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/27 as shown on the draft Wan Chai OZP No. S/H5/27A (**Annex B1**) (to be renumbered as S/H5/28 upon exhibition) and its Notes (**Annex B2**) are suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex B3**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP No. S/H5/27A (to be renumbered as No. S/H5/28 upon exhibition) and is suitable for exhibition together with the draft OZP.

2. Background

- 2.1 The Area is characterised by a mix of commercial/residential uses with open space, recreation facilities and government, institution and community (GIC) facilities (**Plan 1**).
- 2.2 In 1994, building height restriction (BHR) of 12 storeys together with plot ratio (PR) restriction of 5 were first imposed on the Wan Chai OZP for the "Residential (Group C)" ("R(C)") zone covering the sites in the Sau Wa Fong area with an aim to control intensive redevelopment. Apart from the "R(C)" zone, BHRs were not incorporated for other development zones on the Wan Chai OZP. In 2010, a comprehensive review on the building height (BH) of the entire Wan Chai OZP was conducted aiming to achieve good urban form and to prevent excessively tall and out-of-context development. Having considered the findings of the review and the proposed amendments on the OZP, the Board agreed to incorporate BHRs for the development zones including "Commercial" ("C"), "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Government, Institution or Community" ("G/IC") and relevant "Other Specific Uses" ("OU") zones on the draft Wan Chai OZP No. S/H5/26 which was gazetted on 24.9.2010 (**Annexes A1 & A1a**).
- 2.3 Apart from BHRs, non-building area (NBA), setback (SB) and building gap (BG) requirements were designated on the OZP to facilitate air ventilation along air

corridors and creating air paths (**Plans 3 to 3H**). Provision for minor relaxation of these development restrictions has been incorporated in the Notes.

- 2.4 During the statutory exhibition period of the draft Wan Chai OZP No. S/H5/26 in 2010 (**Annex A1**), a total of 106 representations and 293 comments were received. After giving consideration to the representations and comments on 26.4.2011, the Board decided to propose amendments to the OZP to partially meet three representations submitted by Swire Properties Limited (R98), Sino Flagship Investments Limited (R99) and Super Gear Investment Limited (R100) respectively. The proposed amendments were published under section 6C(2) of the Ordinance on 20.5.2011. Two further representations were received and, after giving consideration to the further representations on 29.7.2011, the Board decided to further vary the proposed amendments which shall form part of the draft OZP under section 6H of the Ordinance (**Annexes A2 & A2a**).
- 2.5 On 25.7.2011, four judicial review applications (JRs) were respectively filed by the Real Estate Developers Association of Hong Kong (REDA) (R34), Leighton Property Company Limited and Lee Theatre Realty Limited (LLT) (R97) and two church organisations namely the Trustees of the Church of Christ in China, Wan Chai Church (WCC) (R15) and the Methodist Church, Hong Kong (MIC) (R17) against the Board's decisions on their representations. Orders of stay were granted by the Court on the submission of the draft OZP to the Chief Executive in Council (CE in C) for approval pending resolution of the JRs. While the hearings of the JRs submitted by WCC and MIC have not been fixed, the OZP has been amended as shown on the draft Wan Chai OZP No. S/H5/27 exhibited in 2012 (**Annexes A3 & A3a**) to facilitate the redevelopment proposals of both WCC and MIC.
- 2.6 On 13.11.2014, the Court of Appeal quashed the Board's decision made on 26.4.2011 on LLT's representation (R97) in respect of the draft Wan Chai OZP and remitted the decision to the Board for reconsideration. On 26.9.2016, the Court of Final Appeal (CFA) handed down its judgment on the appeals lodged by the Hysan Development Company Limited and its subsidiaries including LLT (the Hysan Group) against the draft Causeway Bay OZP and the draft Wan Chai OZP¹). Following the CFA judgment, the Board's decision dated 26.4.2011 remained quashed and was to be remitted to the Board for reconsideration.
- 2.7 In considering the appeals arising from the Hysan Group's JR, Court of Appeal (CA) stated that although Sustainable Building Design Guidelines (SBDG) and measures of the OZP belong to two different regimes, SBDG could have an effect on the working assumptions in respect of gross floor area (GFA) concession. There was no reason why the possible impact of SBDG in combination with the proposed restrictions under the draft OZP should not be acknowledged on a general level in the overall assessment of the adverse impact on redevelopment intensity. CA also ruled that it was not open for the Board to rely on the minor relaxation mechanism as one of the substantive reasons for rejecting the representations.

¹ Hysan Group's JR on the Causeway Bay OZP and the related appeals were heard by the Courts together with another JR lodged by the Hysan Group in respect of the draft Wan Chai OZP.

- 2.8 For REDA's JR², the Court of First Instance (CFI) handed down its judgment on 3.2.2015 allowing the JR, and ordered that the Board's decisions on REDA's representations in respect of the four concerned OZPs were quashed and that the decisions be remitted to the Board for reconsideration. With reference to the CA's judgment on the appeals arising from the JRs lodged by the Hysan Group Companies, CFI ruled that the Board did not take into account the potential combined effect of SBDG and the restrictions under the four draft OZPs on the development potential of the sites³. Both the Board and REDA have submitted appeals against CFI's judgment and the parties are attending to the formalities regarding the disposal of the appeals.

3. Implication of Sustainable Building Design Guidelines on Building Profile

- 3.1 SBDG was first promulgated through practice notes for building professionals issued by the Buildings Department in 2011. It establishes three key building design elements i.e. building separation, building setback and site coverage (SC) of greenery, with the objectives to achieve better air ventilation, enhance the environmental quality of living space, provide more greenery particularly at pedestrian level; and mitigate heat island effect. Compliance with SBDG is one of the pre-requisites for granting GFA concessions for green/amenity features and non-mandatory/non-essential plant rooms and services by the Building Authority (**Annexes C1 and C2**). Such requirement would also be included in the lease conditions of new land sale sites or lease modifications/land exchange.
- 3.2 SBDG and OZP are two different regimes. The former is mainly concerned with detailed building design, while OZP is to illustrate broad land use zonings and planning principles to guide development and redevelopments. For OZPs, in general, restrictions on PR, BH, and/or SC will be stipulated where appropriate in order to control the development intensity having regard to the local settings and other relevant planning considerations including air ventilation. Stipulation of BHRs on the OZP is an important means to prevent excessively tall and out-of-context developments, especially for Hong Kong Island where there is generally no statutory planning control on PR for "C" and "R(A)" zones. OZP is more concerned with the general building bulk/mass, public space and major air path in a wider district context. Hence, the implications of SBDG on the building profile, particularly BH, and air ventilation of an area would be the focus in the review of development restrictions on the OZP.
- 3.3 Since the specific and relevant building design requirements under SBDG can only be determined at detailed building design stage and there are different options or alternative approaches to meet the requirements, it would be difficult to ascertain at early planning stage precisely the implications on individual

² Against the Board's decision to its four decisions not to proposed amendments respectively to four draft OZPs respectively for the draft Wan Chai OZP, draft Mong Kok OZP, draft Yau Ma Tei OZP and draft Ngau Tau Kok and Kowloon Bay OZP.

³ REDA's JR was also allowed on grounds related to procedural unfairness, taken minor relaxation into account in rejecting the representations, and breach of *Tameside* duty in respect of the air ventilation and building height profile issues.

development. The extent of implications of SBDG on the building profile can only be estimated in general terms by adopting typical assumptions.

- 3.4 In brief, amongst the three key building design elements under SBDG, the SC of greenery requirement is unlikely to have significant implication on the BH of a building as greenery can be provided within the setback area, at podium floors or in the form of vertical greening, etc. The implementation of the building setback and building separation requirements may lead to a reduction in SC of the podium/lower floors of a building (at Low Zone (0-20m)) and the GFA so displaced has to be accommodated at the tower portion of the building, which would result in increase in the number of storeys and thus BH. Details are set out in **Annexes D, D1a and D1b**.
- 3.5 With assumptions⁴ set out in **Annexes D2 and D3**, a typical commercial building will have a height ranging from 118m to 126m for incorporating building setback requirement and from 122m to 130m for incorporating building setback cum separation requirements, whereas a composite building within “R(A)” zone (with the lowest three floors for non-residential use and upper portion for residential use) will have a height ranging from 90m to 93m and from 93m to 96m for implementing building setback and building setback cum separation requirements respectively.

4. Scope of Review of Development Restrictions

- 4.1 To follow up on the Court’s rulings, a review of the development restrictions including BHRs and requirements of NBA, BG and SB has been conducted for all commercial, “R(A)” (and its subzones), “R(B)”, “R(E)” as well as “OU” annotated “Mixed Use” (“OU(MU)”) zones on the OZP (**Plan 4**).
- 4.2 For GIC developments and other “OU” sites, they have special functional and design requirements with a great variation in floor-to-floor height (FTFH) or open air design to suit operational needs. As they provide spatial and visual relief amidst the densely built environment, their current BHRs mainly reflect their existing BHs unless there is known committed redevelopment proposal with policy support. As there has been no substantial change in the planning circumstances since 2010, a general review of the BHRs for the “Government, Institution or Community” (“G/IC”) and “OU” sites other than “OU(MU)” sites is considered not necessary.
- 4.3 The “R(C)” zone for sites in the Sau Wa Fong area, which is a well-preserved terraced area located to the south of Queen’s Road East, is not covered by the current review as the current BH restriction on the OZP, i.e. PR of 5 and 12 storeys was not part of the BHR review in 2010.

⁴ Including types of building (domestic, non-domestic or composite building), site classification and corresponding permissible PR and SC under Building (Planning) Regulations (B(P)R), possible GFA concessions, podium height up to 15m, floor-to-floor height (FTFH), provision of carpark at basement level and refuge floor requirement.

5. Building Height Concept on Current OZP

- 5.1 Set against the background of high redevelopment pressure in the area and the tendency for developers to propose high-rise buildings to maximise views of the harbour, the main purpose of BHRs is to provide better planning control on the BH of development/redevelopments and to avoid excessively tall and out-of-context developments which will adversely affect the visual quality of the area.
- 5.2 The current BHRs were formulated based on a number of relevant considerations including existing BH profile, topography, site formation level, local characteristics, the waterfront and foothill setting, compatibility with surroundings, predominant land use and development intensity, preservation of views to the ridgelines, mountain backdrops and harbour, air ventilation, and a proper balance between public interest and private development right.
- 5.3 The major principle for the current BHRs are to preserve the view to ridgelines and mountain backdrops from the vantage points at the Cultural Complex in Tsim Sha Tsui, West Kowloon Cultural District and Kai Tak Cruise Terminal Park as well as the view to harbour from the Peak and Stubbs Road Lookout Point. These are either strategic vantage points or important viewing point frequented by the public. Given the existing high-rise developments in Wan Chai North (Planning Area H25), and the northern part of the Area i.e. north of Johnston Road/Hennessy Road, as well as the presence of residential developments with relatively lower development intensity and BH in the inland area to the south of Johnston Road/Wan Chai Road, the stepped height concept ascending from the harbour and gradually arising towards landward side would not be achievable. In general, 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 development are adopted (**Plan 2A**). Major height bands are:
 - (a) For the “C” sites to the north of Johnston Road/Hennessy Road and to the west of Tonnochy Road and around Times Square, **130mPD** is stipulated taking into account the high concentration of existing high-rise developments in the Area and in Wan Chai North. Having regard to the open amenity area near the Cross Harbour Tunnel and the low-rise GIC cluster in the Wan Chai Sports Ground area, a more stringent BHR of **110mPD** is imposed for “C” sites between Tonnochy Road and Percival Street, so as to minimise the impact on the view of the harbour from the Stubbs Road Lookout Point without adversely affecting the maximum permissible development intensity of this area.
 - (b) For the existing commercial developments covered by the sub-zones of “C”, including Wu Chung House, Times Square, QRE Plaza, Hopewell Centre, and Three Pacific Place, the BHRs mainly reflect their existing BHs. For the Ex-Wan Chai Police Married Quarters site covered by “C(4)”, the future development is restricted to PR of 12 and BHR of 80mPD, taking into account the recommendations of the Air Ventilation Assessment (AVA) undertaken in 2010 (see paragraph 7 below) and the need to ensure

compatibility with the adjacent Ex-Wan Chai Police Station, which is a Grade 2 historic building to be preserved in-situ for adaptive re-use.

- (c) **110mPD** is stipulated for the “OU(MU)” zone bounded by Johnston Road/Hennessy Road, Canal Road West, Morrison Hill Road and Wan Chai Road in consideration of the general building height of composite buildings with mixed residential and commercial uses.
- (d) For the residential sites, **110mPD** and **100mPD** are stipulated for those to the north and south of Queens’ Road East respectively to maintain the generally medium-rise residential character of the area and to provide a stepped height profile compared with the developments at Kennedy Road which has a higher ground level and the high-rise commercial buildings to the north of Johnston Road. BHRs of **120mPD** and **140mPD** are stipulated for the residential sites in the southern part of the Area, taking into account the topography of the locality and/or the as-built condition.

6. Proposed Building Height Restrictions

6.1 Having considered the principles/concept of the current BHRs as set out in paragraph 5 above as well as the implications of the SBDG requirements and the updated working assumptions as mentioned in paragraph 3 above, the proposed revisions to the BHRs are set out below.

6.2 For “C” sites:

“C” sites currently subject to BHR of 130mPD – BHR to be relaxed to 135mPD (Plan 5)

- (a) As demonstrated in **Annex D2**, the estimated BH requirement for a typical commercial development is about 118m to 130m with the incorporation of SBDG requirements. Taking into account the existing site level (around 4mPD), it is proposed to relax the BHR of the “C” sites bounded by Johnston Road in the south and Tonnochy Road in the east, and the “C” sites bounded by Hennessy Road in the north and Percival Street (i.e. around Times Square) in the east to **135mPD (Annex E1)**.

“C” sites currently subject to BHR of 110mPD – current BHR to be maintained (Plan 5)

- (b) The “C” sites bounded by Tonnochy Road/ Hennessy Road/ Percival Street/ Gloucester Road are currently subject to BHR of 110mPD. Despite the estimated BH requirement about 118m to 130m for typical commercial buildings (**Annex D2**) and the existing site levels (around 4mPD), the BHR of these sites is proposed to be maintained at 110mPD so as to minimise the impact on the view to harbour from Stubbs Road Lookout Point (**Plans 6 and 9E**). For the future redevelopments thereat, design approach and/or lower FTFH would need to be adopted for the future redevelopment without breaching the BHR of 110mPD (**Annex E2**). This is to achieve a balance between development rights and public interest.

“C(4)” Site currently subject to BHR of 80mPD – BHR to be relaxed to 110mPD (Plan 5)

- (c) The “C(4)” site, which is located to the south of the historic building of Ex-Wan Chai Police Station across Jaffe Road, is subject to a maximum PR of 12. It is classified as a Class A site under the Building (Planning) Regulations (B(P)R) and will be subject to the building setback requirement under SBDG but not building separation⁵. Taking into account the existing site level about 4mPD, a BHR of 110mPD would be required. With the relaxation of the BHR from 80mPD to 110mPD, it would allow greater flexibility for incorporation of various good building designs in the future development to maintain wind permeability and improve the overall built environment. In particular, through building setback, it will free up the space at street level thereby offering the opportunity for improving the existing pedestrian environment. Schematic illustration showing possible improvements to the pedestrian environment is at **Plans 12A and 12B**.

Other “C” Subzones – current BHR to be maintained (Plan 5)

- (d) For the existing commercial developments covered by the sub-zones of “C” (mentioned in paragraph 5.3(b) and except “C(4)” as detailed in paragraph 6.2(c) above as well as sub-area (b) of “C(6)” as explained below), relaxation of the BHRs is not required as the BHRs have already reflected their existing building heights. The sub-area (b) of “C(6)” zone (adjoining Pacific Place Phase 3) is subject to the current BHR of 120mPD. Taking into account its mean site level of about 11mPD and the estimated BH requirement for a typical commercial development is about 122m (classified as a Class C site together with Third Pacific Place) with the incorporation of SBDG requirements, it is proposed to relax the BHR of the sub-area (b) of “C(6)” zone from 120mPD to 135mPD to align with other “C” zones as recommended in paragraph 6.2(a).

6.3 For “OU(MU)” sites:

West of Hennessy Road Playground at Junction of Tonnochy Road and Hennessy Road – BHR to be relaxed from 110mPD to 135mPD (Plan 5)

- (a) As demonstrated in **Annex D2**, the estimated BH requirement for a typical commercial development is about 118m to 130m with the incorporation of SBDG requirements. Taking into account the existing site levels (around 4mPD-8mPD), it is proposed to relax the BHR to **135mPD (Annex E3)**. However, two sites⁶ with a site level of about 8mPD may result in a commercial building with maximum BH of 138mPD (i.e. 8mPD+130mPD) which is 3m taller than the proposed BHR. These sites may need to adopt

⁵ The concerned sites are all less than 2ha and the maximum length of the street blocks is less than 60m, which do not meet the criteria requiring building separation under SBDG (i.e. site area of ≥ 2 ha; or proposing continuous building façade ≥ 60 m).

⁶ Depending on the calculation of the mean site formation level, the two sites at 298 Hennessy Road/188 Wan Chai Road and 302-308 Hennessy Road (existing building height (at main roof) are about 50mPD/82mPD and 105mPD respectively) may have a maximum mean site formation level of around 8mPD.

design approach and/or lower FTFH for their future commercial redevelopment so as not to breach the proposed BHR of 135mPD (**Annex E3**).

East of Hennessy Road Playground – BHR to be relaxed from 110mPD to 135mPD (Plan 5)

- (b) As demonstrated in **Annex D2**, the estimated BH requirement for a typical commercial development is about 118m to 130m with the incorporation of SBDG requirements. Taking into account the existing site levels (around 4mPD-9mPD), it is proposed to relax the BHR to **135mPD (Annex E3)**. However, a few sites⁷ with a site level of about 9mPD may result in a commercial building with maximum BH of 139mPD (i.e. 9mPD+130mPD) which is 4m taller than the proposed BHR. These sites may need to adopt design approach and/or lower FTFH for their future commercial redevelopment so as not to breach the proposed BHR of 135mPD (**Annex E3**).

6.4 For “**R(A)**” sites:

“R(A)” sites subject to BHR of 100mPD to the South of Queen’s Road East – BHR to be relaxed to 110mPD (Plan 5)

- (a) These sites are located at small street blocks and future redevelopment thereat will be subject to the building setback but not building separation requirement under SBDG⁵. As demonstrated in **Annex D3**, the estimated BH requirement for a typical “R(A)” composite building to incorporate building setback to comply with SBDG is ranging from 90m to 93m. Taking into account the site levels (around 6mPD-19mPD), it is proposed to relax the BHR for the sites to **110mPD (Annex E4)**. Only two sites⁸ with site level exceeding 17mPD may need to adopt design approach and/or lower FTFH for their future redevelopment so as not to breach the BHR of 110mPD.

“R(A)” site at 21-23A Kennedy Road – BHR to be relaxed from 120mPD to 140mPD (Plan 5)

- (b) The existing level of the site is about 51.5mPD for the part abutting Kennedy Road. To accommodate a typical composite building with building setback requirement, it is proposed to relax the BHR to **140mPD**.

⁷ The six sites 220, 222-228, 230, 232, 234-236 and 238-240 Wan Chai Road (existing building height (at main roof) are ranging 32mPD-90mPD) may have a maximum mean site formation level of around 9mPD.

⁸ The two sites include 11A-11 Kennedy Street and 15-17 Kennedy Street (existing building heights (at main roof) are about 38mPD) have site formation level ranging from around 18mPD to 19mPD, the required building height for complying with SBDG requirements is about 112mPD.

“R(A)” and “R(A)5” sites at Oi Kwan Road – BHR to be relaxed from 90mPD to 110mPD (Plan 5)

- (c) The current BHR for the two sites is 90mPD, which was imposed to reflect the as-built condition. Taking into account the existing site levels (about 6mPD-7mPD) and the estimated BH requirement of 90m to 93m for a typical “R(A)” composite building with incorporation of building setback as required under SBDG⁵ (**Annex E4**), it is proposed to relax the BHR of the sites to **110mPD** to allow scope for incorporation of good design features and more open and spacious environment at pedestrian level together with the GIC cluster at Morrison Hill.

“R(A)” sites to the South of Queen’s Road East (to the south of Third Pacific Place) and to the North of Queen’s Road East subject to BHR of 120mPD and 110mPD respectively – current BHR to be maintained (Plan 5)

- (d) The existing levels of the sites subject to BHR of 120mPD to the south and those subject to BHR of 110mPD to north of Queen’s Road East are about 16mPD and about 4mPD-7mPD respectively. Taking into account the estimated BH requirement of 90m to 96m for typical “R(A)” composite buildings (**Annex D3**), no relaxation of the current BHRs for these “R(A)” sites is required.

6.5 The two “**R(B)**” zones at Kennedy Road are subject to 120mPD (surrounding Phoenix Court at 39 Kennedy Road) and 140mPD (surrounding Monmouth Terrace) respectively, with existing maximum sites level of about 37mPD and 64mPD respectively. They are Class A sites as classified under B(P)R and will be subject to the building setback or both the building setback/building separation requirements under SBDG⁵. As demonstrated in **Annex E5**, a BH of about 86m is required to cater for a pure residential development with permissible GFA under B(P)R. For the “R(B)” sites at Monmouth Terrace, it is proposed to relax the BHR to 150mPD. For the “R(B)” sites of Phoenix Court and the sites surrounding Phoenix Court, no relaxation of the BHR of 120mPD is required, but two sites⁹ with a site level of about 37mPD may result in a domestic building with a BH of 123mPD (i.e. 37mPD + 86mPD) which is 3m taller than the current BHR. These sites may need to adopt design approach and/or lower FTFH in its future redevelopment in order not to breach the current BHR of 120mPD.

6.6 The “**R(E)**” sites at Queen’s Road East and Kennedy Road are subject to a maximum BH of 100mPD and maximum domestic PR of 6.5 and non-domestic PR of 1.0. They are Class B and Class A sites under B(P)R respectively and will be subject to the setback but not building separation requirement under SBDG⁵. The current BHR is able to accommodate the composite building meeting the SBDG requirement. No relaxation of the current BHR is therefore required.

⁹ The two sites are 33-35 Kennedy Road and 39 Kennedy Road (Phoenix Court). Their existing building heights (at main roof) are about 53mPD and 71mPD respectively. Since the site formation level for the two sites are ranging from about 35mPD to 37mPD at Kennedy Road, the required building height for complying with SBDG requirements is about 123mPD.

7. Review of Air Ventilation Measures

Air Ventilation Assessment

- 7.1 The air ventilation measures, including NBA, SB and BG requirements, on the current OZP were formulated during the course of the BH review in 2010 before SBDG was put in place. An updated AVA (EE) has been undertaken to assess the air ventilation implications should the proposed revisions to BHRs mentioned in paragraph 6 above be incorporated into the OZP to facilitate future redevelopments in complying with SBDG. A copy of the AVA (2018) is at **Annex F1**. Its major findings are as follows –
- (a) Despite OZP and SBDG being two different regimes, they both contribute to a better built environment. SBDG is an administrative means to promote sustainable building design by granting of GFA concessions. It mainly aims to enhance building porosity to avoid screen wall effect and promote air movement between developments to achieve better dispersion and air mixing. While the adoption of SBDG in any buildings is entirely a commercial decision of the developers, such requirement will be included in the lease conditions of new land sale sites or lease modifications/land exchanges. It is anticipated that the general wind environment of the city would be improved in the long run when the number of redeveloped buildings following SBDG increases gradually.
 - (b) Relying on SBDG alone, however, 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 (e.g. building setback may not be aligned or building separation may not be at the right location to enhance air flow). Hence, incorporating air ventilation measures (such as NBA/BG/SB) at strategic locations on the OZP to maintain major air paths or create inter-connected air paths of district importance is still considered necessary. Otherwise, provision of well-connected air paths of district importance which is important to such densely developed area with poor wind environment as Wan Chai could not be ensured.
 - (c) Wind penetration and circulation in the Area mainly follow the existing road networks and major open areas. The Wan Chai North area serves as one of the major wind entrances to the Area for the sea breezes from the north and the annual prevailing winds from the northern and eastern quarters. Wind would enter the Area via several major open areas like Wan Chai Sports Ground, Cross Harbour Tunnel portal, Fleming Road Garden and penetrate through the Area via the existing major roads in north-south alignment such as Fleming Road and Percival Street, as well as those in east-west alignment such as Gloucester Road, Hennessy Road and Leighton Road. For the annual and summer prevailing winds as well as valley winds from the eastern and southern quarters, the Happy Valley Recreation Ground to the southeast and the vegetated slopes to the south of the Area form the major wind entrance and the wind then penetrate through the Area via existing major roads like Canal Road East

& West, Morrison Hill Road and Percival Street, as well as the existing relatively low-rise GIC cluster at Morrison Hill. Some of the existing local streets in north-south alignment could also facilitate the wind circulation within the densely developed neighbourhood despite their limited widths.

- (d) It is identified that the areas bounded by Hennessy Road to the north, Wan Chai Road to the east and Queen's Road East to the south are the problematic areas due to the higher development density with tall buildings and narrow streets. Under such high BH to street width (H/W) ratio, it is difficult for wind from the roof top level to reach the street level. Under such circumstances, BH alone ceases to be the key consideration for the pedestrian wind environment of the area. However, a general increase in BH for the commercial, mixed uses and residential sites on the OZP would further elevate the already high urban canopy created by tall buildings. A larger wind shadow would inevitably be created in the downstream areas. Yet, the adoption of SBDG's design measures within the Area in future would enhance building permeability, particularly around the low zone. Together with the existing and future wind penetration along major air paths following the road network and open areas, impact of the wind shadow on the pedestrian wind environment would be alleviated. Hence, relaxing the BHRs could allow flexibility for the incorporation of various design elements including SBDG.
- (e) In general, to improve the wind environment at street level, widening of narrow streets, reducing ground coverage, improving permeability among buildings and developments and ensuring effective air paths of 15m wide would be more relevant. The measures recommended in SBDG are working towards this end and when implemented could serve the similar purposes. While it is ideal that the width of air paths can be as wide as possible, it is the prevailing practice that an effective air path should be at least 15m in width for wind penetration. Such principle is in line with the building setback and building separation requirements stipulated in SBDG. Notwithstanding, for densely developed area such as Wan Chai, widening of narrow streets at some locations, even with a final width of less than 15m, could still benefit not only the local pedestrian environment, but also the area in a wider context if the widening could be implemented collectively.

SB Requirements for Narrow Streets Perpendicular to Queen's Road East – to be maintained

- (f) The south-western part of the Area between Johnston Road and Kennedy Road is identified as an area of concern in respect of air ventilation. Measures are required to provide and/or strengthen air passages. The current SB requirements along (i) Wing Fung Street/Anton Street, (ii) St. Francis Street/Gresson Street, (iii) Spring Garden Lane and (iv) Tai Yuen Street/Yen Wah Steps could widen the existing local air paths which also form part of the connected passages for penetration of south-southwest and southwest summer prevailing winds (**Plans 3, 3A to 3C**). While it is

preferable that existing air paths are widened to a minimum width of 15m, this would impose severe constraints on the future redevelopment of the sites along these narrow streets and, without the redevelopment, it would in turn hinder the implementation of the SB requirements. Taking into account the above practical situation, the current SB requirements for 1m to 2m from the lot boundary along these narrow streets are still considered essential to benefit not only the local pedestrian environment, but also the area in a wider context.

NBA at the junction of Oi Kwan Road and Tak Yan Street

- (g) The NBA at the junction of Oi Kwan Road and Tak Yan Street is essential as it would provide a connected air path facilitating penetration of winds from the south and sea breezes from the north between Morrison Hill area and Gloucester Road via Tonnochy Road and Tak Yan Street (**Plans 3 and 3D**). The NBA should be retained as it is beneficial to the district-wide wind environment.

NBAs and BGs between Fleming Road and Stewart Road

- (h) The NBAs designated along the eastern and western boundaries of the Ex-Wan Chai Police Station site, Ex-Wan Chai Police Married Quarter site and BGs imposed on the eastern and western boundaries of Lockhart Road Municipal Services Building site and the eastern boundary of Hennessy Road Government Primary School site can break up the line of building blocks along those streets upon redevelopment to facilitate some penetration of sea breeze and localised air movement. However, these NBAs and BGs are quite narrow and the wind entrance to these air paths has been partially blocked by the existing high-rise developments in the north (e.g. China Resources Building and Causeway Centre). They may not be able to serve as district air paths in the Area. There are alternative building design measures under SBDG (e.g. ventilated communal gardens) that could serve similar air ventilation purpose for the locality. Consideration should also be given to incorporate effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. in the future development/redevelopments at the Ex-Wan Chai Police Married Quarters site, Lockhart Road Municipal Services Building site and Hennessy Road Government Primary School site to facilitate wind penetration in the north-south direction.

BG to the north of Ruttonjee Hospital

- (i) The BG above 19mPD designated to the north of Ruttonjee Hospital (i.e. parts of sites at 93-99 and 101 Wan Chai Road) is narrow and elevated, and it does not fully align with Fleming Road, which is one of the major air paths in the Area (**Plans 3 and 7**). Hence, its effectiveness for wind penetration is rather limited. Alternatively, the objective of having better permeability along the street block for air movement could similarly be met by incorporation of measures under SBDG. Hence, it can be deleted.

Proposed Revisions to Air Ventilation Measures

- 7.2 Based on the above findings as detailed in paragraph 7.1(a) to (i) above, the air ventilation measures on the OZP are proposed to be revised as follows (**Plans 5 and 7**):
- (a) to delete the NBAs along the eastern and western boundaries of the “OU (Historical Building Preserved For Hotel, Commercial, Community and/or Cultural Uses)” zone and along the eastern and western boundaries of the “C(4)” zone;
 - (b) to delete the BG requirements along the eastern and western boundaries of the “G/IC” zone (Lockhart Road Municipal Services Building) between Stewart Road and Fleming Road, and along the eastern boundary of the “G/IC” zone between Hennessy Road and Thomson Road; and
 - (c) to delete the BG requirement at the “R(A)” sites at 93-99 and 101 Wan Chai Road to the north of Ruttonjee Hospital.

8. Urban Design and Visual Consideration

- 8.1 In formulating the proposed BHRs, as mentioned in paragraph 5 above, the broad urban design principles set out in the Urban Design Guidelines under the Hong Kong Planning Standards and Guidelines (HKPSG) have been taken into account. These include compatibility of the BH profile with the surroundings and preserving the views to ridgelines/mountain backdrops and harbour from the strategic vantage points/important public viewing point. As demonstrated in the Visual Appraisal (**Annex F2**), with the proposed relaxation of BHRs, the resultant BH profile would not affect the ridgelines and mountain backdrops of Mount Cameron, Mount Nicholson, Mount Gough and The Peak. Though the building bulk of the future redevelopments near the waterfront with the relaxed BHR would be greater, blocking part of the view to harbour from Stubbs Road Lookout Point, it is still considered not incompatible in scale with the surroundings comprising mainly compact and mixed high-rise developments of varying BHs and forms as illustrated in **Plans 9, 9A to 9E**. Moreover, the visual impact in particular on the view to harbour from Stubbs Road Lookout Point has been minimised by maintaining a BHR of 110mPD for the “C” sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road as mentioned in paragraph 6.2(b) above.
- 8.2 In the long term, the BH profile of the area will mainly follow the BHRs on the OZP, except for those existing and committed developments (such as approved building plans) already exceeding the respective BHRs. When assessing the propensity of redevelopment, developments having fewer number of storeys and therefore smaller number of units would more likely undergo ownership assembly. Besides, older buildings would have a greater opportunity for redevelopments (especially for sites that have not been fully developed to the maximum development potential). As such, developments with a building age of 30 years or over and with a BH of 15 storeys or below are assumed to have high redevelopment propensity. Hence, in order to illustrate the possible

maximum impact on the skyline of the Wan Chai area, sites which have high redevelopment propensity is assumed to be redeveloped up to the BHRs in the photomontages shown in **Plans 9, 9A to 9E**.

- 8.3 In reality, however, subject to the use, size, configuration and classification of individual sites and building design considerations, redevelopments may not be necessarily be built up to the maximum BH limit. In this regard, further sets of photomontages has been prepared to illustrate the possible visual impact of the proposed BHR relaxation for (i) if the redevelopments are built according to their individual BHs (i.e. rather than applying a unified BHR for all sites in preparing the photomontage) required for accommodating the SBDG requirement and the permissible intensity based on their site classification/considerations (**Plans 10A to 10E**) and (ii) if the “OU(MU)” sites are to be redeveloped into a mix of both commercial and residential developments based on the estimation of individual site’s likelihood of redevelopment into these two uses (**Plans 11A to 11E**).

9. Responses to Representations No. R34 and R97

- 9.1 To follow up on the court orders, Representations R34 and R97 have been re-examined with reference to the proposals set out in paragraphs 6 and 7 above, Court’s rulings on the JRs and related appeals, and the prevailing circumstances of the representation sites.
- 9.2 **R34** (by the REDA) is a general representation mainly against the BHR/NBA/BG/SB requirements and the rezoning of “C/R” sites, whereas **R97** (by the LLT) is against the restrictions of specific sites within the “C” zone particularly to the sites of No. 77 Leighton Road (Leighton Centre) & No. 99 Percival Street (Lee Theatre Plaza) (**Plans 13, 13A and 13B**).
- 9.3 The specific proposals raised by Representers include to delete the NBA, BG and SB requirements from the Plan (**R34**); to relax the BHRs for the area north and south of Hennessy Road to generally 130mPD and 150mPD respectively (**R34**); and to relax BHR of surrounding neighbourhood to 200mPD or relax the BHR of the Leighton Centre to 200mPD to reflect the approved building plans (**R97**) (**Plans 14A to 14E**). Full set of the representations are at **Annexes G1 and G2**.
- 9.4 Under the current BHR relaxation proposals, the BHRs for commercial site to the north of Johnston Road/Wan Chai Road to the east of Tin Lok Lane (except the sites within the street blocks bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road with BHR of 110mPD, and the site of Times Square with BHR of 200mPD) will generally be relaxed to 135mPD.

Representation No.	Representers’ Specific Proposal	Current OZP Proposal
R34 (REDA)	<ul style="list-style-type: none"> Relax the BHRs for the area north and south of Hennessy Road to generally 130mPD and 150mPD respectively 	<ul style="list-style-type: none"> BHR of 135mPD (relaxed from 130mPD) for the “C” sites bounded by Johnston Road in the south and Tonnochy Road in the east;

	<ul style="list-style-type: none"> • Delete NBA, SB and BG requirements 	<p>bounded by Hennessy Road in the north and Percival Street in the east; and sub-area (b) of “C(6)”. BHR of 110mPD (relaxed from 80mPD) for the “C(4)” site.</p> <ul style="list-style-type: none"> • BHR of 135mPD (relaxed from 110mPD) for the “OU(MU)” sites bounded by Wan Chai Road /Morrison Hill Road/ Canal Road West/ Hennessey Road. • NBA/BG requirements deleted for the row of four sites zoned “OU”, “C(4)” and “G/IC” between Fleming Road and Stewart Road, and for the “R(A)” site to north of Ruttonjee Hospital. • NBA and SB requirements retained for street corner at the junction of Oi Kwan Road/Tak Yan Street and the narrow streets perpendicular to Queen’s Road East respectively.
R97 (LLT)	<ul style="list-style-type: none"> • Relax BHR of the Leighton Centre/Lee Theatre Plaza and their surrounding neighbourhood to 200mPD or relax the BHR of the Leighton Centre to 200mPD to reflect the development as shown on the approved building plans 	<ul style="list-style-type: none"> • BHR of 135mPD (relaxed from 130mPD) for the concerned “C” sites (including Leighton Centre/ Lee Theatre Plaza).

9.5 The relaxed BHRs have taken into account the SBDG requirements and permissible development intensity. There is no strong justification to further relax the BHR to 150mPD for the area to the south of Hennessy Road and to 200mPD for the commercial sites of Leighton Centre/Lee Theatre Plaza and their surrounding neighbourhood as it would result in the proliferation of excessively tall buildings and affect the view to harbour from Stubbs Road Lookout Point. The approved building plans could still be implemented subject to the provision of the Buildings Ordinance.

9.6 In relation to air ventilation measures, it has been explained in paragraph 7 above that the current SB requirements at the south-western part of the Area between Johnston Road and Kennedy Road and the NBA at the junction of Oi Kwan Road

and Tak Yan Street could enhance the air ventilation and are still required. These measures are to be retained for benefitting the pedestrian wind environment.

- 9.7 A summary of the representation grounds, including those related to issues other than BHRs and air ventilation measures, and the responses of the Planning Department (PlanD) in consultation with relevant government departments is at **Annexes H1 and H2**.
- 9.8 During the publication of the representations in 2010, two comments i.e. Commenter No. **C1 and C2** were received from Designing Hong Kong Limited and Mr. NG Yin Keung respectively opposing to Representations No. R34 and R97. **C1** does not contain any views on the specific matters raised in these representations. **C2** expresses the proposals made by **R34 and R97** are solely for benefit of the private or individual company. The comments are at **Annexes G3 and G4**.
- 9.9 Should the Board agree to the proposed amendments to the OZP as detailed in paragraph 10 below, Representers No. **R34 and R97** and Commenters No. **C1 and C2** will be informed accordingly. Representers No. **R34 and R97** may submit representations on the OZP for the Board's consideration under section 6 of the Ordinance if they so wish.

Proposed Amendments to OZP

10. Amendments to Matters Shown on the Plan

- 10.1 Based on paragraphs 6 and 7 above, the following amendments to matters shown on the draft Wan Chai OZP No. S/H5/27A (**Annex B1**) are proposed:

Item A – Revision of the BHR for the “C” zones bounded by Johnston Road in the south and Tonnochy Road in the east, and the “C” zone bounded by Hennessy Road in the north and Percival Street in the east from 130mPD to 135mPD;

Item B – Revision of the BHR for the “C(4)” zone at Jaffe Road/Lockhart Road from 80mPD to 110mPD;

Item C – Revision of the BHR for the sub-area (b) of the “C(6)” zone at Wing Fung Street from 120mPD to 135mPD;

Item D – Revision of the BHR for the “OU(MU)” zone bounded by Wan Chai Road/Morrison Hill Road/Canal Road West/Hennessey Road from 110mPD to 135mPD;

Item E1 – Revision of the BHR for the “R(A)” zone to the south of Queen's Road East from 100mPD to 110mPD;

Item E2 – Revision of the BHR for the “R(A)” zone at 21-23A Kennedy Road from 120mPD to 140mPD;

Item E3 – Revision of the BHR for the “R(B)” zone at Monmouth Terrace from 140mPD to 150mPD;

Item E4 – Revision of the BHR for the “R(A)” and “R(A)5” zones at Oi Kwan Road from 90mPD to 110mPD;

Item F1 – Deletion of the NBA requirements to the two sides of the “OU (Historical Building Preserved for Hotel, Commercial, Community and/or Cultural Uses)” zone at Gloucester Road/Jaffe Road and stipulation of BHR of 4 storeys for the area concerned;

Item F2 – Deletion of the NBA requirements to the two sides of the “C(4)” zone at Jaffe Road/Lockhart Road and stipulation of BHR of 110mPD for the area concerned;

Item G1 – Deletion of the BG requirement to the two sides of the “G/IC” zone of Lockhart Road Municipal Services Building at 225 Hennessy Road and revision of the BHR from 19mPD to 12 storeys for the area concerned;

Item G2 – Deletion of the BG requirement to the side of the “G/IC” zone of Hennessy Road Government Primary School at 169 Thomson Road and revision of the BHR from 19mPD to 8 storeys for the area concerned; and

Item G3 – Deletion of the BG requirement to the “R(A)” zone at parts of sites at 93-99 and 101 Wan Chai Road and revision of the BHR from 19mPD to 110mPD for the area concern.

11. Amendments to the Notes of the OZP

11.1 Amendments to the Notes are proposed as follows:

NBA/BG

- (a) Deletion of the Remark under “C” zone relating to the provision of the NBA of the site of “C(4)” at Jaffe Road/Lockhart Road;
- (b) Deletion of the Remark under “R(A)” zone relating to the provision of BG to the parts of sites at 93-99 and 101 Wan Chai Road;
- (c) Deletion of the Remark under “G/IC” zone requiring the provision of BG to parts of the Lockhart Road Municipal Services Building at 225 Hennessy Road and Hennessy Road Government Primary School at 169 Thomson Road;
- (d) Deletion of the Remark under “OU(Historical Building Preserved For Hotel, Commercial, Community and/or Cultural Uses)” at Gloucester Road/Jaffe Road requiring the provision of NBA; and

Clarification of GFA/PR Exemption Clause

- (e) Revisions to the exemption clause on maximum GFA/PR in the Remarks for the “R(C)” zone to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

11.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘cross-out’) are at **Annex B2** for Members’ consideration.

12. Revision to the Explanatory Statement of the OZP

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has been taken to update the general information for various land use zones to reflect the latest status and planning circumstances. The proposed amendments to the ES of the OZP (with additions in ***bold and italic*** and deletions in ‘cross-out’) are at **Annex B3** for Members’ consideration.

13. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H5/28.

14. Consultation

Departmental Consultation

14.1 The proposed amendments to the draft Wan Chai OZP No. S/H5/27 have been circulated to relevant government bureaux and departments for comment. Representations No. **R34 and R97** have also been circulated to relevant bureaux and departments for re-examination.

14.2 The following government bureaux and departments have no objection to or no adverse comments on the proposed amendments and representations:

- (a) Planning Unit, Development Bureau;
- (b) Harbour Unit, Development Bureau;
- (c) District Lands Officer/Hong Kong East of Lands Department;
- (d) Comments of the Commissioner for Transport
- (e) Chief Building Surveyor/Hong Kong East and Heritage Unit of Buildings Department
- (f) Chief Highway Engineer/Hong Kong, Highways Department (HyD);
- (g) Major Works Project Management Office, HyD;
- (h) Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- (i) Commissioner of Police;

- (j) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department (CEDD);
- (m) Chief Engineer/Land Works, CEDD;
- (n) Head of Geotechnical Engineering Office, CEDD;
- (o) Direct of Fire Services;
- (p) Chief Architect/Central Management Division 2, Architectural Services Department;
- (q) Director of Electrical and Mechanical Services;
- (r) Director of Food and Environmental Hygiene;
- (s) Director of Agriculture, Fisheries and Conservation;
- (t) Director of Leisure and Cultural Services;
- (u) Antiquities and Monuments Office;
- (v) Chief Town Planner/Urban Design and Landscape of PlanD; and
- (w) District Officer (Wan Chai), Home Affairs Department.

Consultation with Wan Chai District Council and Public Consultation

14.3 The proposed amendments to the OZP are mainly a follow up consequential to the Court's rulings on the JRs and related appeals in respect of the draft Wan Chai OZP No. S/H5/26. Subject to agreement of the proposed amendments by the Board for gazetting under section 7 of the Ordinance, the Wan Chai District Council will be consulted during the two-month statutory plan exhibition period. Members of the public can submit representations on the OZP to the Board during the same statutory plan exhibition period.

15. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the draft Wan Chai OZP and that the draft Wan Chai OZP No. S/H5/27A (**Annex B1**) (to be renumbered as S/H5/28 upon exhibition) and its Notes (**Annex B2**) are suitable for exhibition under section 7 of the Ordinance; and
- (b) adopt the revised ES at **Annex B3** for the draft Wan Chai OZP No. S/H5/27A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the draft OZP.

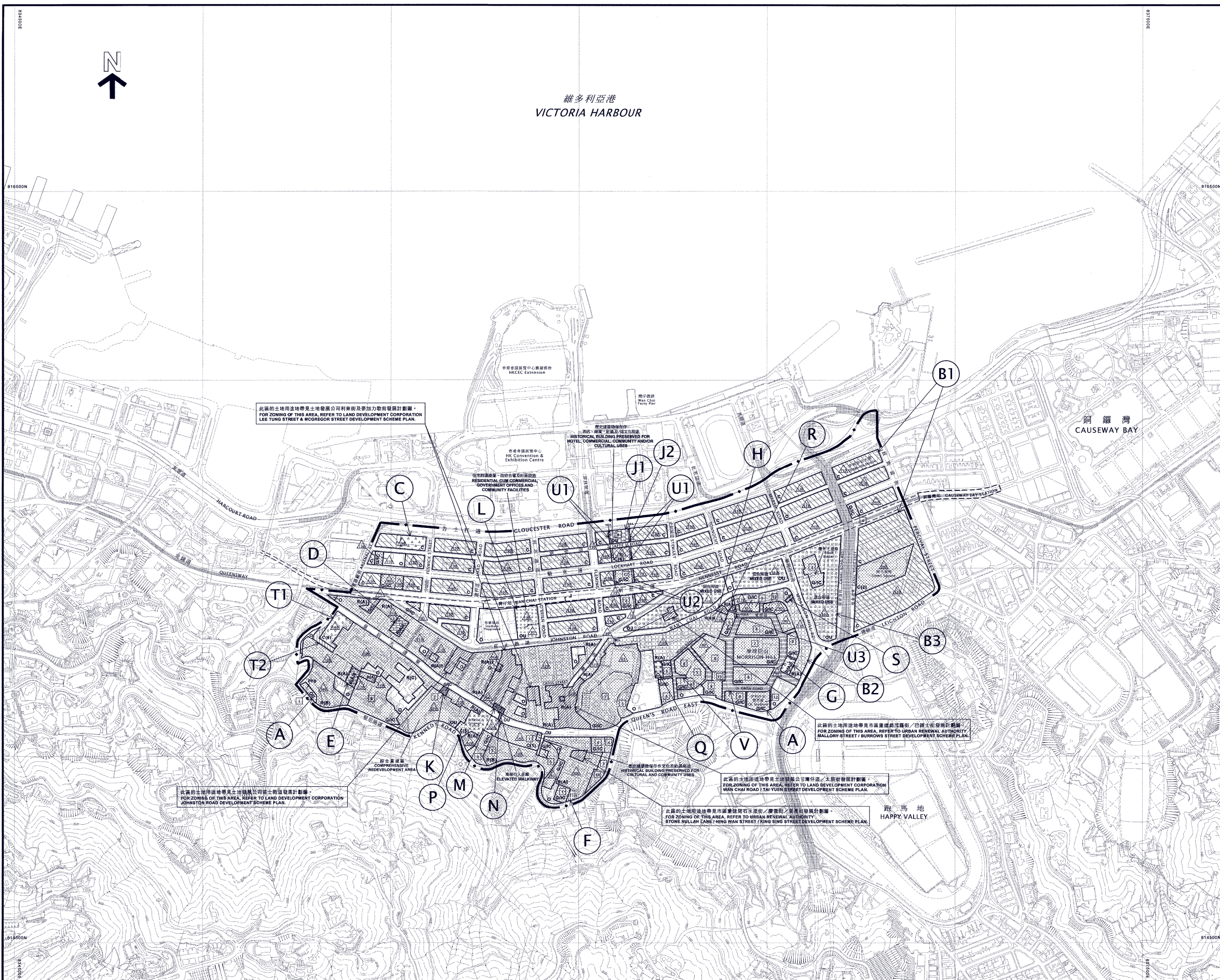
Attachments

- Annex A1 & A1a** Draft Wan Chai OZP No. S/H5/26 (reduced to A3 size) together with Schedule of Amendments to the approved Wan Chai OZ No. S/H5/25
- Annex A2 & A2a** Amendment Plan No. R/S/H5/26–A2 together with Schedule of Amendments
- Annex A3 & A3a** Draft Wan Chai OZP No. S/H5/27 (reduced to A3 size) together with Schedule of Amendments to the draft Wan Chai OZ No. S/H5/26

Annex B1	Draft Wan Chai OZP No. S/H5/27A
Annex B2	Revised Notes for the draft Wan Chai OZP No. S/H5/27A
Annex B3	Revised Explanatory Statement for the draft Wan Chai OZP No. S/H5/27A
Annex C1	APP-151 “Building Design to Foster a Quality and Sustainable Built Environment”
Annex C2	APP-152 “Sustainable Building Design Guidelines” (SBDG)
Annex D	Implications of SBDG on Building Profile
Annexes D1a & D1b	Illustration on Implications of SBDG
Annex D2	Basic Building Profile – Commercial Building
Annex D3	Basic Building Profile – Composite Building
Annex E1	Assessment of Building Height – Commercial Sites in Wan Chai (Building Height Restriction (BHR) to be relaxed to 135mPD)
Annex E2	Assessment of Building Height – Commercial Sites in Wan Chai (BHR to be maintained at 110mPD)
Annex E3	Assessment of Building Height – Mixed Use Sites in Wan Chai
Annex E4	Assessment of Building Height – Residential (Group A) Sites in Wan Chai
Annex E5	Assessment of Building Height – Residential (Group B) Sites in Wan Chai
Annex F1	Air Ventilation Assessment by Expert Evaluation (2018)
Annex F2	Visual Appraisal
Annexes G1 & G2	Representation No. 34 and Representation No. 97
Annexes G3 & G4	Comment No. C1 and Comment No. C2
Annexes H1 & H2	Summary of Representations and Responses to Representation No. 34 and Representation No. R97
Annex J1	TPB Paper No. 8764 for Consideration of Group 1 Representations and Comments to Draft Wan Chai OZP No. S/H5/26 (Paper, Annex V and Plans only)
Annex J2	Extract of the Confirmed Minutes of the TPB Meeting on 26.4.2011
Plan 1	Aerial Photo of Wan Chai
Plan 2A	Current Building Height Restrictions
Plan 2B	Building Height Restrictions imposed in 2010
Plan 3	Current Non-building Area, Building Gap and Setback Requirements
Plan 3A	Site Plan of Set-Back Requirement at Wing Fung Street/Anton Street
Plan 3B	Site Plan of Set-Back Requirement at St. Francis Street/Gresson Street
Plan 3C	Site Plan of Set-Back Requirement at Spring Garden Lane/Tai Yuen Street/Yen Wah Steps/Wan Chai Gap Road
Plan 3D	Site Plan of Non-Building Area at Oi Kwan Road
Plans 3E to 3H	Site Photos of Current Non-building Area, Building Gap and Setback Requirements
Plan 4	Sites with Building Height Restrictions under Review
Plan 5	Proposed Building Height Restrictions
Plan 6	Photomontages of “C” sites (110mPD/135mPD) and “OU(MU)” sites (135mPD) from Stubbs Road Lookout Point
Plan 7	Proposed Deletion of Non-building Area and Building Gap Requirements
Plan 8	Consolidated Proposals of Development Restrictions
Plan 9	Viewing Points for Photomontages

Plans 9A to 9E	Photomontages of Building Height Profile Based on Maximum Building Height Limit
Plans 10A to 10E	Photomontages of Building Height Profile Based on Site Classification
Plans 11A to 11E	Photomontages of Building Height Profile with Mixed Commercial and Residential Developments
Plans 12A and 12B	Illustrations of Potential Commercial Development at Jaffe Road
Plans 13, 13A and 13B	Location Plan, Site Plan and Photos Representations No. R34 and R97 and C1 and C2
Plans 14A to 14E	Proposed Building Heights submitted by Representatives No. R34 and R97

**PLANNING DEPARTMENT
APRIL 2018**



圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	[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
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	[Symbol]	土地發展公司 / 市區重建局發展計劃範圍
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	20.39	22.86	商業
RESIDENTIAL (GROUP A)	13.88	15.56	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.47	0.53	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.80	12.11	政府、機構或社區
OPEN SPACE	3.95	4.43	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.47	33.05	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

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

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

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 H 項 AMENDMENT ITEM H	修訂項目 R 項 AMENDMENT ITEM R
修訂項目 B1 項 AMENDMENT ITEM B1	修訂項目 J1 項 AMENDMENT ITEM J1	修訂項目 S 項 AMENDMENT ITEM S
修訂項目 B2 項 AMENDMENT ITEM B2	修訂項目 J2 項 AMENDMENT ITEM J2	修訂項目 T1 項 AMENDMENT ITEM T1
修訂項目 B3 項 AMENDMENT ITEM B3	修訂項目 K 項 AMENDMENT ITEM K	修訂項目 T2 項 AMENDMENT ITEM T2
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 L 項 AMENDMENT ITEM L	修訂項目 U1, U2 項 AMENDMENT ITEMS U1, U2
修訂項目 D 項 AMENDMENT ITEM D	修訂項目 M 項 AMENDMENT ITEM M	修訂項目 U2 項 AMENDMENT ITEM U2
修訂項目 E 項 AMENDMENT ITEM E	修訂項目 N 項 AMENDMENT ITEM N	修訂項目 V 項 AMENDMENT ITEM V
修訂項目 F 項 AMENDMENT ITEM F	修訂項目 P 項 AMENDMENT ITEM P	修訂項目 V 項 AMENDMENT ITEM V
修訂項目 G 項 AMENDMENT ITEM G	修訂項目 Q 項 AMENDMENT ITEM Q	修訂項目 V 項 AMENDMENT ITEM V

(參看附表) (SEE ATTACHED SCHEDULE)

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

Ophelia Y. S. WONG 黃婉蕓
 SECRETARY
 TOWN PLANNING BOARD

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

SCALE 比例尺
 * METRES 100 0 200 400 600 800 METRES *

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

圖則編號 PLAN No. **S/H5/26**

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

I. Amendments to Matters shown on the Plan

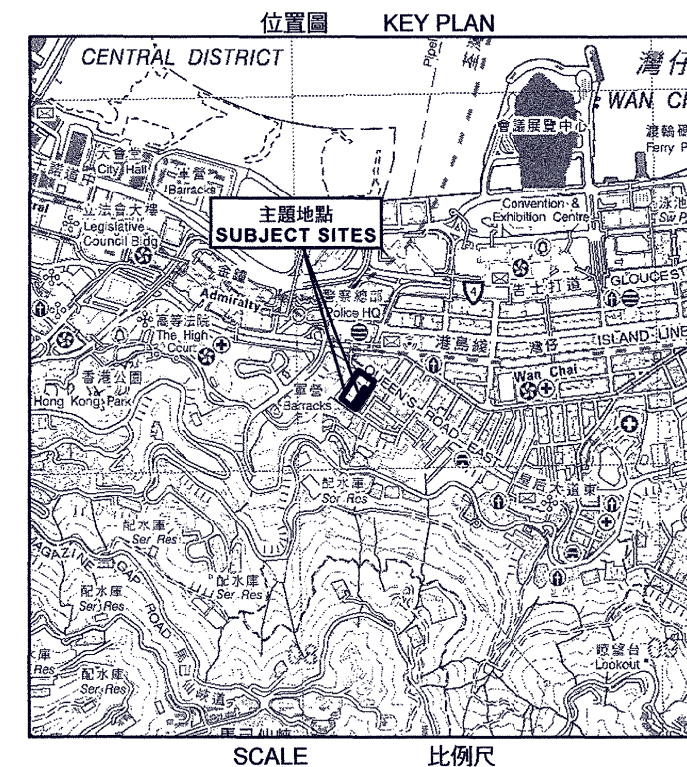
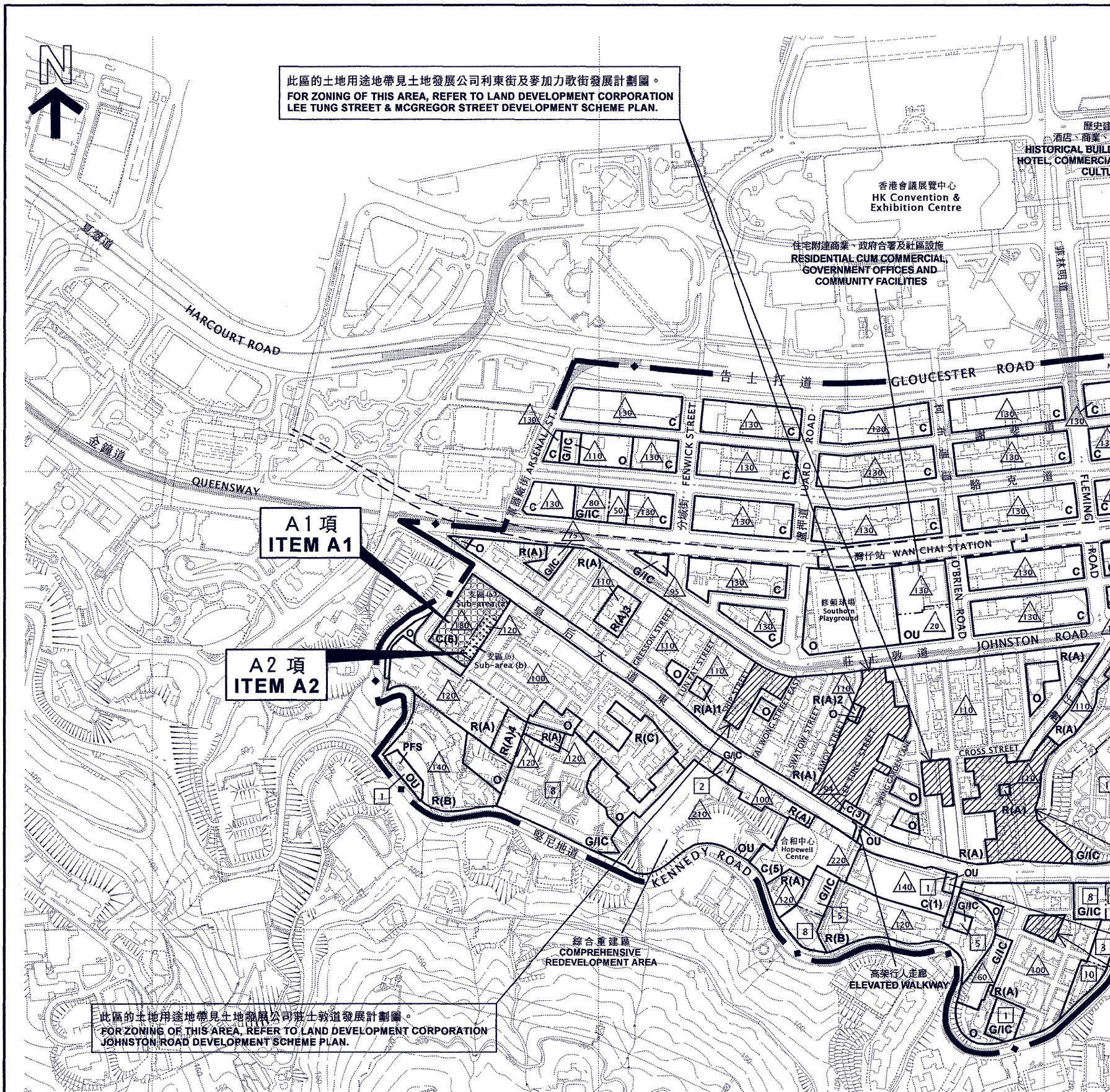
- Item A – Stipulation of building height restrictions for the “Commercial” (“C”), “Commercial(1)” (“C(1)”), “Commercial(2)” (“C(2)”), “Commercial(3)” (“C(3)”), “Commercial(4)” (“C(4)”), “Commercial(5)” (“C(5)”), “Commercial(6)” (“C(6)”), “Residential (Group A)” (“R(A)”), “Residential (Group A)1” (“R(A)1”),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

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

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


II. Amendments to the Notes of the Plan


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



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

根據城市規劃條例第 6F(8) 條作出的修訂
AMENDMENTS MADE UNDER SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE

- 

A 1 項 ITEM A1
註明為「商業(6)」地帶支區(a)
ANNOTATING AS SUB-AREA (a) OF THE "COMMERCIAL(6)" ZONE
- 

A 2 項 ITEM A2
由「住宅(甲類)」地帶改劃為「商業(6)」地帶支區(b)，並將建築物高度限制由主水平基準上100米修訂為主水平基準上120米
REZONING FROM "RESIDENTIAL (GROUP A)" ZONE TO SUB-AREA (b) OF THE "COMMERCIAL(6)" ZONE AND REVISION OF THE BUILDING HEIGHT RESTRICTION FROM 100 mPD TO 120 mPD

夾附的《註釋》屬這份圖則的一部分，並根據城市規劃條例第 6F(8) 條作出修訂。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED UNDER SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE

(參看附表)
(SEE ATTACHED SCHEDULE)

2011年7月29日根據城市規劃條例第6F(8)條對
草圖編號 S/H 5/26 作出的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/26 MADE UNDER
SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE ON
29 JULY 2011

灣仔分區計劃大綱草圖編號 S/H 5/26 的修訂
AMENDMENTS TO DRAFT WAN CHAI
OUTLINE ZONING PLAN No. S/H5/26

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



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. R/S/H5/26 - A2

**SCHEDULE OF AMENDMENTS TO
THE DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/26
MADE BY THE TOWN PLANNING BOARD ON 29 JULY 2011
UNDER SECTION 6F(8) OF
THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters Shown on the Plan

Amendments made under section 6F(8)

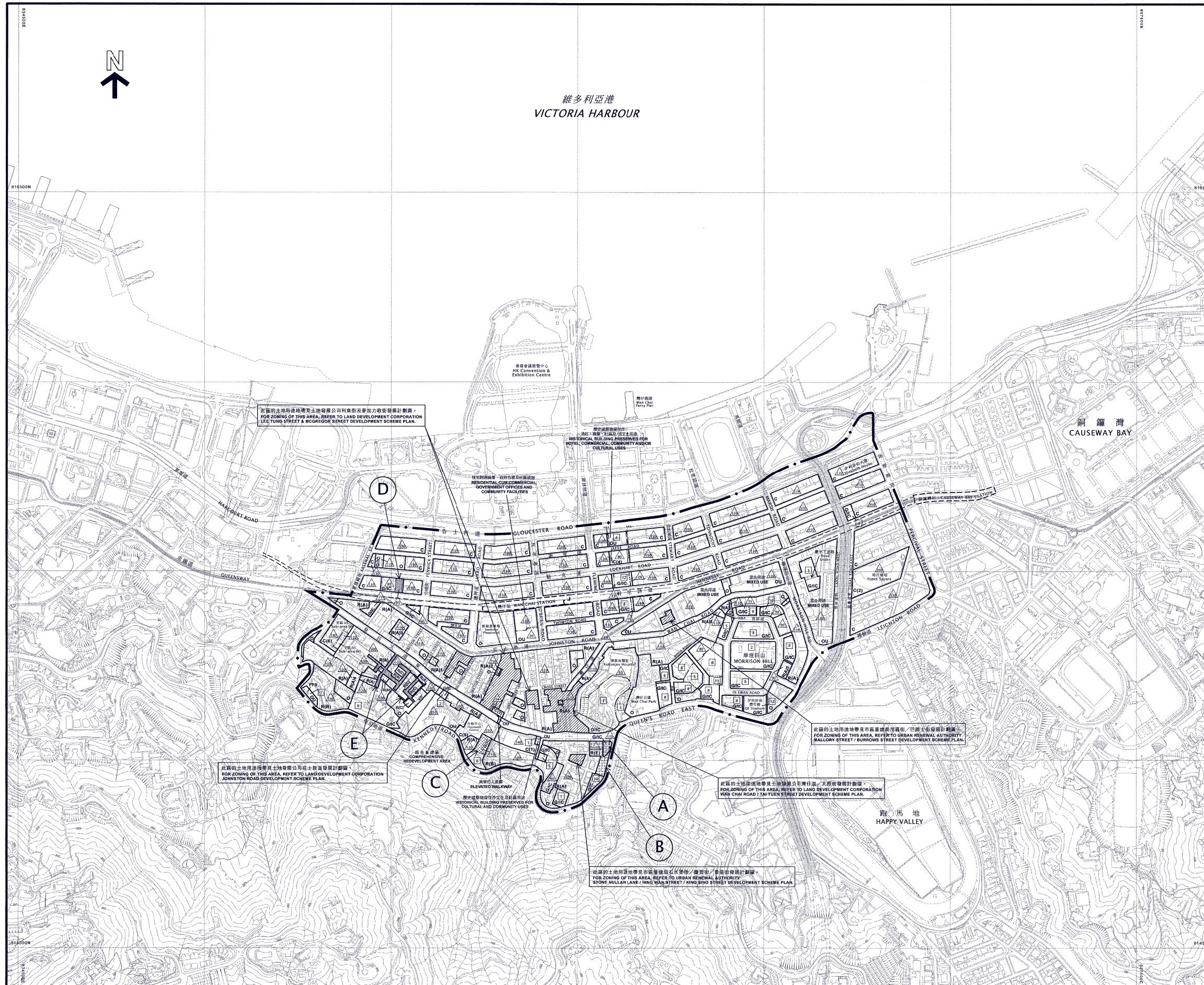
- Item A1 – Annotating the Three Pacific Place site as sub-area (a) of the “Commercial (6)” (“C(6)”) zone.
- Item A2 – Rezoning of the site covering 8-10 and 12-18 Wing Fung Street from “Residential (Group A)” to sub-area (b) of the “C(6)” zone and revision of the building height restriction from 100mPD to 120mPD.

II. Amendments to the Notes of the Plan

Amendments made under section 6F(8)

Revision to the Remarks in the Notes for the “C(6)” zone by including sub-areas (a) and (b), stipulating a minimum setback requirement of 1m from the lot boundary fronting Wing Fung Street, and the requirement for planning permission for any in-situ conversion/redevelopment of an existing building from a residential building to a commercial/office building in sub-area (b). The minor relaxation clause in the Notes for the “C” zone is amended correspondingly to specify its applicability to the setback requirement in the “C(6)” zone.

Town Planning Board



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		
交通		
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		
其他		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司/市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	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
RESIDENTIAL (GROUP A)	13.59	15.24	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.35	0.39	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.27	0.30	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.52	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.82	33.44	主要道路等
LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司/市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

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

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

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

(參看附表)
(SEE ATTACHED SCHEDULE)

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

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

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



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

圖則編號
PLAN No. S/H5/27

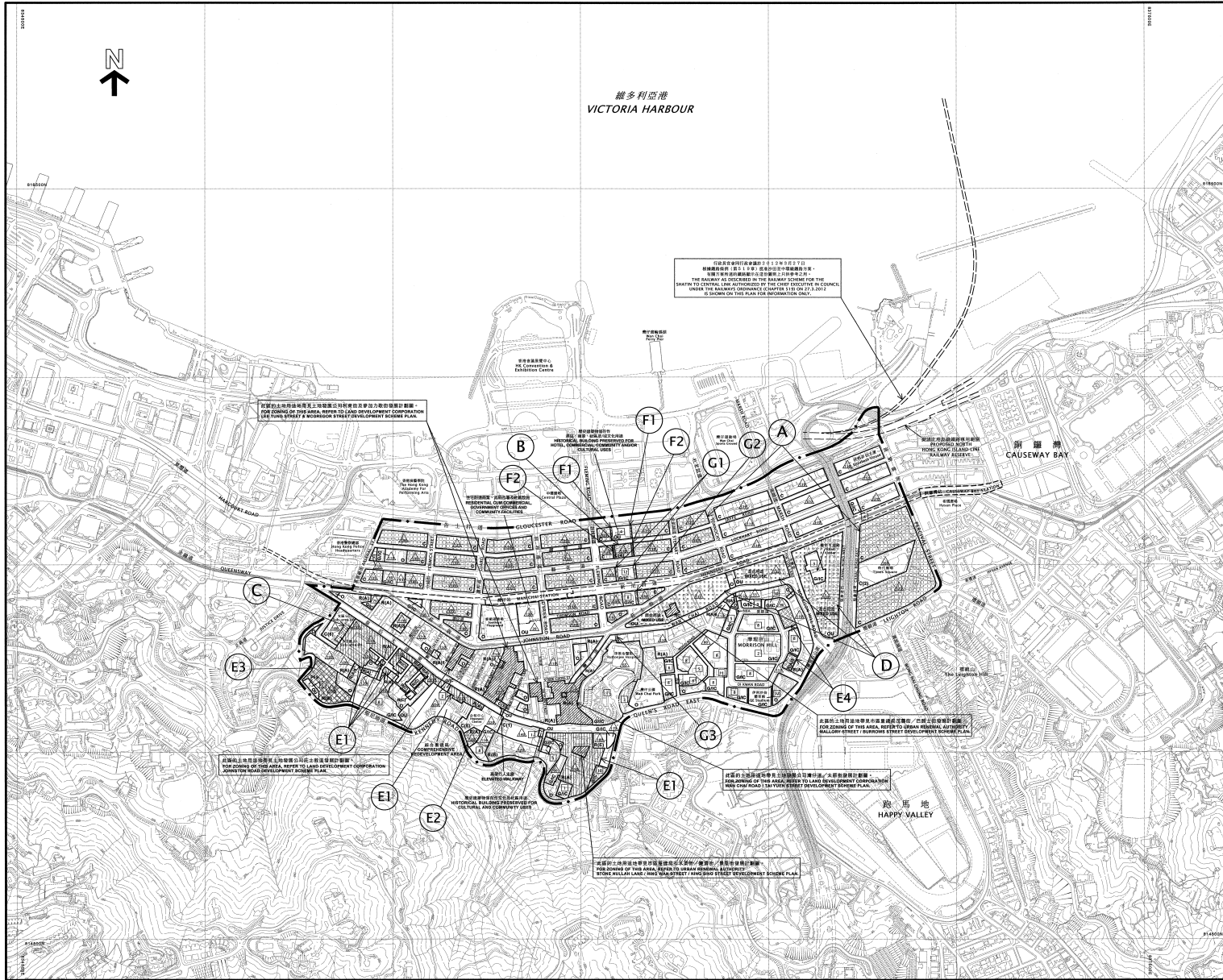
**SCHEDULE OF AMENDMENTS TO
THE DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

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

II. Amendments to the Notes of the Plan

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



圖例 NOTATION

ZONES	地帶
COMMERCIAL	C
RESIDENTIAL (GROUP A)	RIA
RESIDENTIAL (GROUP B)	RIIB
RESIDENTIAL (GROUP C)	RIIC
RESIDENTIAL (GROUP E)	RIE
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	DU
COMMUNICATIONS	
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
RAILWAY RESERVE	鐵路專用範圍
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	土地發展公司 / 市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主要水平基準面上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATIONS	加油站
NON-BUILDING AREA	非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 公頃 HECTARES	百分比 %	用途
COMMERCIAL	20.47	22.95	商業
RESIDENTIAL (GROUP A)	13.99	15.24	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.70	1.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.35	0.39	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.27	0.30	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	10.82	11.80	政府、機構或社區
OPEN SPACE	3.94	4.42	休憩用地
OTHER SPECIFIED USES	6.38	7.15	其他指定用途
MAJOR ROAD ETC.	29.82	33.44	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	2.14	2.40	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	89.18	100.00	規劃範圍總面積

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

**草圖編號 S/H 5/27 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H5/27**

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

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 E 4 項 AMENDMENT ITEM E4	修訂項目 1 項 AMENDMENT ITEM 1
修訂項目 B 項 AMENDMENT ITEM B	修訂項目 F1 項 AMENDMENT ITEM F1	修訂項目 2 項 AMENDMENT ITEM 2
修訂項目 C 項 AMENDMENT ITEM C	修訂項目 F2 項 AMENDMENT ITEM F2	修訂項目 3 項 AMENDMENT ITEM 3
修訂項目 D 項 AMENDMENT ITEM D	修訂項目 G1 項 AMENDMENT ITEM G1	修訂項目 4 項 AMENDMENT ITEM 4
修訂項目 1 項 AMENDMENT ITEM 1	修訂項目 G2 項 AMENDMENT ITEM G2	修訂項目 5 項 AMENDMENT ITEM 5
修訂項目 E1 項 AMENDMENT ITEM E1	修訂項目 G3 項 AMENDMENT ITEM G3	修訂項目 6 項 AMENDMENT ITEM 6
修訂項目 E2 項 AMENDMENT ITEM E2		修訂項目 7 項 AMENDMENT ITEM 7
修訂項目 E3 項 AMENDMENT ITEM E3		

(參看附表)
(SEE ATTACHED SCHEDULE)

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

SCALE 1:5000 比例尺
0 100 200 300 400 500 METRES

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/H5/27A

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27A

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

NOTES

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

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

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

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

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

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27A

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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 non-building area restrictions as stipulated on the Plan and~~ *the* setback requirement stated in paragraphs (2) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. ~~The provision for development/redevelopment to the height of the existing building is not applicable to the parts of the sites at 93-99 and 101 Wan Chai Road which are subject to a maximum building height of 19mPD as stipulated on the Plan.~~
- (2) On land designated "Residential (Group A)1", a public open space of not less than 140m² at street level shall be provided.
- (3) On land designated "Residential (Group A)2", a public open space of not less than 65m² at street level shall be provided.
- (4) On land designated "Residential (Group A)3", a gross floor area of not less than 1,365m² for Government, institution or community facilities and a public open space of not less than 250m² at street level shall be provided.
- (5) On land designated "Residential (Group A)4", a gross floor area of not less than 1,403m² for Government, institution or community facilities shall be provided.
- (6) On land designated "Residential (Group A)5", a gross floor area of not less than 3,336m² for Government, institution or community facilities shall be provided.
- (7) On land designated "Residential (Group A)6", a gross floor area of not less than 384m² for Government, institution or community facilities shall be provided.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above, and any reduction in the gross floor area provided for Government, institution or community facilities stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen's Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen's Road East, and Tai Yuen Street shall be provided.
- (10) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat 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) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

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

RESIDENTIAL (GROUP E)

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

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

Planning Intention

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

Remarks

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

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RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. ~~The provision for development/redevelopment to the height of the existing building is not applicable to the parts of the Lockhart Road Municipal Services Building and Hennessy Road Government Primary School sites which are subject to a maximum building height of 19mPD as stipulated on the Plan.~~
- (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 restrictions 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

For "Comprehensive Redevelopment Area" Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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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**

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

(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
Market	Institutional Use (not elsewhere specified)
Office	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Private Club	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Utility Installation	Place of Recreation, Sports or Culture
Public Vehicle Park (excluding container vehicle)	Public Convenience
Residential Institution	Public Transport Terminus or Station
School (in a free-standing purpose-designed building only)	Recyclable Collection Centre
Shop and Services (not elsewhere specified)	Religious Institution
Social Welfare Facility	School (not elsewhere specified)
Utility Installation for Private Project	Shops and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only)
	Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

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

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Petrol Filling Station

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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.
- ~~(5) Under exceptional circumstances, for a development proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Elevated Walkway
Government Use

Public Utility Installation

Planning Intention

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

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/274

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 5

DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/27A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/27A. 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 approval of the draft OZP was notified in the Gazette and 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" 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. ~~During the exhibition period, no representation was received.~~
- 2.11 On 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wan Chai OZP which was subsequently renumbered as S/H5/25. On 16 November 2007, the ~~Plan~~ **approved Wan Chai OZP No. S/H5/25** was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 4 November 2008, the CE in C referred the approved Wan Chai OZP No. S/H5/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 November 2008 under section 12(2) of the Ordinance.
- 2.13 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 Plan incorporated amendments to impose building height restrictions for various zones, to rezone the "Commercial/ Residential" ("C/R") sites to "Commercial" ("C"), "R(A)" or "Other Specified Uses" ("OU") annotated "Mixed Use" zone ("**OU(MU)**"), and to amend the zonings of various sites to reflect the planning intention for the sites or the as-built conditions.
- 2.14 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.

- 2.15 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 Plan 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 120mPD 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.
- 2.16 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 Plan *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 Plan *draft OZP* shall thereafter be read as including the amendments.
- 2.17 On 25 July 2011, four Judicial Review (JR) applications were filed against the Board's decisions not to meet their representations. Leaves for JR applications and an order of stay of the submission of the OZP to CE in C were granted by the Court.
- 2.18 On 3 August 2012, the draft Wan Chai OZP No. S/H5/27-(~~the Plan~~) 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 comment.*
- 2.19 *The Board's decisions on some representations were the subjects of JR applications. According to the Court's rulings on the JR applications and the related appeals, the Board's decision made on 26 April 2011 in respect of those representations related to the JR applications had to be remitted to the Board for consideration. A review of the development restrictions on the draft OZP was therefore conducted.*
- 2.20 *On XX.XX.XXXX, the draft Wan Chai OZP No. S/H5/28 (the Plan), incorporating mainly amendments to the building height restrictions for the "C", "C(4)", sub-area (b) for "C(6)", "OU(MU)", "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 were exhibited for public inspection under section 7 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

According to the 2006 Population By-Census, the population of the Area was about 62,350. ***Based on the 2016 Population By-Census, the population of the Area was estimated by the Planning Department as about 58,900.*** It is estimated that the planned population of the Area would be about 83,540.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Wan Chai OZP ~~has been~~ ***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 building height restrictions taking into account***

the implications of Sustainable Building Design Guidelines (SBDG) and permissible development intensity was conducted in 2018. To provide flexibility for future redevelopment to comply with SBDG, a building height of 130-135 metres above Principal Datum (mPD) is generally imposed for the commercial sites (except the sites bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road) and "OU(MU)" sites; a building height of 110mPD is imposed for the "C(4)" site, a building height of 135mPD is imposed for the sub-area (b) of "C(6)" site, a building height of 110mPD is generally imposed for the residential sites to the north and to the south of Queen's Road East; building heights of 120mPD, 140mPD and 150mPD are imposed for the residential sites in the southern part of the Area. north of Hennessy Road/Johnston Road and east of Canal Road, taking into account the high concentration of existing high-rise commercial developments in this area and in Wan Chai North. 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 to the north of Hennessy Road and east of Tonnochy Road 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. without adversely affecting the maximum permissible development intensity of this area. Moreover, in view of the topography of the Area, different height bands ranging from 100mPD to 140mPD are proposed for the residential developments in the south-western part of the Area. For the existing commercial developments covered by the sub-zones of "C", including Wu Chung House, Times Square, QRE Plaza, Hopewell Centre, and Three Pacific Place, the building height restrictions mainly reflect the completed developments.

- 7.4 Specific building height restrictions for the "Government, Institution or Community" ("G/IC") and "OU" zones in terms of number of storeys or mPD, which mainly reflect the existing and planned building heights of development, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.
- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) ~~has been~~ *was* undertaken *in 2010 (AVA 2010)* to assess the existing wind environment and the likely impact of the ~~proposed~~ building heights of the development sites within the Area on the pedestrian wind environment. ~~The building height, non building areas, building gaps and setback requirements incorporated into the Plan have taken the findings of the AVA into consideration.~~
- ~~7.6~~ ~~In general, the~~ *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.

- 7.76 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 minimizing 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(MU)”, “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. 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 building gap 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, Spring Garden Lane, 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, they can be deleted from the OZP but supplemented by alternative effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. in the detailed design of development/redevelopment which could also serve 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 Areas

7.10 ~~In order to maintain the existing air path flowing over the four north-south aligned “G/IC”, “C(4)” and “OU” sites between Fleming Road and Stewart Road, non-building areas are designated along the eastern and western side boundaries of the Wan Chai Police Station site and the Wan Chai Police Married Quarters site. A non-building area is also 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.*~~

Building Gaps

7.11 ~~Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks within a site. Setback and non-building area requirements are not practicable for some of the lots within the Area. Nevertheless, disposition of buildings, proper building design, the provision of permeable podium garden and the provision of building gaps with a view to maximizing north-south air/wind permeability is encouraged. To facilitate the air ventilation and to improve air permeability at podium level, building gaps of 6m wide above 19mPD (about 15m above ground level) are imposed on the eastern and western side boundaries of the Lockhart Road Municipal Services Building site and the eastern side boundary of Hennessy Road Government Primary School site. A 5m wide building gap above 19mPD between 93-99 and 101 Wan Chai Road is also proposed (i.e. 2.5m wide on each site) to facilitate air movement along Fleming Road towards the “G/IC” sites to the south as mentioned in paragraph 7.10 above. These should be provided upon redevelopment of the sites.~~

Setbacks

7.1211 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 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 "Commercial (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 "Commercial (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 "Commercial (3)" and "Commercial (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 "Commercial (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 ~~80mPD~~ **110mPD** and a maximum plot ratio of 12.

The provision of two non-building areas along the eastern and western boundaries of the site, each measuring 6m wide from the adjoining lots, will be required to facilitate air ventilation. 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 “Commercial (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 ~~120mPD~~ **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 ~~non-building area restriction~~ and setback requirements may be considered by the Board on application.
- 8.2 Residential (Group A) (“R(A)”) - Total Area 13.59 hectares
- 8.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2.2 Areas zoned for this purpose are mainly located to the south of Queen’s Road East and the area bounded by Queen’s Road East, Wan Chai Road, Johnston Road and Hennessy Road. Many buildings are pre-war tenements in poor conditions but redevelopment has been taking place since the early 1960s. There is a trend towards more intensive commercial development mainly along Queen’s Road East.
- 8.2.3 The “R(A)1” zone at Lun Fat Street covers an existing residential building known as Luen Lee Building. Development within this zone shall provide a piece of public open space of about 140m² at street level for public use.
- 8.2.4 The “R(A)2” zone at Amoy Street covers an existing residential building known as Po Ngai Garden. Development within this zone shall provide a piece of public open space of about 65m² at street level for public use.
- 8.2.5 The “R(A)3” zone at Li Chit Street covers an existing residential building known as Li Chit Garden. Development within this zone shall provide a gross floor area of

not less than 1,365m² for GIC facilities and a piece of public open space of not less than 250m² at street level for public use.

- 8.2.6 The “R(A)4” zone at Star Street covers an existing residential building known as No. 1 Star Street. Development within this zone shall provide a gross floor area of not less than 1,403m² for GIC facilities.
- 8.2.7 The “R(A)5” zone at Oi Kwan Road covers an existing residential building known as Oi Kwan Court. Development within this zone shall provide a gross floor area of not less than 3,336m² for GIC facilities.
- 8.2.8 The “R(A)6” zone at Wan Chai Road covers an existing commercial building known as Connaught Commercial Building. The site is rezoned to “R(A)6” to encourage residential development. Development within this zone shall provide a gross floor area of not less than 384m² for GIC facilities.
- 8.2.9 ~~A 5m wide building gap above 19mPD between 93-99 and 101 Wan Chai Road is proposed (i.e. 2.5m wide setback on each site) to facilitate air movement along Fleming Road towards the “G/IC” sites to the south.—~~A minimum setback of 1m from the lot boundary fronting Wing Fung Street, Anton Street, the portion of St. Francis Street in between St. Francis Yard and Queen’s Road East, Gresson Street, the portion of Spring Garden Lane in between Johnston Road and Queen’s Road East and Tai Yuen Street shall also be provided upon redevelopment to facilitate air ventilation in the areas (see Plans 1 to 3).
- 8.2.10 Minor relaxation of the minimum gross floor area provided for GIC facilities, and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 8.2.11 Under exceptional circumstances, for developments/redevelopments, minor relaxation of ~~non-building area restrictions and~~ setback requirements may be considered by the Board on application.

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

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

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

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

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

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

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

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

- 8.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Within Wan Chai, there are a number of GIC buildings, such as those in the Morrison Hill Area, which include a number of schools, hospitals, a swimming pool, an indoor games centre and other community facilities.
- 8.6.2 In order to meet the demand for social welfare facilities in Wan Chai, a site adjacent to the Wan Chai Polyclinic has been developed for a multi-service complex by the Hong Kong Housing Society with an elderly centre, street sleepers’ shelter, public latrine and open space.
- 8.6.3 Hung Shing Temple at 129-131 Queen’s Road East, which is a Grade I historic building, is zoned “G/IC” to reflect the existing temple use.
- 8.6.4 A non-building area at the north-eastern corner of the Lady Trench Training Centre site at 44 Oi Kwan Road ~~as shown on the Plan~~ and a building gap of 6m wide above 19mPD (about 15m above ground level) on both the eastern and western side boundaries of the Lockhart Road Municipal Services Building site at 225 Hennessy Road and the eastern side boundary of Hennessy Road Government Primary School at 169 Thomson Road shall be provided upon redevelopment to facilitate air ventilation in the area. A minimum setback of 1m from the lot boundary at 22 Hennessy Road fronting Anton Street shall also be provided upon redevelopment to facilitate air ventilation in the area (see Plan 1).
- 8.6.5 A minimum setback of 2m from the lot boundary of the site at 77 Spring Garden Lane fronting Spring Garden Lane shall also be provided *for visual relief* upon redevelopment (See Plan 3).
- 8.6.6 *In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should be considered in the detailed design of future redevelopments at the Lockhart Road Municipal Services Building site and the Hennessy Road Government Primary School site.***
- 8.6.67 A covered open space of not less than 360m² at street level with open-sided frontage along Queen’s Road East and Kennedy Road shall be provided at 271 Queen’s Road East. The open space shall be accessible to the public. In addition, a minimum setback of 3m from the lot boundary of the site fronting Queen’s Road East shall also be provided to facilitate future road and footpath widening (See Plan 4).
- 8.6.78 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

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

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

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

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

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

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

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

8.8.2 One site located to the south of Queen’s Road East and east of Ship Street is zoned “OU” annotated “Comprehensive Redevelopment Area”. This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. It aims to encourage environmental improvement within the area which is partly occupied by dilapidated pre-war buildings. It is anticipated that considerable amount of open space would be provided within this site upon redevelopment.

8.8.3 The old post office building at Queen’s Road East which is a historic monument is zoned “OU” annotated “Historical Building preserved for Cultural and Community Uses” so as to reflect the planning intention to preserve this monument. This post office building is currently used as an Environmental Resources Centre under the management of the Environmental Protection Department.

- 8.8.4 The ~~existing-Old~~ Wan Chai Police Station at 123 Gloucester Road is a Grade II 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 ~~existing-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 ~~existing-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 Wan Chai Police Station; *and*
 - (b) to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its own merits;
 - ~~(c) two non-building areas from the external eastern and western side walls of the Wan Chai Police Station building to the adjoining lots to facilitate the formation of north-south air paths across the Wan Chai Police Station and Wan Chai Police Married Quarters sites and two other existing "G/IC" sites to the south. Under exceptional circumstances, for a development proposal, minor relaxation of the non-building area restrictions may be considered by the Board on application; and~~
 - ~~(d) Under exceptional circumstances, for developments/redevelopments, minor relaxation of non-building area restrictions may be considered by the Board on application.~~
- 8.8.5 The Southorn Centre, Southorn Garden and the Southorn Stadium at Hennessy Road, O'Brien Road and Johnston Road are zoned "OU" annotated "Residential cum Commercial, Government Offices and Community Facilities" to reflect the existing residential, Government office and stadium with retail and community uses. A maximum domestic gross floor area of 26,038m² and a maximum non-domestic gross floor area of 49,283m², of which not less than 40,000m² for GIC facilities, shall be provided.
- 8.8.6 The land bounded by Johnston Road/Hennessy Road, Canal Road West, Leighton Road, Morrison Hill Road and Wan Chai Road is zoned "OU" annotated "Mixed Use" to reflect the existing mixed commercial/residential land uses. This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial,

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

- 8.8.7 An "OU" annotated "Elevated Walkway" zone is designated on the Plan for the development of an elevated walkway between Hopewell Centre and QRE Plaza. Also, a site at Kennedy Road is zoned "OU" annotated "Petrol Filling Station" to reflect the existing use.
- 8.8.8 Minor relaxation of the building height and gross floor area restrictions may be considered by the Board on application. Each application will be considered on its own merits.

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

- 9.1 The URA was established on 1 May 2001 to replace the Land Development Corporation (LDC) and to take over the on-going urban renewal projects from LDC.
- 9.2 The Wan Chai Road/Tai Yuen Street Scheme Area bounded by Cross Street to the north, Ruttonjee Hospital to the east, Queen's Road East to the south and Tai Yuen Street to the west (including sections of Stone Nullah Lane and Wan Chai Road) has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. URA is redeveloping this area for commercial/residential uses with GIC facilities including a market, a public toilet and a day nursery.
- 9.3 The Lee Tung Street & McGregor Street Scheme Area generally bounded by Amoy Street, Queen's Road East, Tai Yuen Street, Cross Street, Spring Garden Lane and Johnston Road (including Lee Tung Street and a portion of McGregor Street) has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities.
- 9.4 The Johnston Road Scheme Area generally bounded by Ship Street, Johnston Road, Tai Wong Street East and Queen's Road East has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Johnston Road DSP No. S/H5/LDC3/2. URA intends to redevelop this area for commercial/residential uses.

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

10. COMMUNICATIONS

10.1 Mass Transit Railway

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

10.2 Roads – Total Area 29.82 hectares

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

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

11. UTILITY SERVICES

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

12. CULTURAL HERITAGE

The Old Wan Chai Post Office near Wu Chung House at Queen’s Road East is a declared monument within the Area. Hung Shing Temple, Nam Koo Terrace, Yuk Hui Temple (also known as Pak Tai Temple) are Grade I buildings and *Old* Wan Chai Police Station is a Grade II building and the Hong Kong Tuberculosis Chest and Heart Diseases Association Leo Lee Building, *6 Stewart Road, and 109 & 111 Lockhart Road* are Grade III buildings. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services

Department should be made if any development or rezoning proposals might affect ~~these~~ *the above declared monument, historic buildings/structures- and/or their immediate environs. In addition, the following graded historic buildings can also be found in Wan Chai:*

- *No. 72, No.72A, No. 74 and No. 74A Stone Nullah Lane (Grade 1)*
- *No. 60A, No.62, No. 64 and No. 66 Johnston Road (Grade 2)*
- *No. 1, No. 3, No. 5, No. 7, No. 9 and No. 11 Mallory Street (Grade 2)*
- *No. 6, No. 8, No. 10 and No. 12 Burrows Street (Grade 2)*
- *No.18 Ship Street (Grade 2)*
- *Wan Chai Market (Grade 3)*
- *No. 2, No. 4, No. 6 and No. 8 Hing Wan Street (Grade 3)*
- *No. 186, No. 188 and No. 190 Queen's Road East (Grade 3)*

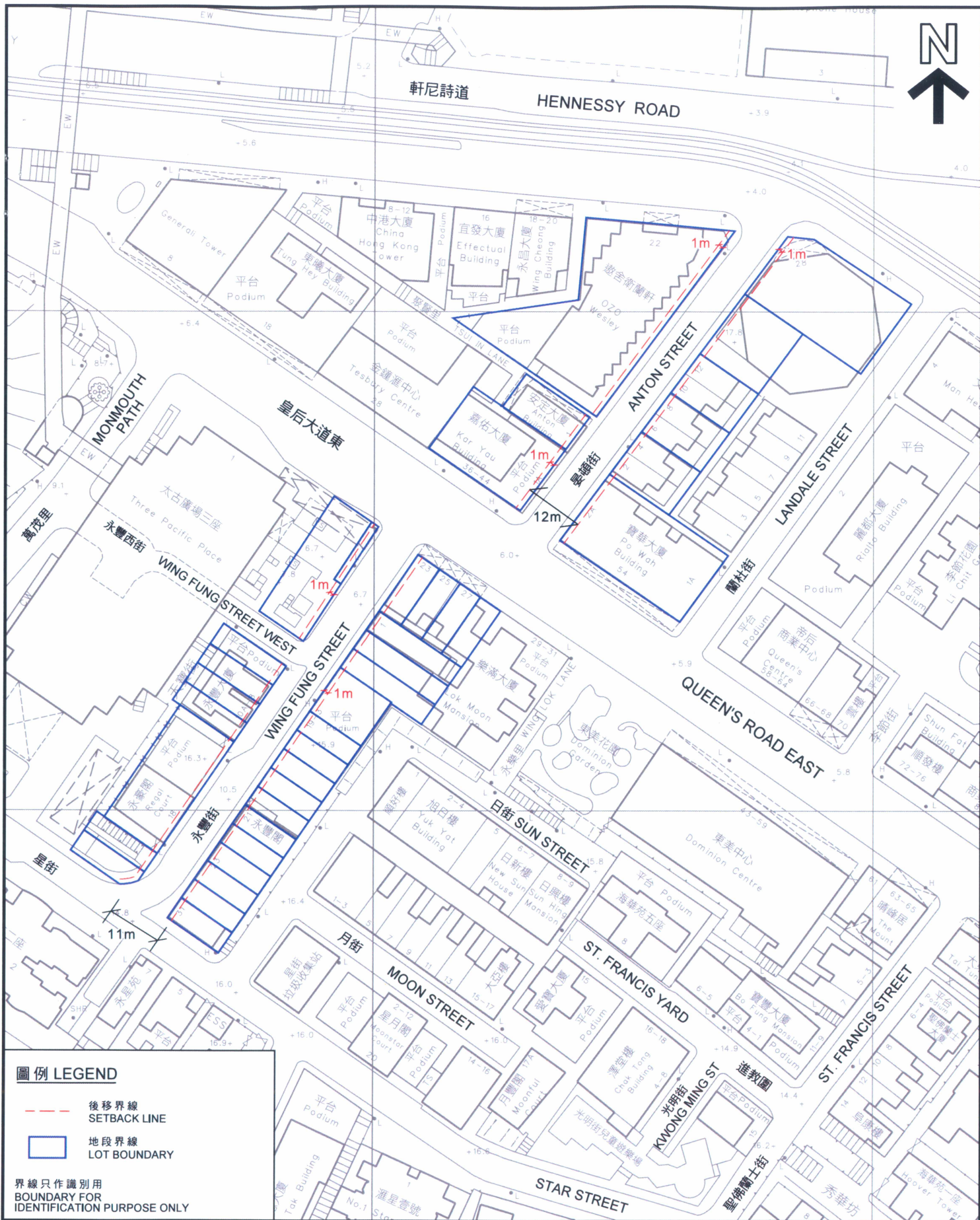
13. IMPLEMENTATION

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

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

Plans 1 to 4 -Setback Requirements

TOWN PLANNING BOARD
AUGUST ~~2012~~ _____ 2018



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2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEET No.
11-SW-14B

**後移要求
SETBACK REQUIREMENT**

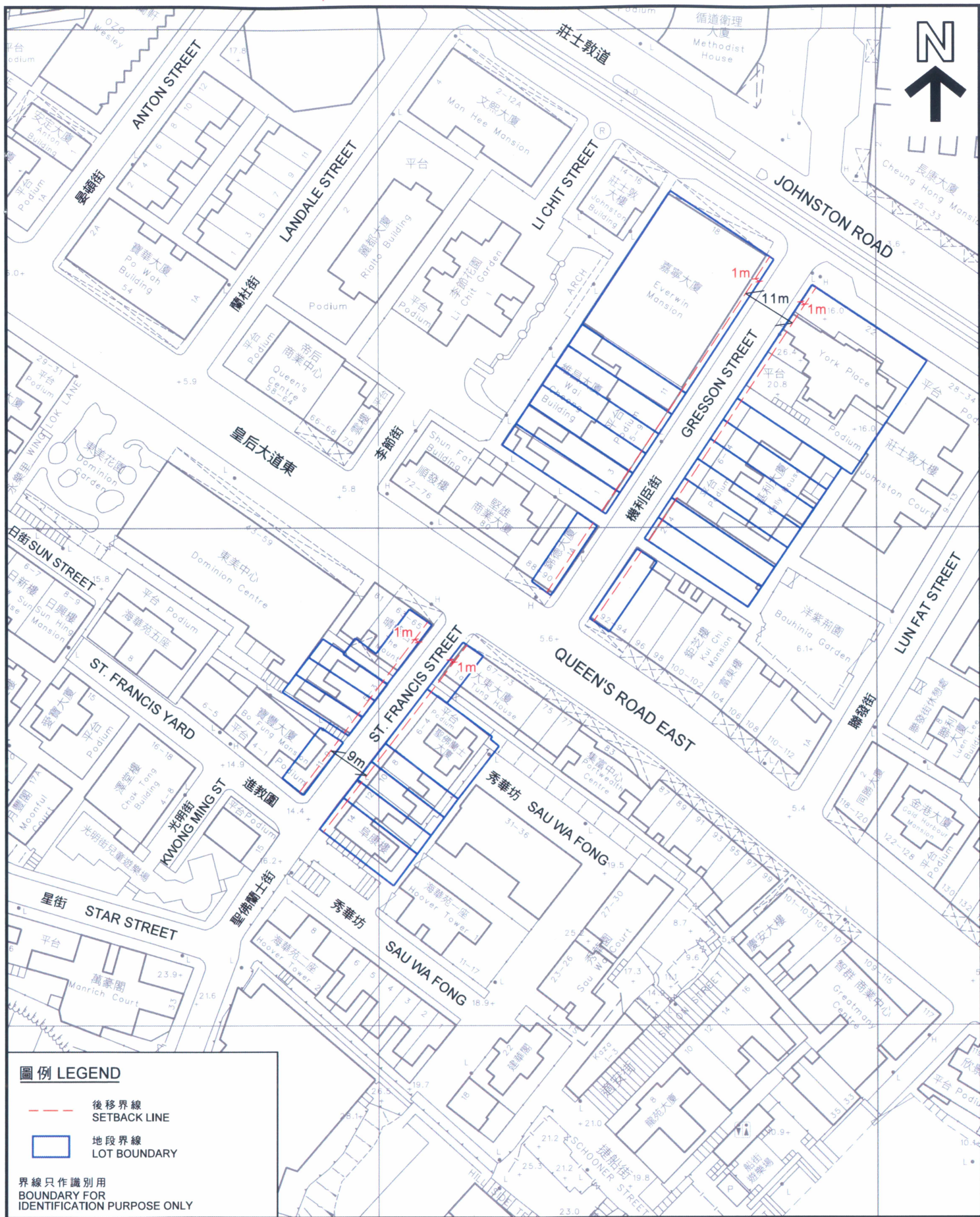


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H5/18/4

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

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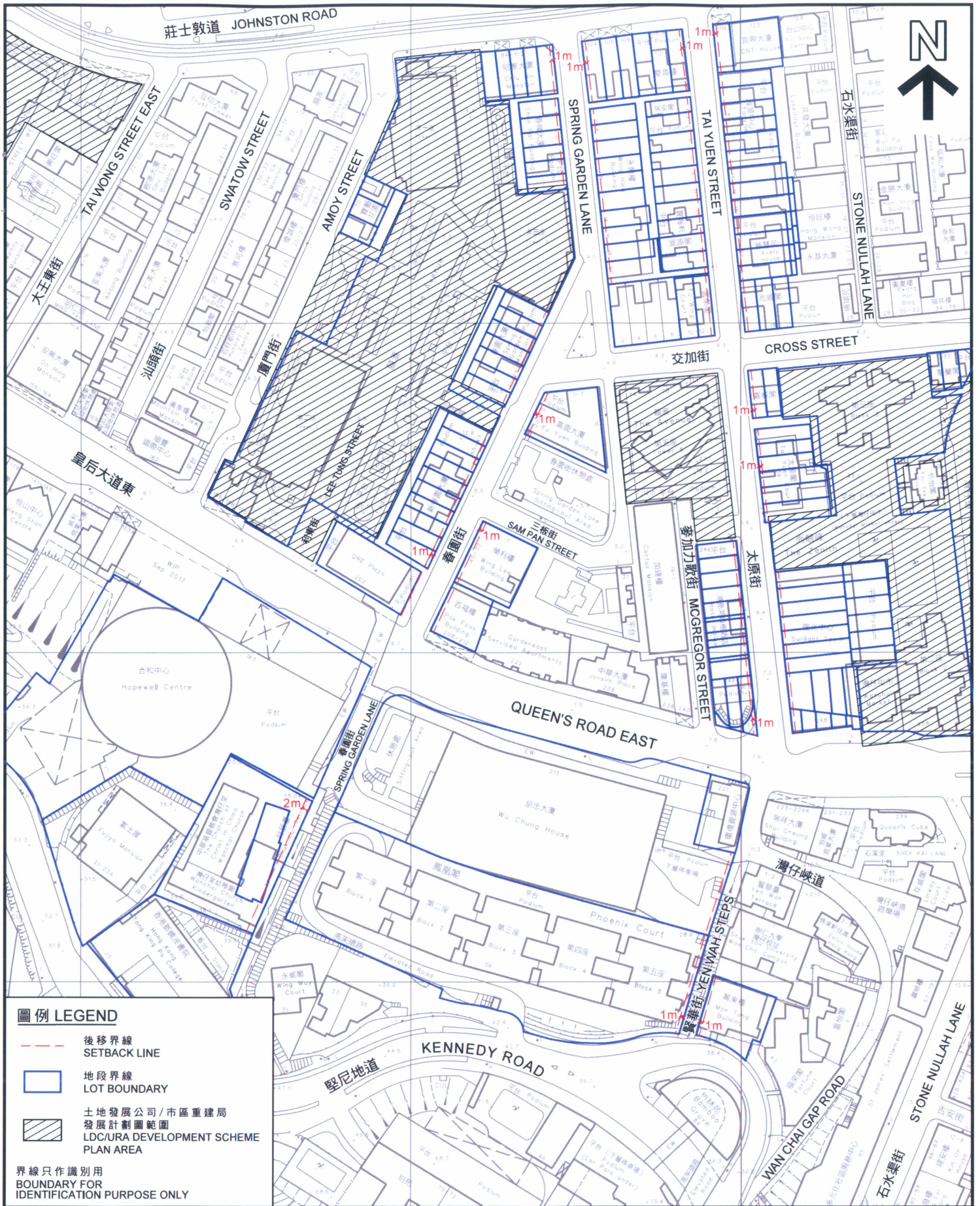


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/4

圖 PLAN
2



圖例 LEGEND

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

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B及D

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No.
11-SW-14B&D

後移要求
SETBACK REQUIREMENT

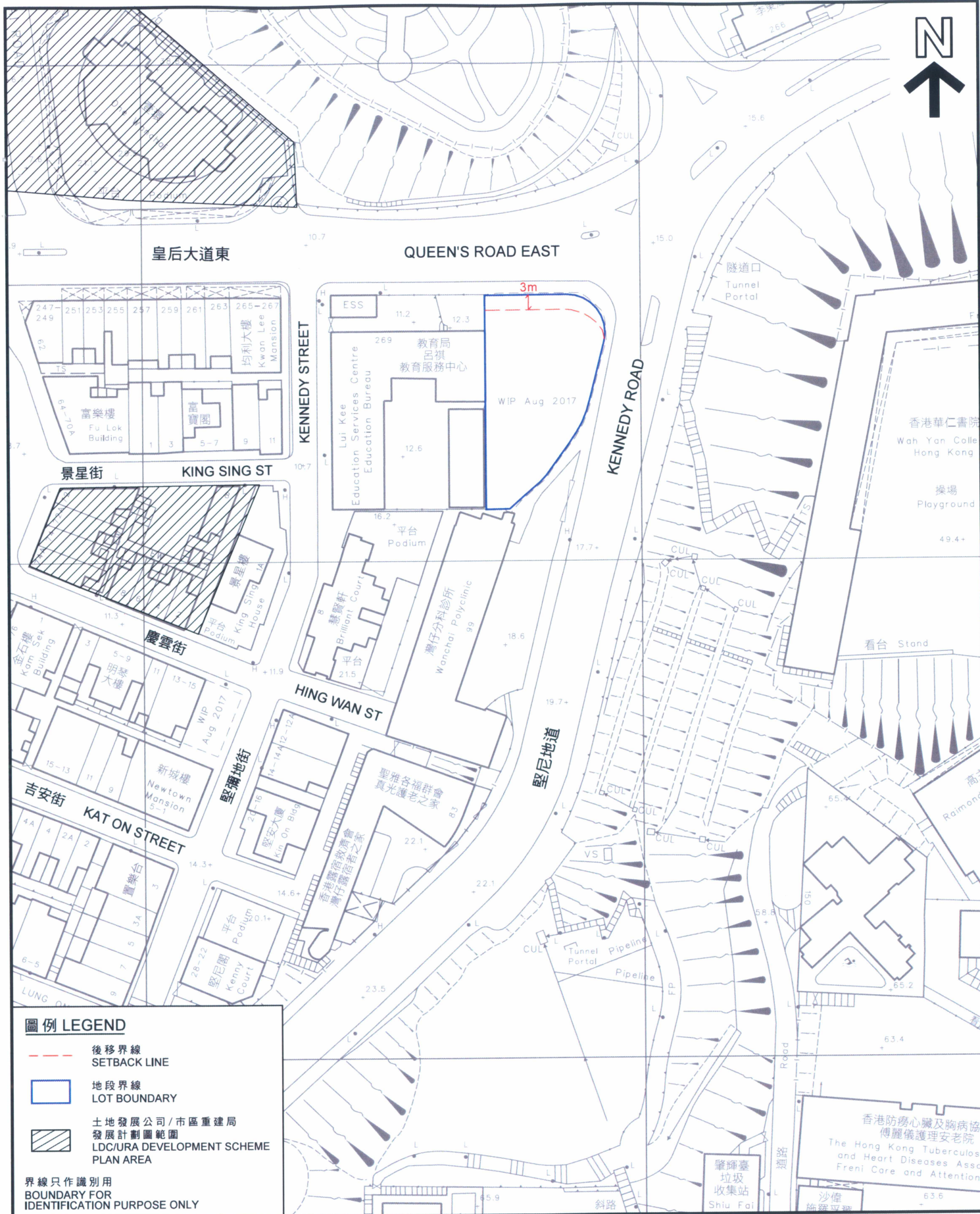


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/4

圖 PLAN
3



圖例 LEGEND

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

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B及D和11-SW-15A及C

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No.
11-SW-14B&D AND 11-SW-15A&C

後移要求
SETBACK REQUIREMENT



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/4

圖 PLAN
4

Overall Cap on GFA Concessions

4. To contain the effect on the building bulk while allowing flexibility in the design for incorporating desirable green / amenity features and non-mandatory / non-essential plant rooms and services, an overall cap will be imposed on the total amount of GFA concessions for these features, except those features described in paragraph 5 below. This cap is set at 10 % of the total GFA of the development. If a development comprises both domestic and non-domestic buildings or in the case of a composite building, GFA concessions for features serving the domestic part or the non-domestic part of the development will be calculated separately such that GFA concessions for each part will be capped at 10%, based on the total GFA of the respective part of the development. Features that are subject to this overall cap of GFA concessions are listed in the table at Appendix A.
5. GFA concessions for the following features, which may have to satisfy their own individual acceptance criteria, will not be subject to the overall cap:
 - (a) Mandatory features and essential plant rooms such as refuse storage chamber, telecommunications and broadcasting rooms;
 - (b) Communal podium gardens and sky gardens that improve permeability of a development to its neighbourhood;
 - (c) Floor space used solely for parking motor vehicles and loading and unloading of motor vehicles which is separately controlled given its significant impact on building bulk and height and the relevant transport, planning and environmental policies;
 - (d) Voids in front of cinemas or in shopping arcades, etc. with operational needs in non-domestic developments;
 - (e) Bonus GFA and / or GFA exemptions relating to dedication for public passage or surrender for road widening and building set back in accordance with the SBD Guidelines; and
 - (f) Hotel concessions granted under regulation 23A of the Building (Planning) Regulations.

Pre-requisites for Granting GFA Concessions

6. To promote sustainable building designs and energy efficient features in new developments, compliance with the following requirements will be pre-requisites for the granting of GFA concessions for all green / amenity features and non-mandatory / non-essential plant rooms and services provided in a proposed development as described in Appendix A:

/(a)

Buildings Department **Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers** **APP-151**

Building Design to Foster a Quality and Sustainable Built Environment

There has been rising public concern over the quality and sustainability of the built environment, including issues regarding building bulk and height, air ventilation, greening and energy efficiency in buildings. In 2009, the Council for Sustainable Development launched a public engagement process entitled "Building Design to Foster a Quality and Sustainable Built Environment" in collaboration with the Government. The exercise has pointed to a need for putting in place a package of new measures to foster a quality and sustainable built environment. This practice note sets out a package of measures, covering the following major elements, to promote a quality and sustainable built environment:

- (a) sustainable building design guidelines (SBD Guidelines) on building separation, building set back and site coverage of greenery,
- (b) gross floor area (GFA) concessions, and
- (c) energy efficiency of buildings.

Sustainable Building Design Guidelines

2. The Buildings Department (BD) has commissioned a consultancy study on "Building Design that Supports Sustainable Urban Living Space in Hong Kong". Based on the study, a set of SBD Guidelines has been developed to promote building separation, building set back and site coverage of greenery as promulgated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152.
3. To enhance the quality and sustainability of the built environment, the Building Authority (BA) will take account of the compliance with the SBD Guidelines as promulgated in the PNAP APP-152, where applicable, as a pre-requisite in exempting or disregarding green / amenity features and non-mandatory / non-essential plant rooms and services from GFA and/or site coverage calculations (GFA concessions) in new building developments. Such green / amenity features and non-mandatory / non-essential plant rooms and services and the relevant practice notes promulgating the criteria and requirements for granting GFA concessions are summarised in Appendix A.

/Overall

- (a) Compliance with the SBD Guidelines on building separation, building set back and site coverage of greenery in PNAP APP-152, where applicable;
- (b) For domestic or composite development, compliance with the requirements of PNAP APP-156 on Design and Construction Requirements for Energy Efficiency of Residential Buildings, where applicable;
- (c) Submission of the official letter issued by the Hong Kong Green Building Council (HKGBC) acknowledging the satisfactory completion of project registration application for BEAM Plus certification;
- (d) Submission of a letter by the developer or owner undertaking to submit to the BD the following documents:
 - (i) Result of the Provisional Assessment under the BEAM Plus certification conferred / issued by the HKGBC to be submitted prior to the application for consent to commence the building works shown on the approved plans (consent);
 - (ii) Information on the estimated energy performance / consumption for the common parts (for domestic developments) or for the entire building (for non-domestic developments including hotels) to be submitted in the standard form (Appendix B) prior to the consent application;
 - (iii) Information specified in item (ii) above to be updated and submitted at the time of submitting application for occupation permit (OP);
 - (iv) Result of the Final Assessment under the BEAM Plus certification conferred / issued by the HKGBC, within 18 months of the date of issuance of the OP by the BA;
 - (v) Provisional energy efficiency report prior to the consent application in accordance with PNAP APP-156, where applicable; and
 - (vi) Final energy efficiency report upon application for an OP in accordance with PNAP APP-156, where applicable;
- (e) Compliance with the overall cap on GFA concessions as described in paragraph 4 above, where applicable; and

/ (f)

- (f) Compliance with the relevant acceptance criteria for the individual green and amenity features.

Conditions for Granting GFA Concessions

7. In addition to the acceptance criteria and conditions that may be imposed for granting GFA concessions as detailed in the relevant practice notes for the green / amenity features and non-mandatory / non-essential plant rooms and services described in paragraph 6 above, the following conditions may be imposed:

- (a) The modification is given in recognition of the undertaking submitted by the developer or owner as described in paragraph 6(d) above;
 - (b) Information described in paragraph 6(d)(i), (ii) and (v) above shall be submitted to the BD prior to the consent application;
 - (c) Information described in paragraph 6(d)(ii) and (vi) above shall be submitted to the BD at the time of submitting application for OP;
 - (d) Information described in paragraph 6(d)(iv) above shall be submitted to the BD within 18 months of the date of the OP; and
 - (e) The modification will be revoked if the consent application is submitted prior to the submission of information specified in item (b) above.
8. Authorized persons should consult a registered professional engineer under the Engineers Registration Ordinance of the relevant discipline in assessing the energy efficiency of the building and in completing the standard form at Appendix B;

Disclosure for Public Information

9. To increase the transparency of information to the public, the following information will be uploaded onto the BD website after the issuance of the occupation permit:

- (a) The estimated energy performance / consumption information as described in paragraph 6(d)(iii) above;
- (b) The results of the Provisional Assessment under the BEAM Plus certification as described in paragraph 6(d)(i) above, which will be replaced by the results of the Final Assessment described in paragraph 6(d)(iv) above, upon receipt; and

/ (c)

(c) The finalised RTTV and OTTV for RRF as recorded in the final energy efficiency report.

List of GFA Concessions

(HUI Siu-wai)
Building Authority

Ref. : BD GP/BREG/P/49

First issue January 2011

This revision September 2014 (AD/NB1) (paras. 6, 7 and 9, Item 27 in Appendix A and Appendix B amended and previous paras. 10 and 11 deleted)

Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)	Practice Notes	Features subject to compliance with the pre-requisites in para. 6 & 7 of PNAP APP-151	Features Subject to the Overall Cap of 10% in para.4 of PNAP APP-151
1. Carpark and loading/unloading area excluding public transport terminus	PNAP APP-2 and APP-111		
2. Plant rooms and similar services			
2.1 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc. ¹	PNAP APP-35 & APP-84		
2.2 Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc. ²	PNAP APP-2 and APP-42		
2.3 Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc. ³	PNAP APP-2 and APP-42	✓	✓
Disregarded GFA under Regulation 23A(3) of the B(P)R			
3. Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	PNAP APP-40		
4. Supporting facilities for a hotel	PNAP APP-40		
Green Features under Joint Practice Notes (JPNs)			
5. Balcony for residential buildings	JPN1	✓	✓
6. Wider common corridor and lift lobby	JPN1	✓	✓
7. Communal sky garden	JPN1 & 2 PNAP APP-122	✓	
8. Communal podium garden for non-residential buildings	JPN1	✓	
9. Acoustic fin	JPN1	✓	
10. Wing wall, wind catcher and funnel	JPN1	✓	
11. Non-structural prefabricated external wall	JPN2	✓	✓
12. Utility platform	JPN2	✓	✓
13. Noise barrier	JPN2	✓	✓
Amenity Features			
14. Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	PNAP APP-42	✓	✓
15. Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	PNAP APP-2, APP-42 and APP-104	✓	✓
16. Covered landscaped and play area	PNAP APP-42	✓	

17.	Horizontal screen/covered walkway, trellis	PNAP APP-42	✓	✓ ⁹
18.	Larger lift shaft	PNAP APP-89	✓	✓
19.	Chimney shaft	PNAP APP-2	✓	✓
20.	Other non-mandatory or non-essential plant room, such as boiler room, SMA TV room, ⁴	PNAP APP-2	✓	✓
21.	Pipe duct, air duct for mandatory feature or essential plant room ⁵	PNAP APP-2 & APP-93		
22.	Pipe duct, air duct for non-mandatory or non-essential plant room ⁶	PNAP APP-2	✓	✓
23.	Plant room, pipe duct, air duct for environmentally friendly system and feature ⁷	PNAP APP-2	✓	
24.	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development ⁸	PNAP APP-2	✓	
25.	Void over main common entrance (prestige entrance) in non-domestic development	PNAP APP-2 & APP-42	✓	✓
26.	Void in duplex domestic flat and house	PNAP APP-2	✓	✓
27.	Sunshade and reflector	PNAP APP-19, APP-67 & APP-156		
28.	Minor projection such as AC box, window cill, projecting window	PNAP APP-19 & APP-42		
29.	Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	PNAP APP-19	✓	✓
Other Items				
30.	Refuge floor including refuge floor cum sky garden	PNAP APP-2 & APP-122		
31.	Covered area under large projecting/overhanging feature	PNAP APP-19		
32.	Public transport terminus (PTT)	PNAP APP-2		
33.	Party structure and common staircase	PNAP ADM-2		
34.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	PNAP APP-2		
35.	Public passage	PNAP APP-108		
36.	Covered set back area	PNAP APP-152		
Bonus GFA				
37.	Bonus GFA	PNAP APP-108		

Notes:

- 1 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, include duct for basement smoke extraction system, lift machine room, telecommunications and broadcasting room, refuse storage chamber, refuse storage and material recovery chamber, material recovery chamber, refuse storage and material recovery room, or similar feature / plant room, and pipe and air ducts which are part of the distribution network for such mandatory feature or essential plant and contained within such room.
- 2 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation*, include electrical switch room, meter room, transformer room, generator room, potable and flushing water tank and pump room, sewage treatment plant room, refuse chute, refuse hopper room, room occupied solely by fire service installations and equipment such as fire service / sprinkler water tank and pump room, fire control centre, CO2 room, fan for smoke extraction system / staircase pressurization system, hose reel closet, sump pump room/ pump room for rainwater, soil and waste disposal, or similar feature / plant room and pipe and air ducts which are part of the distribution network for such mandatory feature or essential plant and contained within such room.

- 3 Non-mandatory feature or non-essential plant room, area of which may be disregarded under regulation 23(3)(b) of the B(P)R, include plant room occupied solely by machinery or equipment for air-conditioning or heating system such as AC plant room, air handling unit room, or similar plant room, and pipe and air ducts which are part of the distribution network for such feature or plant and contained within such room.
- 4 Other non-mandatory feature or non-essential plant room, area of which may be exempted under regulation 23(3)(a) of the B(P)R, include hot water boiler room, filtration plant room swimming pool in a hotel or for a water feature in a communal garden/landscape area, SMA TV room, or similar plant room, and pipe and air ducts which are part of the distribution network for such feature or plant and contained within such room.
- 5 Pipe duct, air duct for mandatory feature or essential plant room, include pipe duct for rainwater, soil and waste disposal and individual pipe and air ducts which are part of the distribution network for such mandatory feature or essential plant as described in notes 1 and 2 above, and located outside such plant room.
- 6 Pipe duct, air duct for non-mandatory feature or non-essential plant room, include individual pipe and air ducts which are part of the distribution network for such non-mandatory feature or non-essential plant as described in notes 3 and 4 above and located outside such plant room.
- 7 Plant room for environmentally friendly system and feature, area of which may be exempted under regulation 23(3)(a) of the B(P)R, include plant room for rainwater harvesting / grey water recycling system, battery room for solar panels, or similar system / feature, and pipe and air ducts which are part of the distribution network for such system and feature.
- 8 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development include void in front of cinema, theatre balcony, banking hall, shopping arcade, cockloft floor for storage within the ground storey in single-staircase building, auditorium, sporting hall, school hall and religious institution that have operational justifications.
- 9 Horizontal screen / covered walkway / trellis may be excluded from the overall cap on GFA concessions subject to provision of greenery to BA's satisfaction as stipulated under PNAP APP-42.

* Although the feature or plant room, area of which is not limited by any PNAP or regulation, only the minimum amount of GFA necessary for accommodating and maintaining the services and commensurate with the the development would be allowed to be disregarded as stated in PNAP APP-2.

(9/2014)

Appendix B
附錄B
 (PNAP APP- 151)
 ((認可人士、註冊結構工程師及註冊岩土工程師作業備考-151))

Declaration on Annual Energy Use of a Building Development
樓宇發展項目每年能源消耗量聲明

Part I: Building Particulars
第一部分: 樓宇詳情

- (a) Building name 樓宇名稱 (if known 如知悉): (English) _____ (中文) _____
- (b) Address of site 地盤地址: (English) _____ (中文) _____
- (c) Lot number 地段編號: _____ (中文) _____

- (d) Type of building 樓宇類型: _____
 * Domestic Building 住宅樓宇 / Non-domestic Building 非住宅樓宇/Composite Building 綜合用途樓宇

- (e) Provision of Central Air Conditioning 提供中央空調 *YES 是 / NO 否
- (f) Provision of Energy Efficient Features 提供具能源效益的設施 *YES 是 / NO 否

- (g) Please list the * proposed / installed Energy Efficient Features (add separate sheet if necessary)
 請列出 * 擬安裝 / 已安裝的具能源效益的設施 (如有需要, 請另頁說明)

- English _____ 中文 _____
1. _____
2. _____
3. _____

Part II: Predicted Annual Energy Use^① of * Proposed / Completed * Building / Part of Building
第二部分: * 擬興建 / 已竣工 * 樓宇 / 部分樓宇預計每年能源消耗量^①

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 由現有建築物的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^② (m ² /annum) 基線樓宇 ^② 的每年能源消耗量 (平方米/年)		Annual Energy Use of Proposed/Completed Building (m ² /annum) 擬 * 興建/已竣工樓宇每年能源消耗量 (平方米/年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位
Domestic Development (excluding Hotel) (住宅酒店)	Central building services installation ^③ (central building services installation) 中央屋宇設備裝置 ^③					
Non-domestic Development ^④ (including Hotel) (非住宅發展項目 ^④)	Podiums ^⑤ (central building services installation) 平台 (中央屋宇設備裝置)					
	Podiums ^⑤ (non-central building services installation) 非住宅發展項目 ^⑤					

(包括酒店)	Installation Towers (非中央屋宇設備裝置) (central building services installation) 塔樓 (中央屋宇設備裝置)				
	Towers (non-central building services installation) 塔樓 (非中央屋宇設備裝置)				

Note: In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

註: 一般來說, 樓宇的預計每年每平方米能源消耗量愈低, 樓宇的能源消耗愈有效。例如, 如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量, 則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多, 效能愈大。

Part III
第三部分

The following installation(s) * is / are * designed / completed in accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department-

以下裝置乃按機電工程署公佈的相關實務守則 設計 / 完成: -

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置			
Air Conditioning Installations 空調裝置			
Electrical Installations 電力裝置			
Lift & Escalator Installations 升降機及自動梯的裝置			
Performance-based Approach 以能源為本的方法			

Please (✓) where appropriate 請在適當方格內填上(✓)號

Signature 簽署[#] (Registered Professional Engineers 註冊專業工程師 / Registered Energy Assessor 註冊能源效益評估人)

Signature 簽署[#] (Authorized Person 認可人士)

Certificate of Registration No. 註冊證書編號[#]

Date of expiry of registration 註冊到期日[#]

Company Chop/公司印章/ Signature of applicant 申請人簽署

Date 日期

[#] In accordance with the registration record 根據註冊記錄

* Delete whichever is inapplicable 請刪去不適用者

- ① The predicted annual energy use per m² per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-
 預計每年每平方米能源消耗量（以耗電量（千瓦小時）及 煤氣/石油氣消耗量用標單位）計數，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得的商，其中：
- (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
 每年能源消耗量" 與新建築字BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
- (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
 樓宇、空間或單位的「內部樓面面積」，指外牆及或共用牆的內壁之內表面起量度出來的樓面面積。
- ② "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
 "基線樓宇" 與新建築字BEAM Plus標準（現行版本）第4節及附錄8中的「基準建築物模型（零分標準）」具有相同涵義。
- ③ "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the electrical and Mechanical Services Department.
 "中央屋宇裝備裝置" 與機電工程署發出的《屋宇裝備裝置能源效益守則》中的涵義相同。
- ④ Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).
 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫(如適用)），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

Sustainable Building Design Guidelines

This practice note promulgates guidelines on building design which will enhance the quality and sustainability of the built environment in Hong Kong. These guidelines are the Sustainable Building Design Guidelines (SBD Guidelines) referred to in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151, the compliance with which the Building Authority (BA) will take into account, where applicable, as a pre-requisite in exempting or disregarding green and amenity features and non-mandatory / non-essential plant rooms and services from gross floor area and/or site coverage calculations (GFA concessions) for new building developments. Terminology used in the SBD Guidelines is listed in Appendix A.

Objectives

2. The SBD Guidelines establish 3 key building design elements to enhance the environmental sustainability of our living space. They are building separation, building setback and site coverage of greenery. The objectives are to achieve better air ventilation, enhance the environmental quality of our living space, provide more greenery, particularly at pedestrian level; and mitigate the heat island effect.

Building Separation

3. In order to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate heat island effects arising from the undesirable screening effect of long buildings at different levels, building sites of the following categories should comply with the building separation requirements:

- (a) sites that are 20,000m² or above; or
- (b) sites that are less than 20,000m² and proposed with building or group of buildings having a *continuous projected façade length* (*L_p*) of 60m or above.

4. Building separation requirements for each *assessment zone*:

- (a) Design Requirement (1) – *L_p*

The *L_p* of a building or group of buildings along a *street* should not exceed the maximum permissible¹ which is calculated based on 5 times the *mean width of street canyon (U)*; and

(b)

¹ See Appendix B for computation of maximum permissible *L_p*

(b) Design Requirement (2) – *Separating Distance (S)* and *Permeability (P)*

- (i) The *P*, comprising a minimum of 2/3 *Intervening Space (IS)* and a maximum of 1/3 *Permeable Element (PE)*, assessed on two vertical projection planes for the two categories of sites should not be less than those as shown in Table 1.
- (ii) Along the chosen projection planes, the *S* for the *IS* between the projected façade of the building and the site boundaries or the centreline of adjoining *streets* / lanes should not be less than 7.5m wide; and
- (iii) If such *IS* are not sufficient to meet 2/3 of the *P*, additional *IS* with *S* not less than 15m wide can be provided between 2 projected building façades for making up.

Table 1

Height (H) of the tallest building	Minimum P of buildings in each <i>assessment zone</i> on two projection planes		
	Site area < 20,000m ² and with <i>L_p</i> ≥ 60m	Each Plane	Plane 1
H ≤ 60m	20%	20%	25%
H > 60m	20%	20%	33.3%

5. Detailed requirements and method of measurement on *L_p*, *S* and *P* are given in Appendix B.

6. Standalone residential building blocks of height not exceeding 15m can be exempted from the building separation requirements and disregarded in the assessment of such for other buildings.

Building Setback

7. In order to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate street canyon effect, buildings fronting a *street* less than 15m wide should be set back to comply with one of the following requirements:

- (a) For maintaining a ventilation corridor with minimum section of 15m x 15m, no part of the building up to a level of 15m above the *street* level should be within 7.5m from the centreline of the *street* as shown in Figures C1 and C2 of Appendix C. Where level of a *street* varies, the minimum sectional area should be kept along the full frontage following the profile of the *street*.

(b)

- (b) Where a cross-ventilated communal podium garden with a clear height of not less than 4.5m is provided, no part of the building up to a level of 15m above the *street* level, should protrude above the 45° inclined plane, the base of which is placed at *street* level at the site boundary line on the opposite side of the *street* as shown in Figures C3 and C4 of Appendix C.

Typical examples on the application of building setback requirements are given in Figures C5 to C9 of Appendix C.

8. In determining the compliance with the setback requirement, the BA may take into account the following factors:

- (a) Structures higher than 15m above the *street* level may be allowed to build over the setback area². If the setback area is uncovered, a canopy that complied with regulation 10 of the B(P)R may be permitted;
- (b) Minor projecting features and signboards projecting not more than 600mm from the external walls and at a clear height of not less than 2.5m above the *street* level; and single-storey footbridges across the setback area may also be permitted;
- (c) Columns supporting the building above may be permitted within the setback areas subject to requirements as shown in Figure C2 of Appendix C; and
- (d) The setback area should be properly landscaped and paved, and be open without any permanent building structures other than landscaped features, perforated balustrades, perforated boundary walls and structural columns.

9. Buildings may be exempted from whole or parts of the building setback requirement with reference to a *street* where its height³ is less than 2 times the mean width of the *street*.

Site Coverage of Greenery

10. In order to improve the environmental quality of the urban space, particularly at the pedestrian level and to mitigate the heat island effect, sites with areas of 1,000m² or more should be provided with *greenery areas* in accordance with Table 2. Detail guidelines are provided in Appendix D.

/Table....

² The setback area at ground level under the footprint of such structures or the covered areas under the canopy may be exempted from GFA calculation if it is designated as common parts accessible by occupants of the building and without any commercial activities.

³ Height of the building in this context is measured from the mean level of the *street* on which the building abuts to the mean height of the roof over the highest usable floor space in the building.

Table 2

Site Area	Minimum Site Coverage of Greenery	
	Primary zone	Overall
1,000 m ² – 20,000 m ²	10%	20%
≥ 20,000 m ²	15%	30%

11. This requirement is not applicable to sites with a single family house only.

Special Considerations

12. There are special circumstances in which genuine difficulties in complying with the SBD Guidelines may be encountered. Examples include new buildings serving special functions such as ferry piers, railway terminals, stadia; and conversion of existing buildings to new buildings especially the adaptive reuse of historic buildings where building façades or even layout are character defining elements. In recognition of such genuine constraints in meeting the prescriptive requirements, the BA takes a flexible and pragmatic stance when considering applicants' proposals holistically to achieve the objectives of the SBD Guidelines. Alternative approaches are provided in Appendix E.

Conditions for Approval

13. PNAP APP-151 specifies the compliance with the SBD guidelines as one of the pre-requisites for granting GFA concessions. When granting such modifications under section 42 of the Buildings Ordinance, the BA may impose relevant conditions for assuring the sustainability of the approved building design.

Information to be Submitted

14. To demonstrate compliance with the building separation, building setback and site coverage of greenery requirements, information as detailed in Appendix F should be submitted.
15. To increase the transparency of information to the public, plans and details showing the site coverage of greenery as described in Appendix F will be uploaded to the BD's website after the occupation permit is issued.

(HUI Siu-wai)
Building Authority

Ref. : BD GR/1-55/187/1
BD GP/BREG/P/49

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Appendix A
(PNAP APP-152)

Terminology

Air Ventilation Assessment (AVA)

Air ventilation assessment (AVA) is a protocol to objectively assess the effects of planning and development proposals on external air movement for achieving a better pedestrian wind environment. An advisory framework for the methodology to undertake AVA has been outlined in the Technical Guideline for Air Ventilation Assessment available in the Planning Department's website under the Hong Kong Planning Standard and Guidelines.

Assessment Zones

Assessment zones demarcate the vertical spatial division for assessing fulfilment of the building separation requirement. The zonal division consists of low zone (within 20m from level zero), middle zone (20-60m from Level Zero) and high zone (higher than 60m from Level Zero). [Building Separation]

Computational Fluid Dynamics (CFD)

CFD is a branch of fluid mechanics using numerical methods and algorithms to solve and analyze problems that involve fluid flows. Computers are used to perform the millions of calculations required to simulate the interaction of fluids and gases with the complex surfaces used in engineering.

Continuous projected facade length (Lp)

The total projected length of facade of a building or a group of buildings if separation between them is less than 15m. (see Figures B2 & B3 of Appendix B) [Building Separation]

Grass paving

Paving having not less than 50% of floor designed for the growth of grass or groundcovers. [Site Coverage of Greenery]

Greenery area

Area with live plants and soil or similar base. Such area may include other greening features as per Appendix D. [Site Coverage of Greenery]

Intervening Space (IS)

Space that is open to above or have a clear height of not less than 2/3 of the height of the respective assessment zone. [Building Separation]

Level Zero

The mean street level on which the site abuts or where the site abuts streets having different levels, the mean level of the lower or lowest street. [Building Separation]

Mean Width of Street Canyon (U)

The mean distance between (i) an external wall of the subject building which is within 30m perpendicular from the centre line of a street and (ii) the boundary of the other site on the opposite side of the street, as shown in Figures B4 to B7 of Appendix B. It forms the basis for assessing the maximum permissible Lp of the building in the assessment zone, which is 5xU. [Building Separation]

Primary Zone

The 15m vertical zone of a site along the abutting street level. The greenery in this zone is for providing visual contacts or access from a street through common parts of the building for enhancing the walkability of urban space to the public, visitors or occupiers. The top level of soil or similar base for planting should be taken as the reference level for inclusion in the Primary Zone. [Site Coverage of Greenery].

Permeability (P)

A percentage indicating how permeable a building or group of buildings in that assessment zone is. It is obtained by dividing the sum of the areas recognized as *intervening space* or *permeable elements* by the area of the assessment zone as shown in Figure B9 of Appendix B. [Building Separation].

Permeable Element (PE)

Space provided within, above, below or between buildings within the same site

with a minimum clear width and clear height of 3m as projected onto the chosen projection plan, e.g. refuge floors, communal sky gardens etc. [Building Separation]

Separating Distance (S)

This is the minimum width of an IS in the following scenarios:-

- (i) between end of the projected building façade and the site boundary;
- (ii) between end of the projected building façade and the centerline of adjoining street/lane where the site abuts; or
- (iii) between 2 projected building facades.

Where such distance varies for an IS, the method of arriving at the mean of such distance is shown in Figure B12 of Appendix B. [Building Separation]

Site Coverage of Greenery

The percentage of total live greenery area divided by the area of the site.

Street

A street of width not less than 4.5m vested in the Government and maintained by the Highways Department or a private street on land held under the same Government lease as the site and under the terms of the lease, the lessee has to surrender (when required to do so) the land on which the street is situated to the Government, as described under B(P)R18A(3)(a)(i) & (ii). [Building Separation and Building Setback]

Vertical greening

Greenery that grows within the primary zone on a vertical surface abutting a street or public pedestrian way/public open space accessible from a street, and the top level of the soil or similar base including the frame for greenery is within the primary zone. [Site Coverage of Greenery]

(Rev 1/2016)

Building Separation Requirements

1. Assessment and Method of Measurement

1.1 The design of building(s) above *Level Zero* of the site shall comply with the Design Requirements (1) and (2) below. They shall be assessed separately for each of the three *assessment zones* i.e. the low, middle and high zones.

1.2 In general, all measurements for building separation are taken from the external walls of the building. Minor building features that will not materially affect air ventilation around buildings, including single-storey footbridges across buildings (not shadowed vertically by other footbridges), signboards, minor projecting features as described in paragraph 3 of PNAP APP-19, open sided features such as balconies, utility platforms, covered walkways, trellises and other highly permeable features such as railing and perforated fence walls (with free area $\geq 2/3$ or equivalent) may be disregarded in the building separation assessment. Minor noise barriers that are not extensive in height and designed to permit air flow through or over the barriers may also be disregarded subject to the provision of appropriate building features or permeable elements such as communal podium gardens to compensate for the barrier's obstruction to free air flow to the satisfaction of the BA.

1.3 Effect on air ventilation around buildings due to topographical features in a site including any slope features and retaining walls may be disregarded. Any parts of a building that are below the original site topography may therefore be disregarded from the *assessment zone* (see Figure B1).

2. Design Requirement (1) - *L_p* of building(s) abutting a *street*

2.1 Design Requirement (1) controls the maximum *L_p* of a building or a group of buildings if any part of the building is within 30m from the centreline of the *street* on which the building(s) abuts.

2.2 The *L_p* of a building or a group of buildings along its long side shall not exceed the maximum permissible *L_p* which is obtained by multiplying 5 and the *U* on which the building(s) abuts. The *U* of such a *street* canyon in the *assessment zone* is measured perpendicular to the centreline of the *street* from the external wall of the building that is within 30m from the centreline of the *street*, to the site boundary of the other site on the opposite side of the *street* (see Figures B2 to B6). If the building or group of buildings abuts two or more *streets* having different *U*, the least *U* shall be adopted.

2.3 If the width of a *street* canyon varies (on plan), *U* is the width obtained by dividing the area of such a *street* canyon by its length as measured along the centreline of the *street*. If only a part of the building is within 30m from the centreline of the *street*, *U* is the mean width of the *street* canyon that abuts such part of the building. If there is more than one such *street* canyon along the same *street*, *U* is the width obtained by dividing the sum of the areas of such *street* canyons by the sum of the lengths, as measured along the centreline of the *street*, of such *street* canyons (see Figure B7).

2.4 For the purpose of measuring *L_p* of a building or a group of buildings along its long side, the part of the building(s) that is within the low zone and of a height of not more than 6.67m (i.e. 1/3 of 20m which is the height of the low zone) may be disregarded.

2.5 Maximum permissible *L_p* is not applicable for Design Requirement (1) in the following circumstances:

(a) The subject site does not abut a *street*;

(b) There is no building or no parts of building in the *assessment zone* within 30m from the centreline of any *streets* on which the site abuts.

3. Design Requirement (2) - *S* & *P* of Buildings (Projection Planes for Assessment)

3.1 Assessment on compliance with Design Requirement (2) shall be made through a pair of vertical projection planes (x, y) at an orthogonal relationship to each other (see Figure B8). At least one of the projection planes for the low zone shall be set parallel to a *street* on which the site abuts. For a site that abuts on a curvilinear *street*, the projection plane for the low zone shall be set along any tangent of the *street*. For the middle/high zones, such pair of projection planes may be set to suit the building disposition or the site wind environment.

3.2 To allow more flexibility in building design, the angle between each pair of projection planes may vary from 75 to 105 degrees.

3.3 For a site that is less than 20,000 m² and the total width of all projected building facades exceeds 60m along one projection plane only, assessment on compliance with Design Requirement (2) is only required for that projection plane.

4. Assessment of *S* and *P*

4.1 Elevation of all buildings within the site shall be projected onto the chosen projection planes. On each projection plane, the required *P* of buildings as stipulated in Table 1 of this PNAP shall be achieved (see Figure B9).

4.2 Not less than 2/3 of the required *P* shall be provided by *IS* between the ends of the projected building facades and the adjacent site boundaries or, where the site abuts a *street* or a lane, the centreline of adjoining *street* or lane¹. Save for the part of building disregarded in paragraph 2.4 above, such *IS* shall provide a *S* of not less than 7.5m wide. For *S* involving site boundary or adjoining *street*/lane, if it varies on plan, the mean of *S* shall not be less than 7.5m and no part of the building shall be within 3m from the boundary line. If such *IS* cannot meet 2/3 of the required *P*, additional *IS* can be provided between buildings. Such additional *IS* shall have an *S* of not less than 15m (see Figures B10 to B12).

¹ The *street*/lane of width less than 4.5m may also be included in the assessment of *S* and *P*. Open space outside the site boundary is not accountable for *P*. However, where an area is zoned as open space on the Outline Zoning Plan / Development Permission Area Plan and provided such area is a nullah or designated as promenade or non-building area on the aforesaid plan and / or in the explanatory notes of the aforesaid plan, such area may be treated as a lane for the purpose of assessing *S* and *P*.

4.3 Not more than 1/3 of the required *P* may be provided by *PE*. (see Figures B10 & B11)

4.4 To allow more design flexibility, the projection line of the *IS* within an *assessment zone* may follow the path of a notional air corridor that starts at 90° from the projection plane (on plan). The air corridor may flow between buildings and may change direction without changing its width, when it meets the boundary line or anywhere within the site, by not more than 15° provided the direction of the air corridor after the change of course is always within 15° from its original path before it enters the site. The minimum width of the air corridor along its path between buildings shall not be less than 15m (see Figures B13 to B16).

4.5 When the site is large and / or of irregular shape, the site may be subdivided into two or more notional sites provided that the line of the sub-division is located along the centreline of a notional wind path that complies with the following requirements:

- (a) the wind path is open to above from the lowest level of the subject *assessment zone* (disregarding the minor projecting features and permeable features mentioned in paragraph 1.2 above);
- (b) it is of a width of not less than 15m;
- (c) it is continuous across the site in one direction or it may change in direction by not more than 15 degrees provided its direction after the change of course is always within 15 degrees from its original path²;
- (d) where it meets the site boundaries, there is a street or lane with a mean width of not less than 7.5m.

4.6 After subdividing the site, the *P* may be assessed separately for each subdivided site using the same or a different pair of orthogonal projection planes (see Figures B17 & B18).

4.7 A sample case on assessment of building separation provisions is given in Figures B19 to B21.

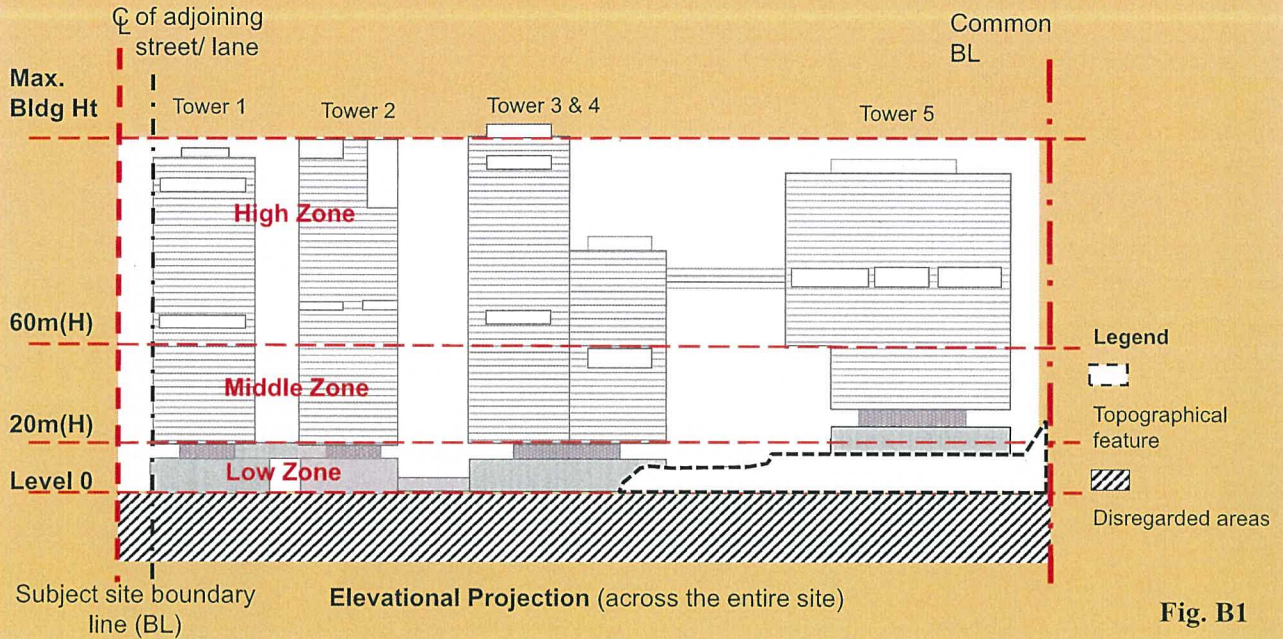
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² The wind path should preferably align with the summer prevailing wind direction or existing street pattern.

Site Topography & Sunken Buildings

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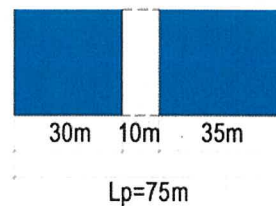
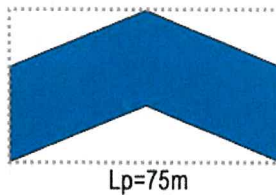
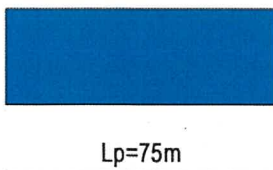
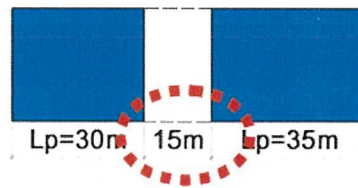
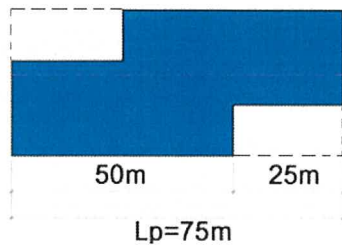
- "Level Zero" is the mean level of the lower or lowest street(s).
- The height of a building shall be measured from Level Zero to the mean height of the roof over the highest usable floor space.
- The effect on air ventilation around buildings due to topographical features or sunken part of a building below Level Zero shall be disregarded. (See Fig.B9-Fig.B11)



Lp Examples of determining Lp

Appendix B
(PNAP APP-152)

- Building portions at low zone of height $\leq 6.67m$ ($1/3H$ of low zone) are disregarded in Lp measurement

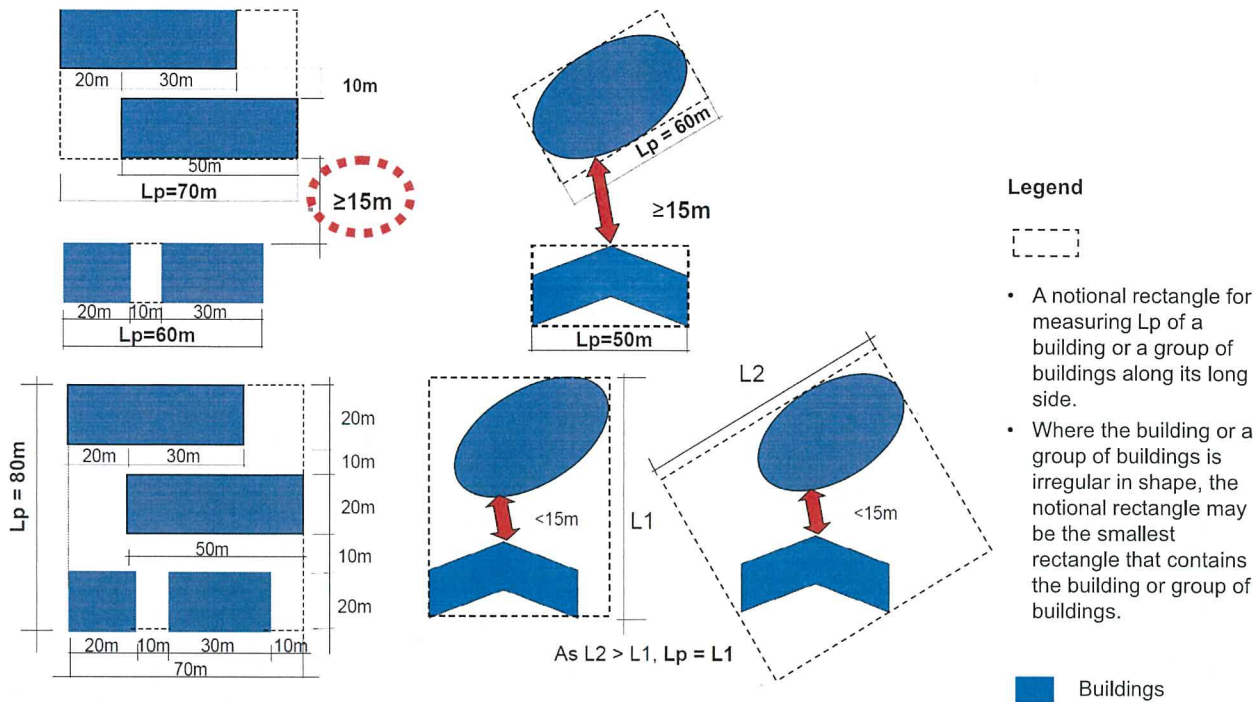


- Legend
- A notional rectangle for measuring Lp of a building or a group of buildings along its long side
 - Buildings

Diagrammatic Plans of Buildings

Fig. B2

Lp Examples of Lp of a building or group of buildings along its long side

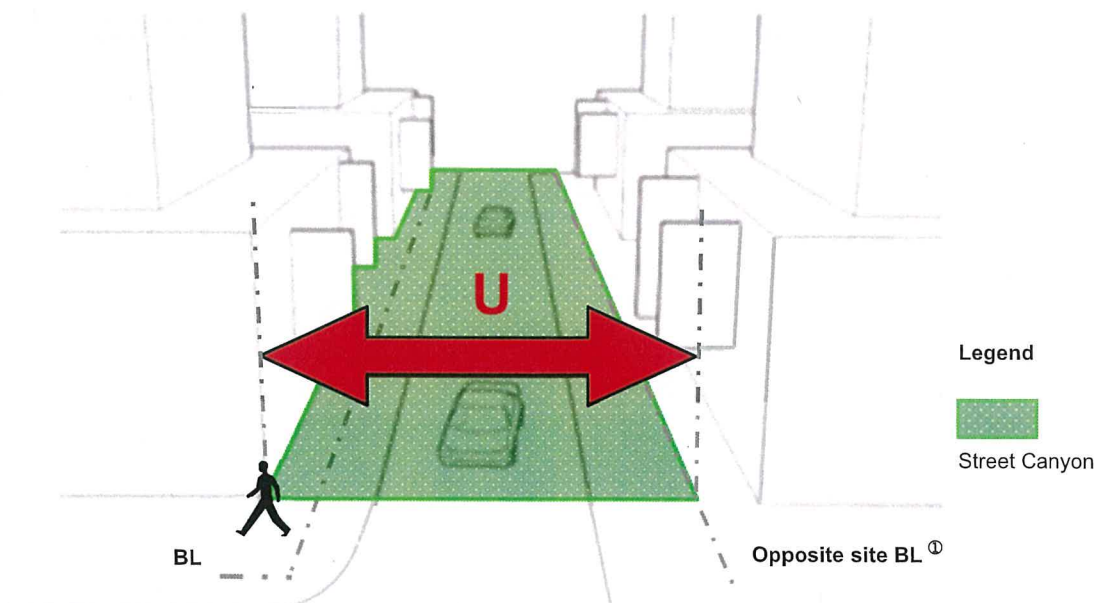


Diagrammatic Plans of Buildings

Fig. B3

Showing U

- Street canyon shall be vertically unobstructed. Minor projecting features, such as signboard, a covered footbridge and open sided features (balconies, utility platforms, covered walkways, trellises, etc.) may be disregarded.



① Opposite side of the street if no opposite site

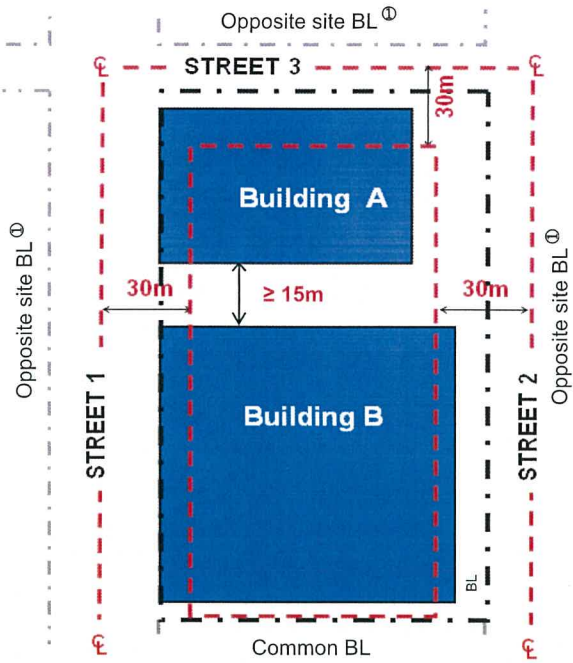
Perspective Showing Width of Street Canyon

Fig. B4

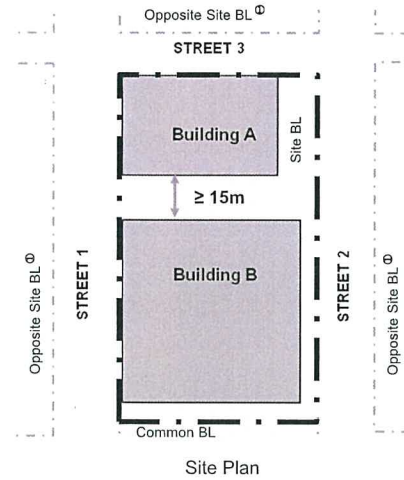
Adjoining Street Canyons

Buildings subject to control on Lp

- Buildings/groups of buildings wholly or partly **within 30m** from the centreline of an adjoining street.



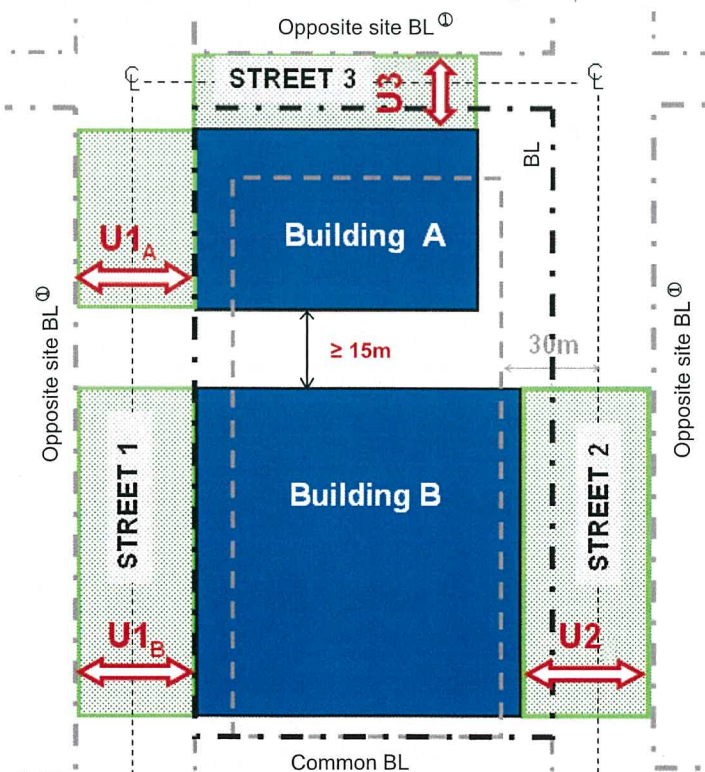
⊕ Opposite side of the street if no opposite site.



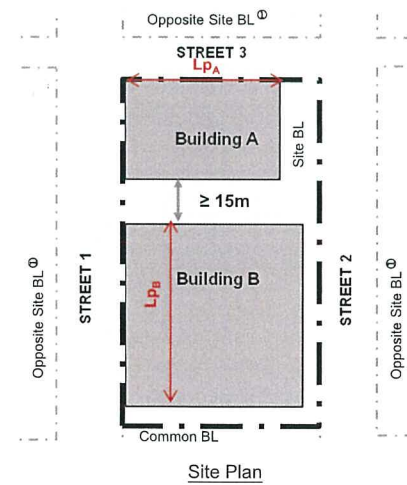
Diagrammatic Plans

Fig. B5

U & Max. Permissible Lp



⊕ Opposite side of the street if no opposite site.



Diagrammatic Plans

Max. Lp = 5 x U

- If a building abuts two or more streets, use the least U.

- Building A**

When $U_3 < U_{1A}$, max. $L_{pA} = 5 \times U_3$

- Building B**

When $U_{1B} < U_2$, max. $L_{pB} = 5 \times U_{1B}$

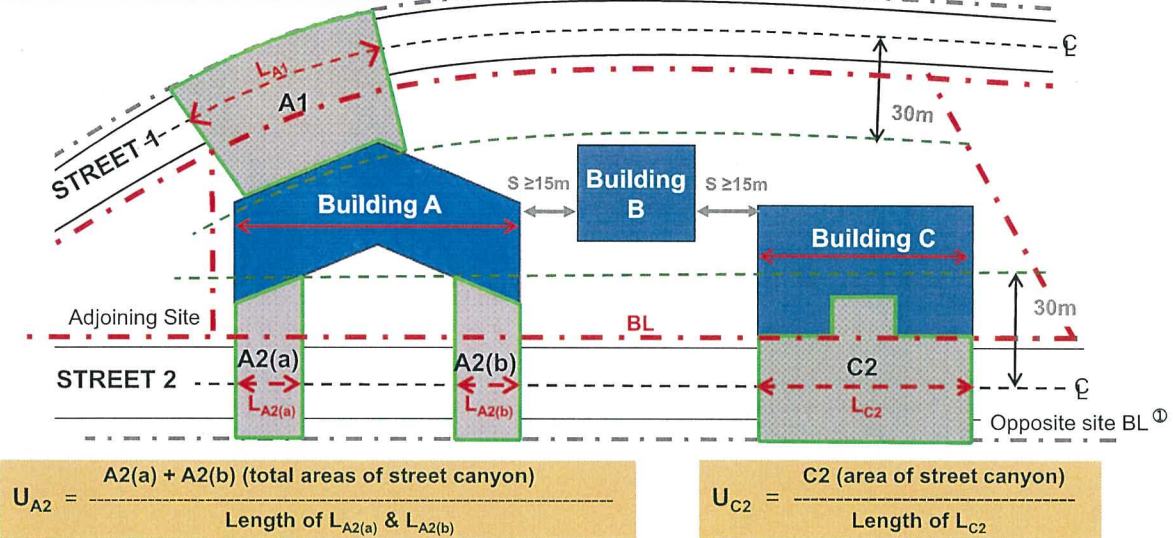
Fig. B6

U & Max. Permissible Lp

Building A

- When width of the adjoining street canyon varies, Lp is determined by the smallest U.
- When $U_{A1} < U_{A2}$, max. $L_{pA} = 5 \times U_{A1}$

$$U_{A1} = \frac{A1 \text{ (area of street canyon)}}{\text{Length of } L_{A1}}$$



Ⓛ Opposite side of the street if no opposite site.

Diagrammatic Plan Fig. B7

Pair of Projection Planes for Assessment of P



Low Zone

- One of the planes Ⓛ parallel to an adjoining street

Middle/High Zone

- Any pair of chosen planes Ⓛ to suit the building disposition or environmental context e.g. prevailing wind direction

P assessment on one plane only if:

- Site < 2ha and $L_p > 60m$ on one projection plane only.

Ⓛ The angle between each pair of projection planes is $75-105^\circ$.

Fig. B8

Assessment of P

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$$P = \frac{\text{Sum of areas of IS and PE}}{\text{Area of the assessment zone}} \times 100\%$$

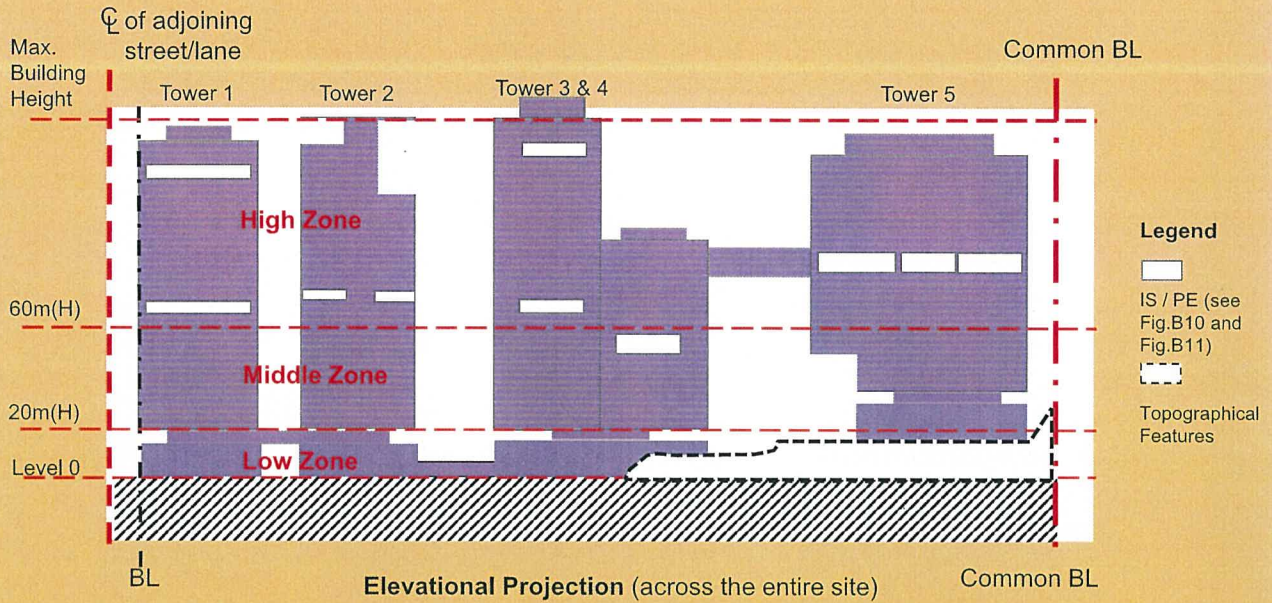


Fig. B9

IS & PE

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IS shall account for min. 2/3 of the required P

PE may contribute to maximum 1/3 of the required P

$$\frac{\text{Sum of areas of IS}}{\text{Area of the assessment zone}} \times 100\% \geq 2/3 P$$

$$\frac{\text{Sum of areas of PE}}{\text{Area of the assessment zone}} \times 100\% \leq 1/3 P$$

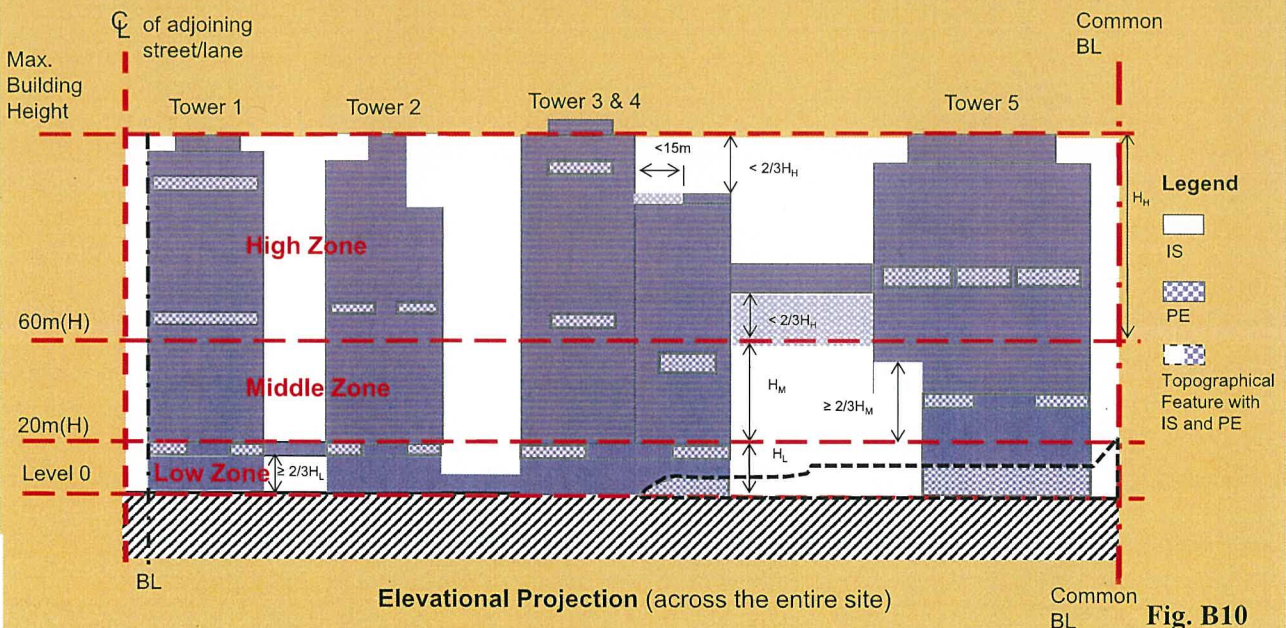
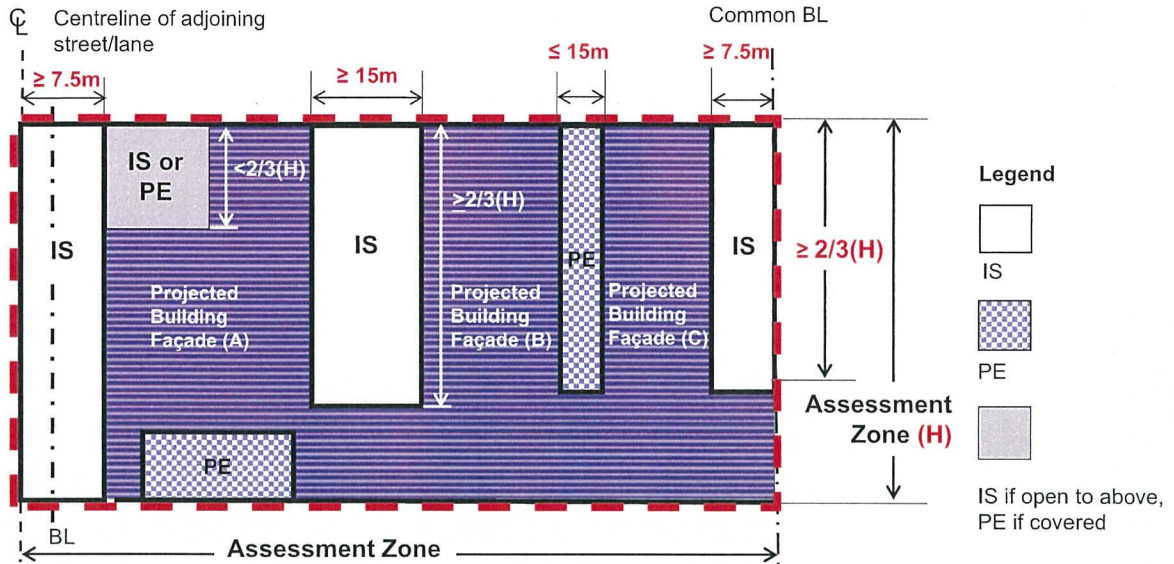


Fig. B10

IS and PE

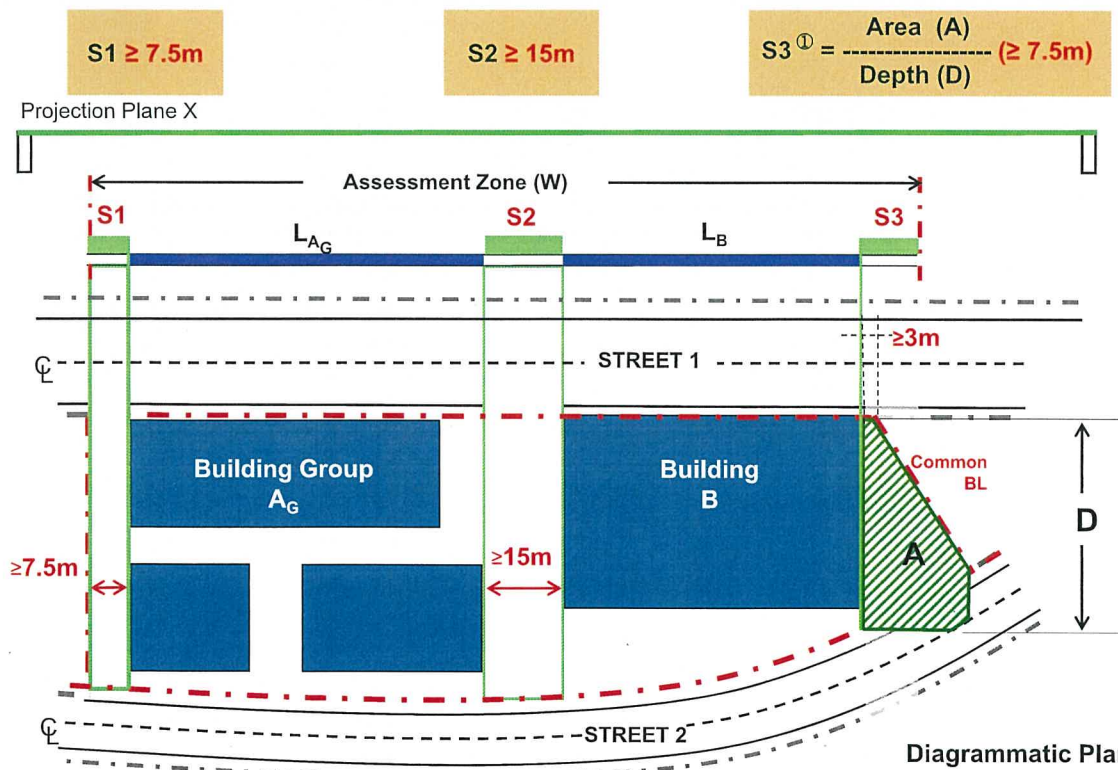
- IS shall be provided between end of a projected façade and adjacent common BL / centreline of adjoining street/lane and has a width or mean width $\geq 7.5\text{m}$ (see Fig.B12, Fig.B14, Fig.B15 and Fig.B16).
- Additional IS between end of projected façades shall be $\geq 15\text{m}$.
- Height of IS shall be $\geq 2/3H$ of the Assessment Zone or open to above.
- PE shall have clear width and clear height $\geq 3\text{m}$.



Elevational Projection (across the entire site)

Fig. B11

Assessment of S



[Ⓛ] No part of the building within 3m from the BL.

Fig. B12

Notional Air Corridor

Provided that the minimum required width of the IS / notional air corridor is maintained,

- Change in direction is permissible $\leq 15^\circ$ when it meets the BL or anywhere within the site, and
- Overall direction deviate $\leq 15^\circ$ from the original path

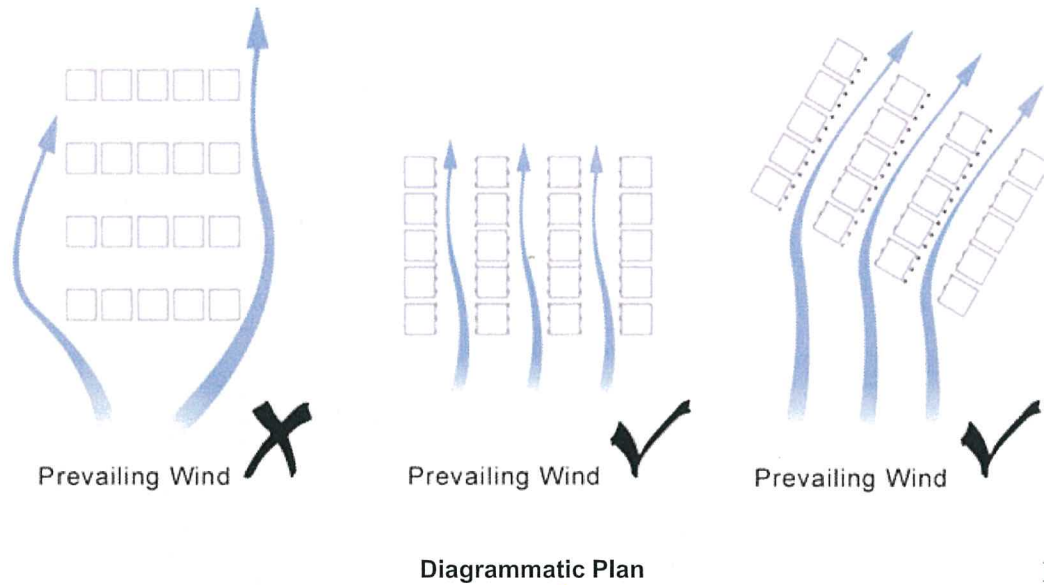


Fig. B13

Notional Air Corridor S between buildings & at façade ends

- When projection plane X is placed on either side of the site, length of a building façade so projected on the planes may vary.
- Assessment of P may be based on the projection on either Plane X(1) or X(2).
- S1 & S3 $\geq 7.5\text{m}$.
- S2 $\geq 15\text{m}$

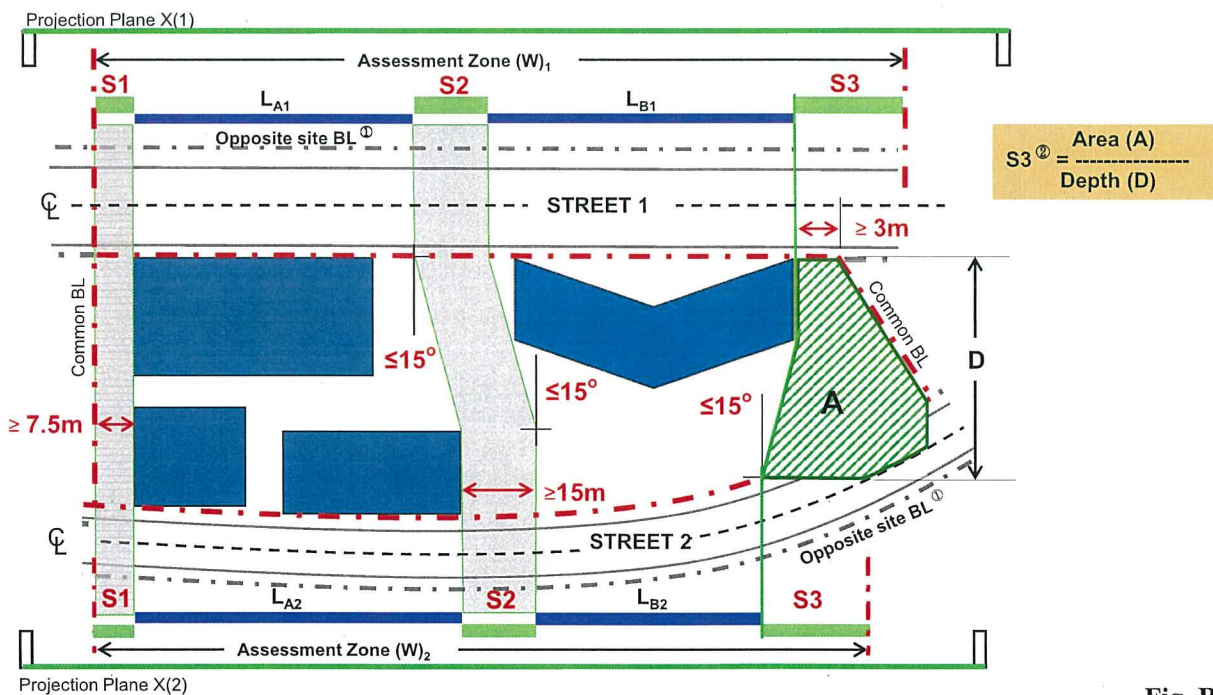


Fig. B14

Projection Plane X(2)

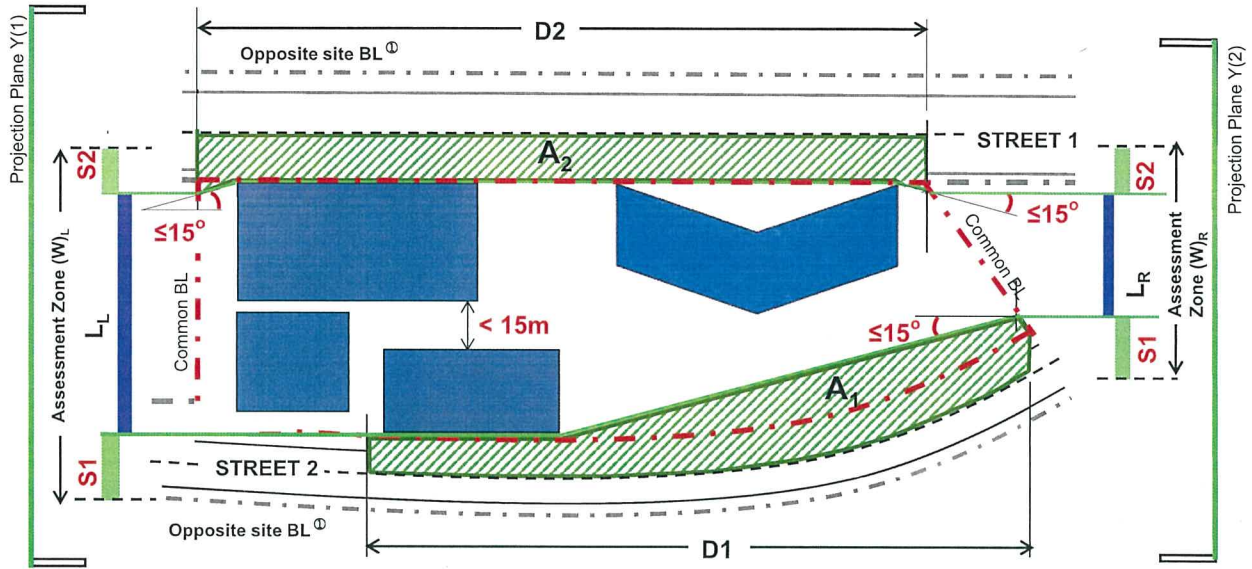
- ⊕ Opposite side of the street if no opposite site.
- ⊗ No part of the building within 3m from the BL.

Notional Air Corridor S at façade ends

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- When projection plane Y is placed on either side of the site, length of a building façade so projected on the planes may vary.
- Assessment of P may be based on the projection on either Y(1) or Y(2) as chosen.
- S1 & S2 between adjoining street/lane $\geq 7.5m$

$$S = \frac{\text{Area (A)}}{\text{Depth (D)}} \geq 7.5m$$



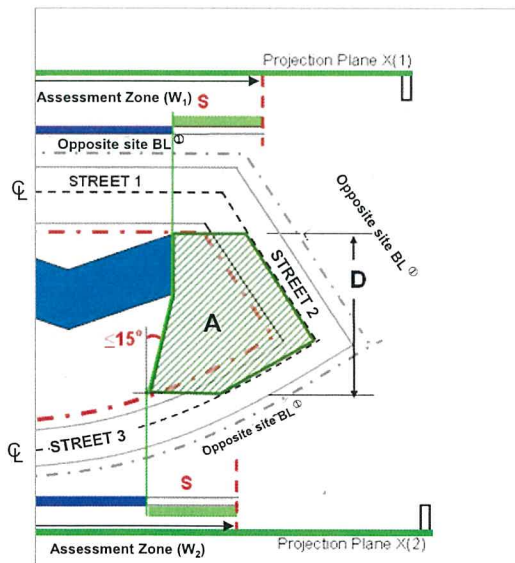
Ⓞ Opposite side of the street if no opposite site.

Diagrammatic Plan Fig. B15

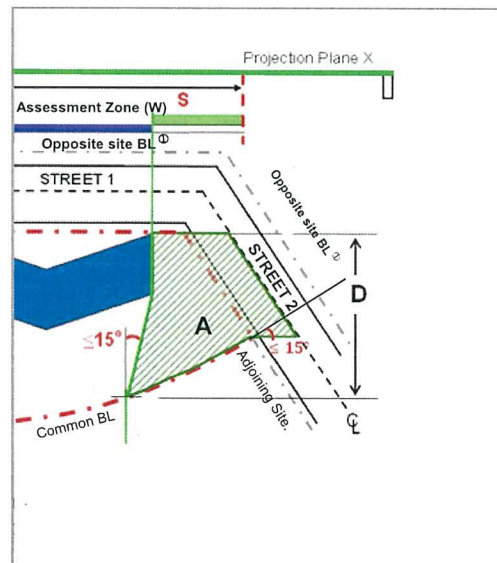
Notional Air Corridor S at façade ends

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$$S^{\text{②}} = \frac{\text{Area (A)}}{\text{Depth (D)}} \geq 7.5m$$



- When the site abuts three adjoining streets



- When the site abuts two adjoining streets

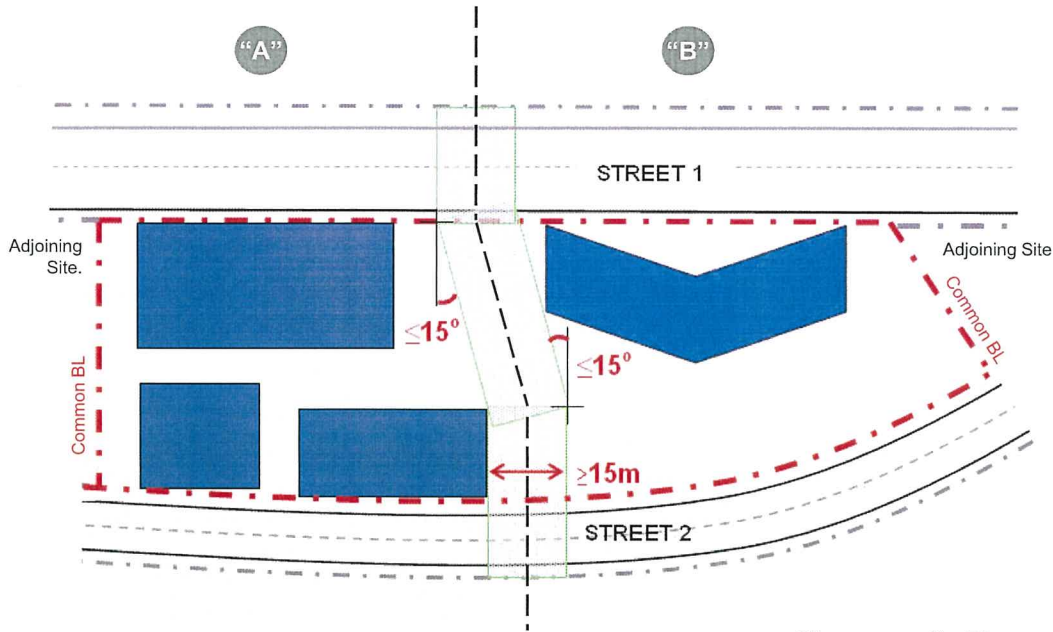
Ⓞ Opposite side of the street if no opposite site.
 ② No part of the building within 3m from the BL.

Diagrammatic Plans Fig. B16

Wind Path passing through the site

Dividing the site into TWO or more notional sites for assessment of P

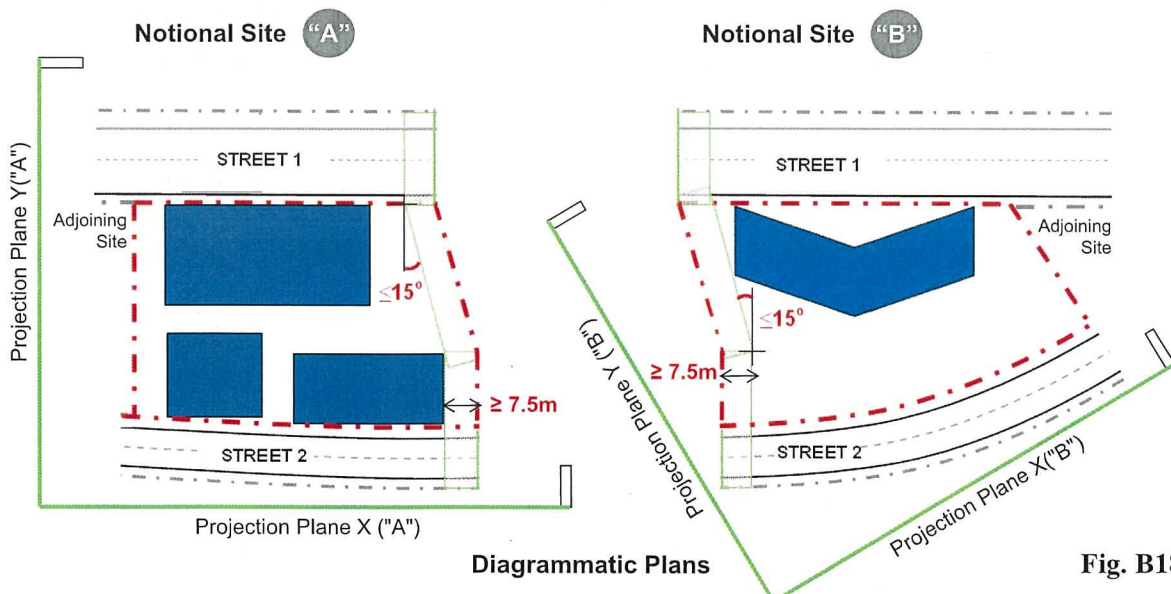
- vertically uncovered and unobstructed above the lowest level of the assessment zone
- width $\geq 15\text{m}$
- leading to a street or lane of mean width $\geq 7.5\text{m}$ at both ends



Diagrammatic Plan Fig. B17

Sub-divided Notional Sites for Assessment of P

- S at the projected facade end shall be measured to the notional BL at centreline of the wind path.
- Individual pair of projection planes may be chosen for each of the TWO sub-divided sites for P assessment.
- "Level Zero" of the original undivided site shall be used for all notional sites.



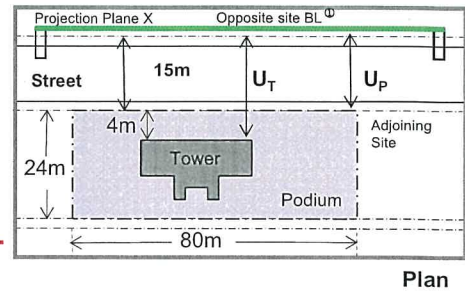
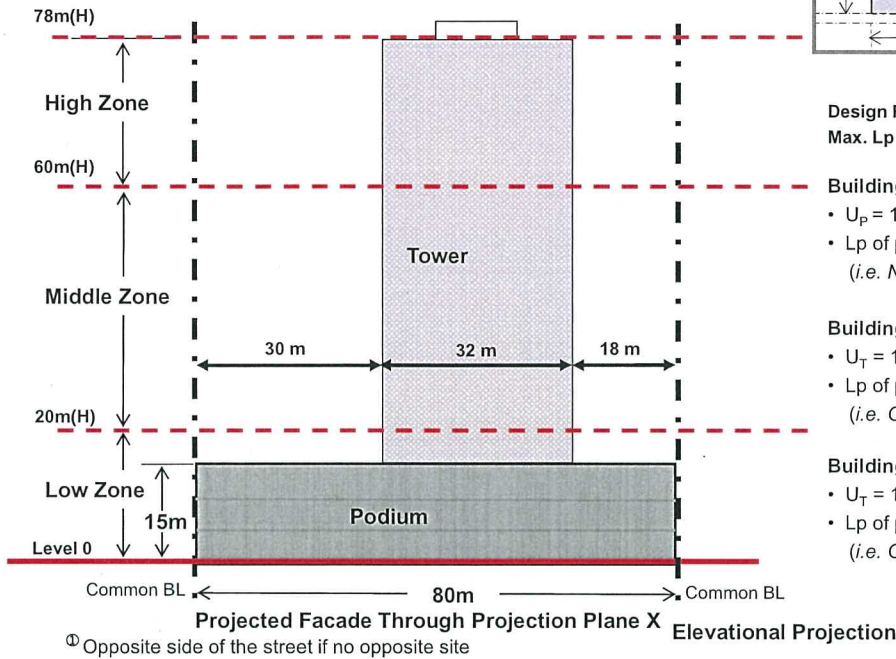
Diagrammatic Plans

Fig. B18

Building Separation Assessment

Sample Case

- Site area = 1,920m² (< 20,000 m²)
- Proposed building: one tower above a podium of 15m(H)
- Max. building height = 78m (> 60m)
- The site abuts a street of 15m wide
- Lp of podium with full site coverage = 80m(>60m, *assessment required*)



- Design Requirement (1)**
Max. L_p = 5 x U
- Building at Low Zone**
- U_P = 15m, max. L_P = U_P x 5 = 75m
 - L_p of proposed podium = 80 m (> 75m)
(i.e. **NOT OK**)
- Building at Middle Zone**
- U_T = 19m, max. L_T = U_T x 5 = 95m
 - L_p of proposed tower = 32m (< 95m)
(i.e. **OK**)
- Building at High Zone**
- U_T = 19m, max. L_T = U_T x 5 = 95m
 - L_p of proposed tower = 32m (< 95m)
(i.e. **OK**)

Fig. B19

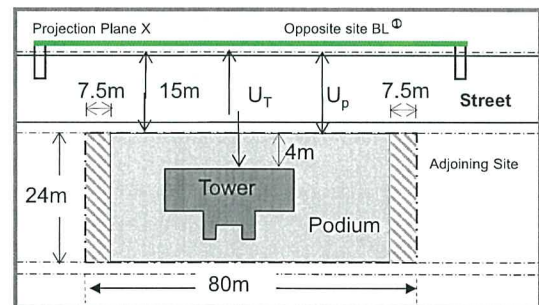
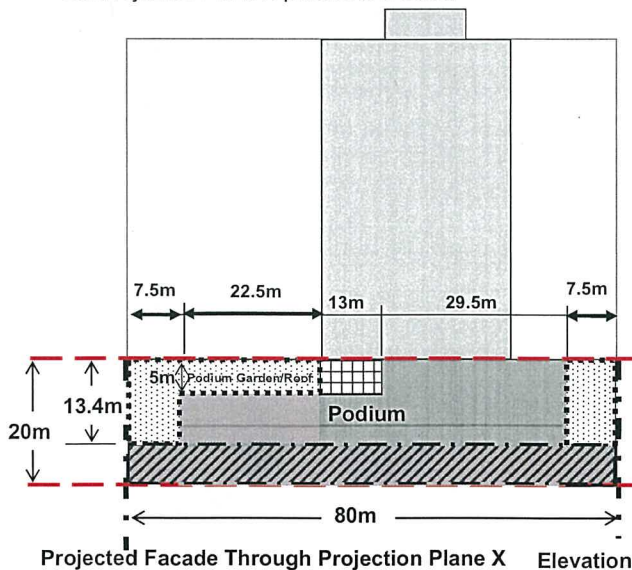
Building Separation Assessment

Design Requirement (1) - Low Zone

- U_P = 15m, max. L_P = U_P x 5 = 75m
- L_p = 80m - 7.5m x 2 = 65m < 75m

Design Requirement (2) - Low Zone

- Minimum P = 20% (from Table 2)
- Set Projection Plane X parallel to a Street



- IS & S**
- min. 7.5m to common B.L.
 - height ≥ 2/3 of the Assessment Zone or open to above

Total facade area of the IS
= (7.5x13.4)m² + (7.5x13.4 + 22.5x5)m² = 313.5m²

P achieved by the IS
= 313.5m² / (20x80)m² x 100%
= 19% (< 20%, but not less than (2/3) x 20% = 13.33%)

Facade area of the PE
= 13m x 5m = 65m²

P achieved by the PE
= 65m² / (20x80)m² x 100%
= 4% (< (1/3) x 20% = 6.66%, i.e. all accountable)

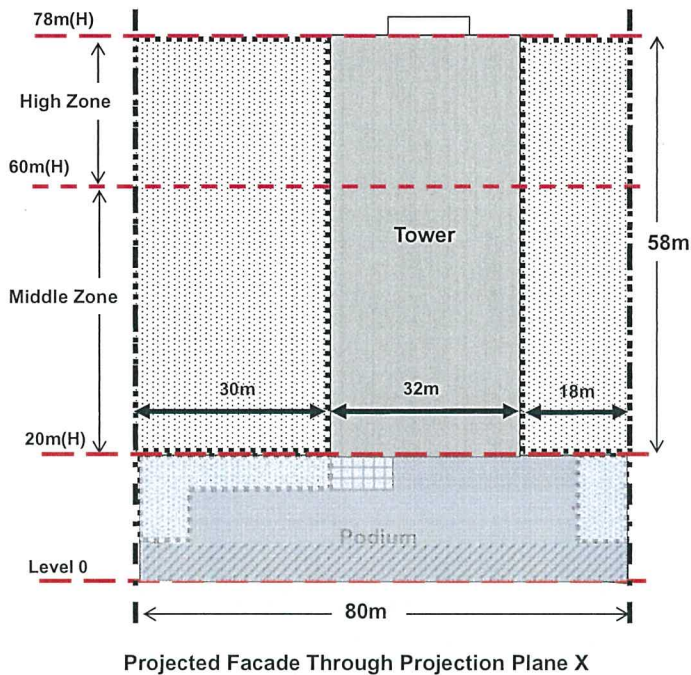
Overall P achieved at low zone
= 19% + 4% = 23% (> 20%, i.e. OK)

- Ⓚ Opposite side of the street if no opposite site
- IS PE Low zone portion ≤ 1/3H are disregarded in L_p measurement

Fig. B20

Building Separation Assessment

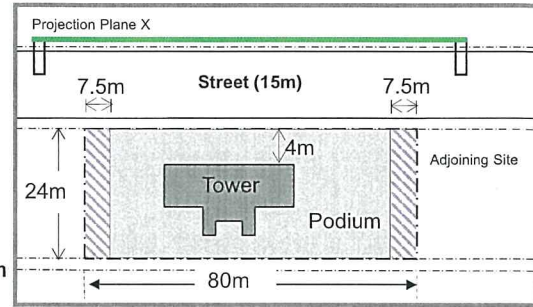
Design Requirement (2) - Middle and High Zone



Projected Facade Through Projection Plane X

Elevational Projection

IS
(Rev. 1/2016)



Plan

IS & S for middle & high zone

- min. 7.5m to common BL
- height $\geq 2/3$ of the Assessment Zone or open to above

Middle zone:

Total facade area of the IS
 $= (18 \times 40) \text{m}^2 + (30 \times 40) \text{m}^2 = 1920 \text{m}^2$

P achieved by IS

$= 1920 \text{m}^2 / (80 \times 40) \text{m}^2 \times 100\%$
 $= 60\% (> 20\%, \text{i.e. OK})$

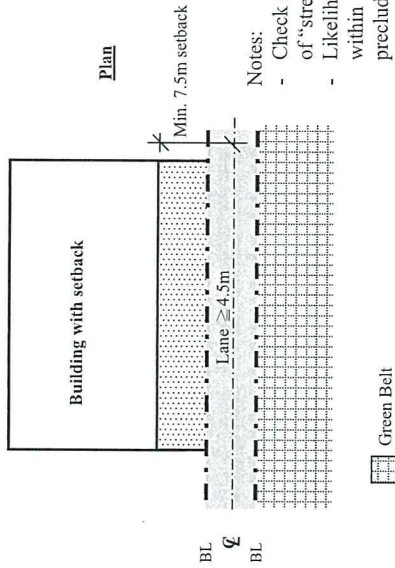
High zone:

Total facade area of the IS
 $= (18 \times 18) \text{m}^2 + (30 \times 18) \text{m}^2 = 864 \text{m}^2$

P achieved by IS

$= 864 \text{m}^2 / (80 \times 18) \text{m}^2 \times 100\%$
 $= 60\% (> 20\%, \text{i.e. OK})$

Fig. B21



- Notes:
- Check if lane falls under the definition of "street" in Appendix A
 - Likelihood of future development within Green Belt cannot be precluded. Hence, Green Belt should not be regarded as lane
 - If width of the lane is $\geq 4.5\text{m}$ but $< 15\text{m}$, building setback is required

Fig. C5 Example (1) of Building Setback - Site abutting narrow lane with Green Belt beyond

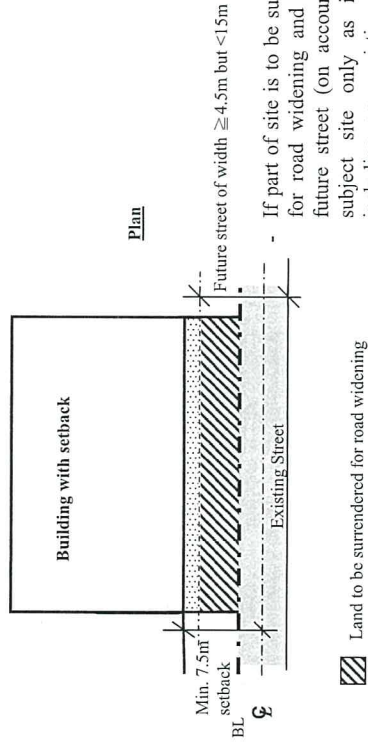
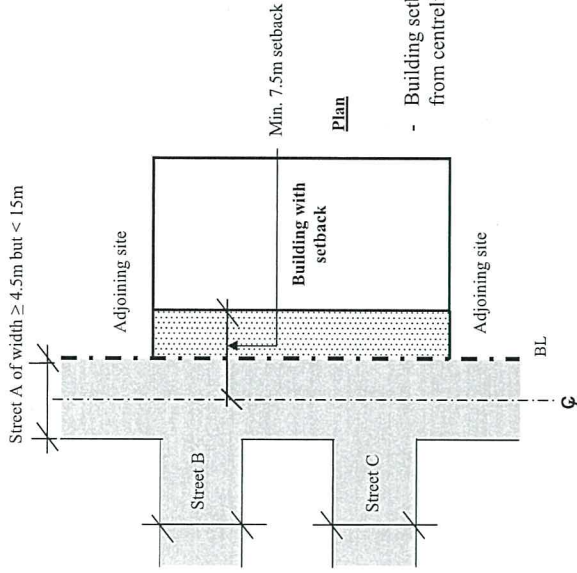
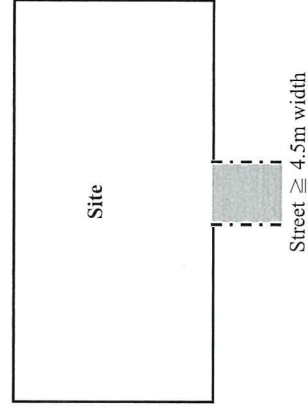


Fig. C6 Example (2) of Building Setback - Portion of Site will be surrendered to form a future street



- Notes:
- Building setback is measured from centreline of street A.

Fig. C7 Example (3) of Building Setback - Site abutting streets at intersections



- Notes:
- If the site is at the end of the street/cul-de-sac with width $\geq 4.5\text{m}$, building setback is not required.

Fig. C8 Example (4) of Building Setback - Site at the end of the street/ cul-de-sac

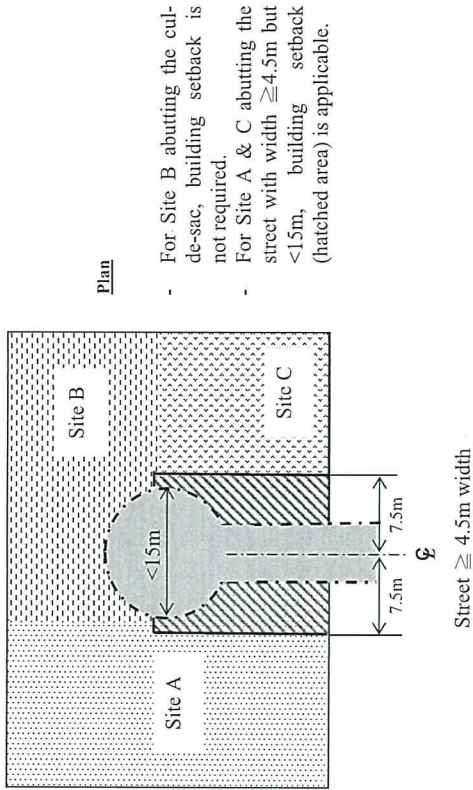


Fig. C9 Example (5) of Building Setback – Site abutting cul-de-sac

(Rev 1/2016)

Site Coverage of Greenery

- All *greenery areas* should be measured horizontally based on the uncovered soil¹ areas as shown on the plan except for the following scenarios in the *primary zone* :-
 - greenery areas in the form of projecting planters (see Figure D1) may be shadowed vertically by other projecting features, provided that the clear height of the projecting features above the covered area is not less than 8 times the horizontal width of the covered area and fronting or visible to the public from a street/a public pedestrian way/ public open space; or
 - greenery areas may be shadowed vertically by buildings (including overhangs), provided that when measured from the 45° projected line taken from the edge of the building, they should fall within the area and be accessible to the public, visitors or occupiers from the adjoining open areas (see Figure D2).
- The summation of following greening features may be accepted to contribute not more than 30% of the total required *greenery areas* of the overall provision as specified in Table 2 of this PNAP subject to its location and application of a reduction factor where applicable.

Greening Features	Location	Reduction Factor in Computing the Greenery Areas
Covered greenery areas ² accessible to public, occupiers or visitors from adjoining open space	Primary zone (measured from 45° projected line taken from the edge of building)	50%
Water features ³	Primary zone or uncovered communal roof	50%
Grass paving	Except carparking spaces or loading / unloading areas	50%
Planters along the perimeter of an inaccessible roof ⁴	Primary zone	50%
Vertical greening ⁵	Primary zone	Nil
Landscape-treated Greening on slopes / retaining structures ⁶ with gradient steeper than 45°	No restriction	Nil

1 For reference, the recommended minimum soil depths for trees, shrubs, grass/ground covers are 1.2m, 0.6m and 0.3m respectively.

2 In planting design and species selection for covered greenery, reference should be made to "Proper Planting Practice – Provide Sufficient Growing Space between Trees and Adjacent Buildings / Structures" issued by Greening, Landscape & Tree Management Section of DEVB (www.greening.gov.hk).

3 Water features should be measured by the horizontal water surface area. Swimming pool and jacuzzi are not considered as water features. Filtration plant room for water feature may be exempted from

GFA but subject to compliance with the pre-requisites and the overall GFA cap on GFA concessions stipulated in PNAP APP-151.

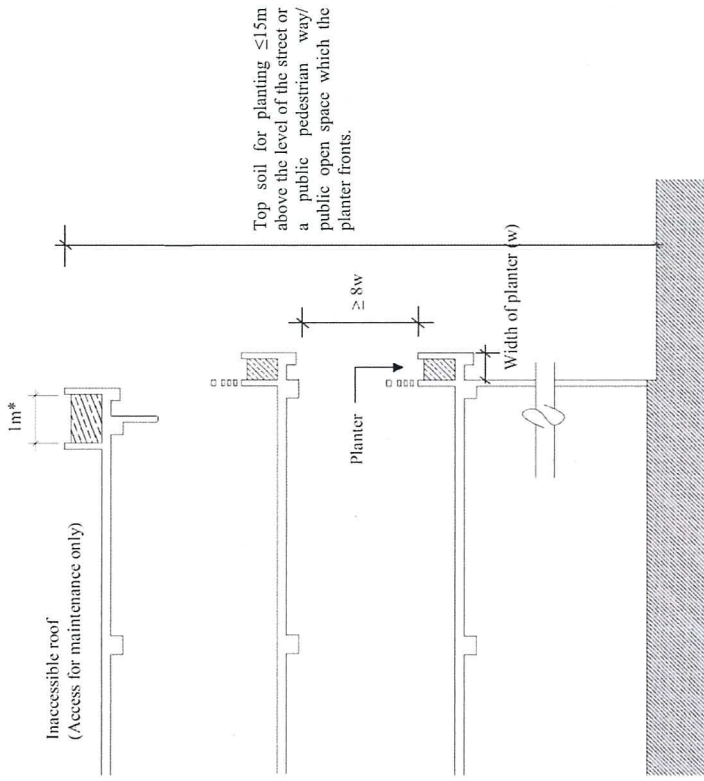
3. Irrigation points and drainage provision should be provided at *greenery areas* to facilitate future maintenance. In addition, where greenery is provided on the roof, the roof should be of impervious construction and the design and calculation of the minimum imposed load on the roof should also take into account the anticipated loads of the soil, plants, trees, etc.
4. Greenery in removable pots/planters that are not permanently fixed or built into the development; and covered greenery above the *primary zone* such as in covered communal podium garden or sky garden cannot be counted as *greenery area*.
5. All *greenery areas* for the purpose of this PNAP should be designated as common part of the building. As for the perimeter planters on the inaccessible flat roofs, communal access paths should still be provided from the common areas for maintenance of the planters.
6. When granting modifications under section 42 of the Building Ordinance for GFA concessions applied under PNAP APP-151, the Building Authority (BA) may impose, but not limited to, the following conditions: -
 - (a) The *greenery areas* should not be used for any other purposes without the prior consent of the BA.
 - (b) The restriction on the use as stated in item (a) above and the *greenery areas* to be designated as common parts should be incorporated into the Deed of Mutual Covenant (DMC) with details of their size (in area), locations and the common access thereto clearly indicated on a plan(s). Where no DMC is to be in force, such restriction and designation should be incorporated into the Sales and Purchase Agreement, Assignment or Tenancy Agreement.
 - (c) The letter of undertaking for complying with the requirements as stated in items (a) and (b) above, submitted by the developer or owner in support of the application for GFA concessions should be registered in the Land Registry before applying for the occupation permit.

4 -----
Irrespective of the size of planters, only the soil areas within 1m from the perimeter of the roof are accountable.

5 *Vertical greenery* should be measured by the elevational area of the vegetated panel/modular planter or panel, and the vertical frame (for climbing and/or weeping plants) where the greenery will grow. For *greenery areas* provided by climbing or weeping plants, vertical frames with a height more than 7.5m are not accountable. The horizontal area of soil in planters under the vertical frame/modular planter/panel already counted for vertical greenery as aforesaid should be excluded from the *greenery area* calculation. Self-clinging climbing plants on hard surfaced walls should be measured horizontally based on the soil areas as shown on the plan (not counted as vertical greenery and therefore not subject to the restriction in the table).

6 Greening on slopes/retaining structures should be measured by the projected elevational area of the soil where the greenery will grow. Greening on slopes/retaining structures with gradient equal or less than 45° will be measured horizontally based on the soil area as shown on the plan.

Greenery Area at Primary Zone



Typical Section (not to scale)

* Irrespective of the size of planters, only maximum 1m wide soil areas of planters along the perimeter of an inaccessible flat roof in the primary zone can be accountable.

Fig. D1 Greenery in primary zone as per paragraph 1(i) of this Appendix

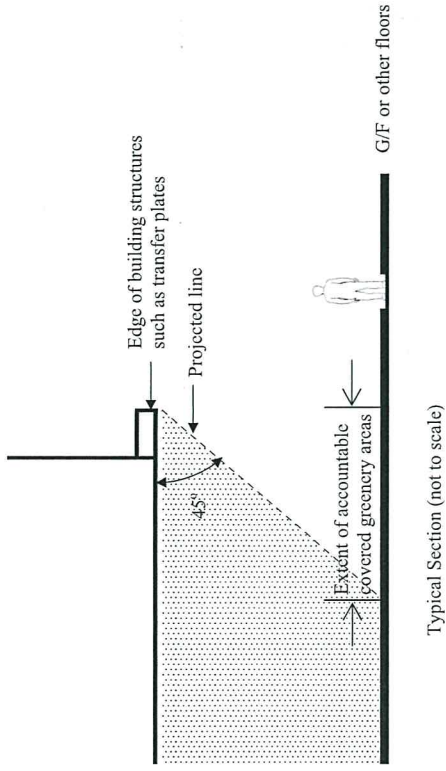


Fig. D2 Covered greenery in primary zone as per paragraph 1(ii)

(Rev 1/2016)

Alternative Approaches

Principles

Pursuant to paragraph 12 of this PNAP, in recognition of the genuine constraints in compliance with the SBD Guidelines under the special circumstances of individual cases, the BA takes a flexible and pragmatic stance in accepting:

- (a) performance-based approach in justifying alternative designs that can achieve equivalent standards, or
 - (b) inadequate provisions of a particular key design element when mitigated by other effective compensatory measures such as enhancement in the provision of other key elements or by the consideration of the unique context of the site e.g. sites with unobstructed surroundings, such as piers.
2. Alternative design proposals and applications for exemption or modification of the building separation, building setback and site coverage of greenery requirements should be supported by justifications. Where necessary, such proposals and applications may be examined by the Building Committee or the Expanded Building Committee (collectively as BC) composing of external experts in the relevant fields. The BA may take into account recommendations from the BC and other relevant considerations in determining acceptance of the proposal.

Building Separation

Alternative Design for Waiving Low Zone Assessment

3. The building separation requirement at the low zone may be waived for buildings with:
 - (a) less dominating building bulk – the site coverage for the building including any podium does not exceed 65% of the site; and
 - (b) adequate setback along *street* frontage – the full height of the building is set back¹ from a site boundary abutting any *street* such that the total frontage of such setback is not less than 50% of the length of that boundary and not less than 10m long or the full frontage for site with frontage less than 10m; and the total setback area is not less than 15% of the site area.

Performance-based Design Alternative

¹ Reference is made to the design criteria on the setback approach under PNAP APP-132

4. To allow for flexibility in building design where the prescriptive requirements specified in Design Requirements (1) and (2) as mentioned in paragraph 4 of this PNAP cannot be fully met, the adoption of performance-based design alternative on the provision of building separation may be accepted on the conditions that:-

- (a) Provision of the minimum P as specified in Table 1 for each assessment zone; and
 - (b) Satisfactory demonstration by *air ventilation assessment (AVA)* that the buildings' potential impact on the local wind environment has been duly considered and that by comparing with a baseline case which complies with the above Design Requirements (1) and (2), the proposed design is equivalent or better in external air ventilation terms.
5. The *AVA* shall be done by referring to the latest methodology and requirements of Technical Guide for Air Ventilation Assessments² using wind tunnel modelling or digital representation of the physical and wind environment using *Computational Fluid Dynamics (CFD)* simulations.
6. For projects adopting a performance-based design alternative, the following information with full justifications for deviation from the prescribed requirements should be submitted preferably in two stages to avoid abortive work:

Stage 1 Submission

- (a) An expert evaluation on whether the tools and methodologies for *AVA* employed are fit for the purpose and are suitably verified and scientifically validated with practical merits shall be carried out. In this connection, submission for prior acceptance of all information listed below covering factors like site configuration, local topography, wind characteristic and sensitive receivers in the surrounding areas, relevant urban climatic considerations, etc. is required:
 - (i) a baseline case that fully complies with all the prescriptive Design Requirements (1) and (2);
 - (ii) details of scientific bases to assess performance;
 - (iii) analysis tools and/or design procedures;
 - (iv) modeling input, settings and parameters for the analysis and/or design;
 - (v) limitation and applicability of the proposal in context;
 - (vi) interpretation of results;
 - (vii) method of verification;
 - (viii) similar established standard and implementation in other places; and
 - (ix) documented references of the scientific bases.

² The Technical Guide is issued by the Planning Department and is available from the website at (http://www.pland.gov.hk/pland_env/p_study/comp_s/avas/avas_eng/avas_ntguide_p01.html)

Stage 2 Submission

- (b) A study report on whether the proposed scheme will be in line with urban climatic considerations and such similar requirements as imposed through the town planning approval process or in Government lease; and
- (c) An *AVA* report on whether the proposed scheme will perform better in external air ventilation terms, demonstrated by the simulation results of the proposed scheme as compared to the simulation results of the baseline case.
7. Upon approval of the proposal, additional three hard copies and an electronic copy in Acrobat format for each *AVA* report shall be submitted together with a copy of the completed *AVA* register³ for inclusion in the register kept by the Planning Department.

Special Considerations for Buildings with Unique Functional Requirements or Heritage Value

8. For alteration and addition of an existing building resulting in a new building involving the adaptive reuse of historic building or for certain new buildings with special functional requirements in building length and/or bulk e.g. infrastructural facilities, transport terminus, sports and civic facilities, the BA may exempt such historic buildings or special facilities from the building separation Design Requirements (1) & (2) if the equivalent performance is proven and compensatory measures are provided as follows:

- (a) An *AVA* by wind tunnel or *CFD* has been conducted to demonstrate that the design for the proposed new building has outperformed another viable notional scheme⁴ in accordance with the methodology and requirements stipulated under the category of Microclimate Around Buildings (*S_A8*) of the BEAM Plus⁵ certification; and either one of the following three requirements under the aforesaid category has been complied with; and the results of which are considered acceptable by the BA:
- (i) wind amplification – no pedestrian areas will be subject to excessive wind speeds;
 - (ii) elevated temperatures – providing shade; or
 - (iii) elevated temperatures – providing suitable roofing material or vegetation roof.

³ AP is requested to seek consent from the owners to release the information contained in the *AVA* proforma (https://www.dcvb.gov.hk/filemanager/en/content_679/hplb-ctwb-te-01-06.pdf) and / or the *AVA* reports for public inspection. For projects which cannot be disclosed to the public due to confidentiality or consent from owners has not been given, the information would be kept solely for the government's internal reference.

⁴ Viable notional scheme is a practically viable scheme complying with relevant statutory and allied requirements but excluding those on building separation for demonstrating the improvements to be achieved by the proposed design.

⁵ BEAM Plus for New Buildings. (<http://www.lkqbc.org.hk/eng/beamplus-main.aspx>)

- (b) Building features such as additional building setback, stepped profile of the podium from the adjoining streets and communal podium garden to separate the podium from the tower above and to promote air flow at pedestrian level, etc. have been considered in the assessment described in item (a) above and incorporated in the design, where appropriate; and
- (c) Building separation requirement is fully complied with for other buildings on the same site or other parts of the building that are located above such special facilities or historic buildings, where applicable.

Proposal involving both new and existing buildings in a site

9. In principle, provided that new buildings will not increase the *L_p* of the existing building, the BA may exempt the existing building from the building separation requirement by disregarding them from the assessment zone.

Building Setback

10. Where the setback of a building will result in a setback area of more than 15% of the area of the site, requirement for building setback may be relaxed if the following compensatory measures are provided:

- (a) Full height and full frontage setback of the building from the site boundaries abutting any narrow streets from the respective site boundaries with a total setback area which is not less than 15% of the area of the site provided that such area will contribute to improving the street environment; and
- (b) For small sites not exceeding 1,000 m², greenery should be provided at the Primary Zone such that the greenery area is not less than 50% of the setback area. All greenery areas shall comply with the requirements in Appendix D where applicable.

Site Coverage of Greenery

11. For sites with genuine difficulties in providing greenery along the street frontage or in the primary zone but with abundance of sustainable natural landscape at the back, the BA may favourably consider the provision of welcoming “green” path to the street pedestrian for viewing such natural landscape as an alternative.
12. For sites with development in phases, while the level of provision of greenery should base on the area of the whole site, notional site area may be applicable to a certain phase of the development for the greenery area to be provided for that particular phase.

(1/2016)

Appendix F
(PNAP APP-152)

Information and Documents to be Submitted

To demonstrate compliance with the building separation, building setback and site coverage of greenery requirements, the following information should be provided for consideration: -

Building Separation

- (a) 1:500 layout plans each showing the site in relation to its adjoining *streets* and surrounding buildings and features. The footprint (external walls) of the proposed buildings within the site, the provided *IS, PE*, the selected orthogonal projection planes, air corridors and air paths are to be clearly shown to demonstrate compliance with the building separation requirements for each low, middle and high zones.
- (b) Plans, elevations and sections at a legible ratio (preferably not less than 1:300) with supporting calculations showing the *U*, the maximum *Lp* of buildings and groups of buildings in comparison to the permissible *Lp*; *S* provided in comparison to the required *S*; and *P* of buildings achieved at each low, middle and high zone, in comparison to the minimum *P*.

Building Setback

- (c) A block plan showing the location of the subject site and the width of all adjoining *streets*;
- (d) Where the width of any *street* is less than 15m, further details such as level(s) of the *street* for computing the amount of required setback.
- (e) 1:100 plan(s) and section(s) with calculations demonstrating compliance with the building setback requirements.
- (f) Information showing the compliance of *greenery areas* requirement under paragraph 10(b) of Appendix E (as detailed in items (g) and (h) below).

Site Coverage of Greenery

- (g)* Plans at a legible ratio (preferably not less than 1:300) showing the locations of the proposed *greenery areas*, the common access thereto and details of relevant street, public pedestrian way, public open space for compliance with the requirement of *greenery areas* at *Primary Zone(s)*.
- (h)* A schedule with calculations and illustrated diagrams showing the area of proposed greenery at each location for compliance with the minimum site coverage of greenery requirements.

Note

- * Information to be updated and soft copy to be submitted at the time of submitting application for occupation permit. The soft copy should be in PDF format with 200 dpi resolution.

Implications of Sustainable Building Design Guidelines

1. Sustainable Building Design Guidelines

- 1.1 In October 2010, the Government promulgated that a series of measures would be put in place to enhance the design standard of new buildings to foster a quality and sustainable built environment as well as to address local concerns about the negative impact of excessive building bulk and height. The new requirements were subsequently imposed through administrative means by way of new practice notes for building professionals (i.e. PNAP APP-151 “Building Design to Foster a Quality and Sustainable Built Environment” (**Annex C1**) and APP-152 “Sustainable Building Design Guidelines” (SBDG) (**Annex C2**)) first issued by the Buildings Department in January 2011.
- 1.2 SBDG establishes 3 key building design elements i.e. building separation, building setback and site coverage of greenery, with the objectives to achieve better air ventilation, enhance the environmental quality of living space, provide more greenery particularly at pedestrian level; and mitigate heat island effect (**Annex C2**).
- (a) *Building Separation* – Building sites that are 20,000m² or above; or proposing with continuous building façade length of 60m or above are required to control the maximum façade length and provide 20%, 25% or 33.3% permeability depending on site area, façade length and building height (BH) in three assessment zones (i.e. 0-20m (Low Zone), 20-60m (Middle Zone) and above 60m (High Zone)).
 - (b) *Building Setback* – Buildings fronting a street less than 15m wide should be set back so that no part of the building up to a level of 15m above street level is within 7.5m from the street centreline; or to provide a cross-ventilated communal podium garden as specified and with a clear height of not less than 4.5m.
 - (c) *Site Coverage of Greenery* – For sites not less than 1,000m², greenery areas of 20% or 30% of the site area should be provided depending on the size of site; and not less than half of greenery areas should be within a 15m vertical zone along the abutting street level (i.e. the Primary Zone).
- 1.3 In recognition of special circumstances in which genuine difficulties in complying with the prescriptive requirements of SBDG may be encountered, a flexible and pragmatic stance has been taken by the Building Authority (BA) when considering proposals holistically to achieve the objectives of SBDG. Alternative approaches (e.g. performance-based design alternatives, mitigation by effective compensatory measures, or consideration of the unique context of the site) are provided in SBDG (**Appendix E** of APP-152 in **Annex C2**).

- 1.4 Compliance with SBDG is one of the pre-requisites for granting gross floor area (GFA) concessions for green/amenity features and non-mandatory/non-essential plant rooms and services by the BA (**Annex C1**). Such requirements would also be included in the lease conditions of new land sale sites or lease modifications/land exchanges.

2. **Implications on Building Profile**

- 2.1 Since the specific and relevant building design requirements under SBDG can only be determined at detailed building design stage and there are different options or alternative approaches to meet the requirements, it would be difficult to ascertain at early planning stage precisely the implications on individual development such as its eventual build form, block layout and BH. As such, the extent of implications of SBDG on building profile can only be estimated in general terms by adopting typical assumptions.

Building Setback

- 2.2 For building setback, to maintain a building line of 7.5m from the street centreline up to 15m from street level, the likely implication would be a reduction of site coverage (SC) of podium/lower floors. The extent of building setback, however, depends on the width of existing street.
- 2.3 In recognition that a significant portion of the site might be required to be set back resulting in development constraints particularly in cases of small site or site having long street frontage, SBDG has made provision that the maximum land area to be set back could be capped at 15% of the site area if compensatory measures including full height/frontage setback and prescribed greenery areas are provided.
- 2.4 In this connection, it could be assumed that the maximum reduction in SC in podium/lower floors to meet the building setback requirement would be 15% of the site area and the GFA incurred would be three times (i.e. three podium floors up to 15m) of the 15% site area (i.e. 45% of the site area). The GFA so displaced would need to be accommodated on top of the original BH and thus be equivalent to about 0.75 storey (**Annex D1a**). The impact of the option of providing cross-ventilated communal podium garden would be similar i.e. addition of one storey of BH (i.e. about 5m).

Building Separation

- 2.5 In devising building separation, there would be more variations in design options for the Low Zone (i.e. 0-20m) which is usually occupied by continuous podium floors having long façade length and 100% SC. Some of the floor space would need to be redistributed from lower to upper floors to allow for the prescribed building separations. For the tower block at the assessment zones above, the maximum façade length and the 20% to 33% permeability requirements could usually be met without much difficulty given that the size of tower block is already capped by the maximum permissible SC

(i.e. 60% to 65% for non-domestic buildings and 33.33% to 40% for domestic buildings) under Building (Planning) Regulations (B(P)R).

- 2.6 To cater for possible difficulties in meeting the building separation requirement in Low Zone, SBDG has allowed flexibility to waive such requirement if less dominating building bulk and adequate setback along street frontage are provided. The maximum SC allowed in this alternative design is set at 65%. The impact on BH would be equivalent to about 1.75 storeys (**Annex D1b**). It should be noted that the above reduction in SC and setback could also be counted towards the building setback requirement mentioned in paragraphs 2.2 to 2.4 above. Thus the cumulative impact of building setback and building separation on BH would be about two storeys or about 10m (depending on building types and floor-to-floor height (FTFH)).

Site Coverage of Greenery

- 2.7 Since greenery can usually be provided within the building setback area, at podium floors or in form of vertical greening etc., the requirement would unlikely have any significant implication on BH and building massing.

3. Assumptions for Assessment of Building Height

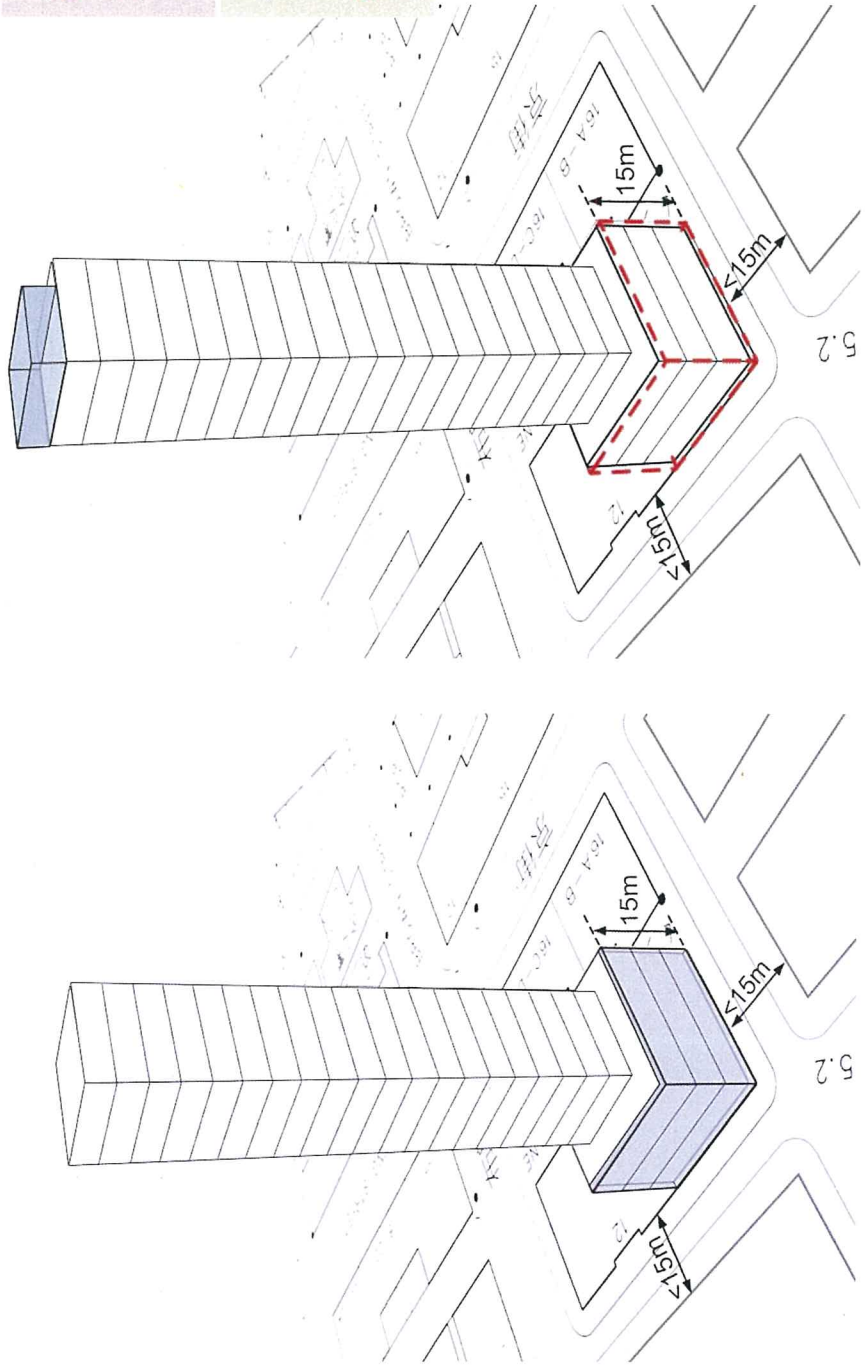
- 3.1 To estimate the implications of SBDG on BH, a conservative approach is adopted. It is assumed that the maximum achievable SC for the podium/lower floors to meet the building setback requirement is 85%, and that for meeting the building separation requirement is 65%. BH will then be derived based on the types of building (domestic, non-domestic or composite building), site classification and corresponding permissible plot ratio (PR) and SC under B(P)R, possible GFA concessions, podium height up to 15m, FTFH, provision of carpark at basement level and refuge floor requirement.
- 3.2 With **assumptions** set out in **Annexes D2 and D3**, where building setback and building separation requirements of SBDG are implemented, the BH of a typical commercial building will be ranging from 118m to 130m and that of a composite building within "R(A)" zone (with lowest 3 floors for non-residential use and upper portion for residential use) will be ranging from 90m to 96m.
- 3.3 However, it should be noted that the assessment in **Annexes D2 and D3** is only generic one where site-specific constraints have not been factored. For sites with odd shape and constraints, for example, sites with narrow and elongated site configuration abutting narrow streets may constrain future redevelopment in achieving the building separation requirements under SBDG, notional schemes should be drawn up to review the possible building profiles and BH.
- 3.4 It should also be noted that **Annexes D2 and D3** do not apply to land use zones where lower PR restrictions have been imposed on the OZP for planning related reasons.

Sustainable Building Design Guidelines

Implication of Building Setback Requirement

- Full height and full frontage setback from narrow street(s)
- Setback can be from **one or more** narrow street(s)
- Total setback area not less than **15%** of the site area
- Provides at least half of the setback area with greenery

+ ~1 storey



Podium: 100 % SC

Setback by 15% of Site Area

Additional Building Height

For Commercial Building

Class A : **[3 sty x 15%]/60% = 0.75 sty**

Class B : [3 sty x 15%]/62.5% = 0.72 sty

Class C : [3 sty x 15%]/65% = 0.69sty

For Composite Building

Class A : [3 sty x 15% x 8/15]/33.33% = 0.72 sty

Class B : [3 sty x 15% x 9/15]/37.5% = 0.72 sty

Class C : **[3 sty x 15% x 10/15]/40% = 0.75 sty**

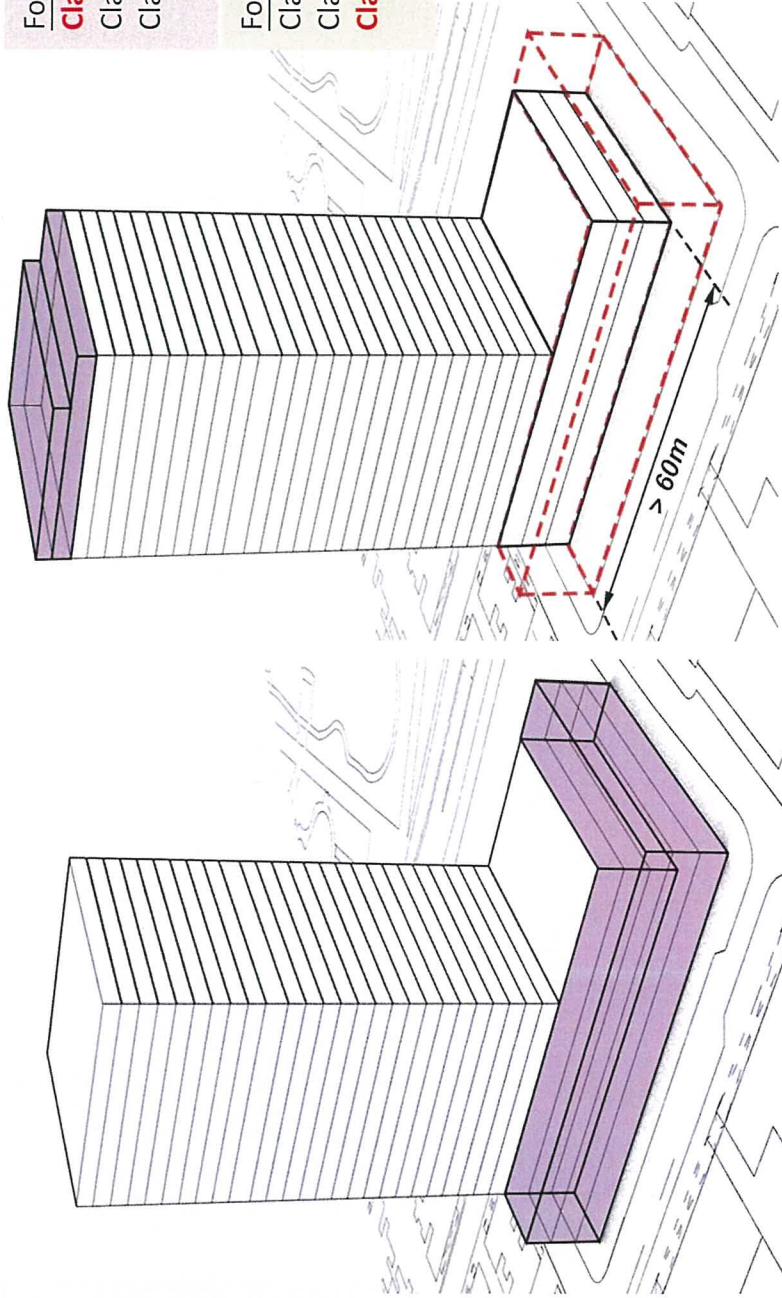
Sustainable Building Design Guidelines

Implication of Building Separation Requirement

- Site coverage $\leq 65\%$
- Setback along street frontage $\geq 50\%$ of the boundary/**10m**
- Setback area from street(s) $\geq 15\%$

→ Building separation requirement at low zone may be waived

+ ~ 2 storeys



Podium: 100 % SC

Podium: 65 % SC

Additional Building Height

For Commercial Building

Class A: $[3\text{sty} \times (100\% - 65\%)] / 60\% = 1.75 \text{ sty}$

Class B: $[3\text{sty} \times (100\% - 65\%)] / 62.5\% = 1.68 \text{ sty}$

Class C: $[3\text{sty} \times (100\% - 65\%)] / 65\% = 1.62 \text{ sty}$

For Composite Building

Class A: $[3 \text{ sty} \times (100\% - 65\%) \times 8 / 15] / 33.33\% = 1.68 \text{ sty}$

Class B: $[3 \text{ sty} \times (100\% - 65\%) \times 9 / 15] / 37.5\% = 1.68 \text{ sty}$

Class C: $[3 \text{ sty} \times (100\% - 65\%) \times 10 / 15] / 40\% = 1.75 \text{ sty}$

BASIC BUILDING PROFILE - COMMERCIAL BUILDING

ASSUMPTIONS	Basic Building Profile		SBDG Building Setback + Basic Building Profile		SBDG Building Setback cum Separation + Basic Building Profile	
Max. Street Level (mPD)	122	118	126	122	130	126
Building Height above Ground (m)	114	118	118	118	122	122
Site Class	A	B	A	B	A	C
Plot Ratio - Domestic	0	0	0	0	0	0
Plot Ratio - Non-domestic	15	15	15	15	15	15
GFA Concession [a]	25%	25%	25%	25%	25%	25%
Basement - No. of Storeys [b]	0	0	0	0	0	0
Podium - Site Coverage	100%	100%	85%	85%	65%	65%
Podium - Floor-to-Floor-Height (m)	5	5	5	5	5	5
Podium - No. of Storeys	3	3	3	3	3	3
Typical Floor - Site Coverage above 15m	60%	62.5%	60%	62.5%	60%	62.5%
Typical Floor - Floor-to-Floor-Height (m)	4	4	4	4	4	4
Typical Floor - No. of Storeys	26.3	25.2	27.0	25.9	28.0	26.9
No. of Refuge Floor (Floor to Floor Height - 3m) [c]	1	1	1	1	1	1
Total No. of Storeys above Ground [d]	30	29	31	30	32	31

General Notes :

[a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carpark)" for non-domestic buildings of 15% under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of 10% for the total amount of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.

[b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.

[c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.

[d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.

BASIC BUILDING PROFILE - COMPOSITE BUILDING

ASSUMPTIONS	Basic Building Profile	SBDG Building Setback + Basic Building Profile	SBDG Building Setback cum Separation + Basic Building Profile
Max. Street Level (mPD) Building Height above Ground (m)	87 90	90 93	93 96
Site Class	A B C	B C C	A B C
Plot Ratio - Domestic	8 9 10	9 10 10	8 9 10
Plot Ratio - Non-domestic	15 15 15	15 15 15	15 15 15
GFA Concession [a]	20% 20%	20% 20%	20% 20%
Basement - No. of Storeys [b]	0 0	0 0	0 0
Podium - Site Coverage	100%	85%	65%
Podium - Floor-to-Floor-Height (m)	5 5	5 5	5 5
Podium - No. of Storeys	3 3	3 3	3 3
Proposed Non-domestic Plot Ratio	2.50 2.50	2.13 2.13	1.63 1.63
Proposed Domestic Plot Ratio	6.67 7.50	6.87 7.73	7.13 8.03
Typical Floor - Site Coverage above 15m	33.33% 37.5%	33.33% 37.5%	33.33% 37.5%
Typical Floor - Floor-to-Floor-Height (m)	3 3	3 3	3 3
Typical Floor - No. of Storeys	24.0 24.0	24.7 24.7	25.7 25.7
No. of Refuge Floor (Floor to Floor Height - 3m) [c]	0 0	0 0	0 0
Total No. of Storeys above Ground [d]	27 27	28 28	29 29

General Notes :

- [a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carparks)" for domestic/ composite buildings in Residential Zones 1, 2 and 3 of 9%, 10% and 11% respectively under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of 10% for the total amount of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.
- [b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.
- [c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.
- [d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.

ASSESSMENT OF BUILDING HEIGHT - "COMMERCIAL" SITES IN WAN CHAI (BUILDING HEIGHT RESTRICTION TO BE MAINTAINED AT 110mPD)

<p>TYPICAL BUILDING HEIGHT ESTIMATION Building Height Restriction (mPD) Achievable No. of Storeys (above ground)</p>	<p>SCENARIO (1) Implementation of SBDG Building Setback</p>	<p>SCENARIO (2) Implementation of SBDG Building Setback cum Separation</p>
Site Level (mPD) Building Height above Ground (m) Building Height above Ground (mPD)	110 26 110 26	110 26 110 26
Site Classification Permitted Site Coverage above 15m Permitted Plot Ratio - Non-domestic	4 106 110 A 60% 15 25% 0 85% 4.5 3	4 106 110 A 60% 15 25% 0 65% 4.5 3
GFA Concession [a]	25%	25%
Basement - No. of Storeys [b]	0	0
Podium - Site Coverage Podium - Floor-to-Floor-Height (m) Podium - No. of Storeys	85% 4.5 3	65% 4.5 3
Typical Floor - Site Coverage above 15m Typical Floor - Floor-to-Floor-Height (m) [e] Typical Floor - No. of Storeys	60.00% 3.3 27.0	60.00% 3.2 28.0
No. of Refuge Floor (Floor-to-Floor-Height - 3m) [c]	1	1
<p>Total No. of Storeys above Ground [d] [e]</p>	<p>31</p>	<p>31</p>

General Notes :

[a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carpark)" for non-domestic buildings of 15% under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of 10% for the total amount of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.

[b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.

[c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.

[d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.

For "C" sites in Wan Chai:

[e] Design approach and/or less desirable building design such as lower FTFH would need to be applied for the future redevelopment.

ASSESSMENT OF BUILDING HEIGHT - "OU(MU)" SITES IN WAN CHAI

	SCENARIO (1) Implementation of SBDG Building Setback	SCENARIO (2) Implementation of SBDG Building Setback cum Separation
TYPICAL BUILDING HEIGHT ESTIMATION (FOR COMMERCIAL DEVELOPMENT)		
Building Height Restriction (mPD)	135 32	135 32
Achievable No. of Storeys (above ground)		
Site Level (mPD) [e]	5	5
Building Height above Ground (m)	126	130
Building Height above Ground (mPD) [f]	131	135
Site Classification	A	B
Permitted Site Coverage above 15m	60%	62.5%
Permitted Plot Ratio - Non-domestic	15	15
GFA Concession [a]	25%	25%
Basement - No. of Storeys [b]	0	0
Podium - Site Coverage	85%	85%
Podium - Floor-to-Floor-Height (m)	5	5
Podium - No. of Storeys	3	3
Typical Floor - Site Coverage above 15m	60.00%	60.00%
Typical Floor - Floor-to-Floor-Height (m) [f]	4	4
Typical Floor - No. of Storeys	27.0	28.0
No. of Refuge Floor (Floor-to-Floor-Height - 3m) [c]	1	1
Total No. of Storeys above Ground [d] [g]	31	31
General Notes :	<p>[a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carpark)" for non-domestic buildings of 15% under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of 10% for the total amount of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.</p> <p>[b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.</p> <p>[c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.</p> <p>[d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.</p> <p>For "OU(MU)" sites in Wan Chai:</p> <p>[e] The existing site levels vary from 4mPD to 9mPD. The proposed BHR of 135mPD will not hinder development at sites of any Class with level lower than 5mPD in complying with SBDG requirements.</p> <p>[f] For Class A site with site level of 5mPD or above, design approach and/or less desirable building design such as lower FTFH would need to be applied for the future redevelopment.</p> <p>[g] The total no. of storeys (assuming 4m FTFH for typical floor) for Scenario (1) and Classes B & C sites under Scenario (2) are less than the achievable no. of storeys under BHR of 135mPD (i.e. 32 storeys). Hence, a higher FTFH of 4.5m is possible for some typical floors under these sites.</p>	

ASSESSMENT OF BUILDING HEIGHT - "RESIDENTIAL (GROUP A)" SITES IN WAN CHAI

	Implementation of SBDG Building Setback [e]	
TYPICAL BUILDING HEIGHT ESTIMATION (FOR COMPOSITE DEVELOPMENT)		
Building Height Restriction (mPD)	110	110
Achievable No. of Storeys (above ground)	29	29
Site Level (mPD) [f]	17	17
Building Height above Ground (m)	90	90
Building Height above Ground (mPD) [g]	<u>107</u>	<u>107</u>
Site Classification	A	C
Permitted Site Coverage above 15m	33.33%	37.5%
Permitted Plot Ratio - Domestic	8	9
Permitted Plot Ratio - Non-domestic	15	15
GFA Concession [a]	20%	20%
Basement - No. of Storeys [b]	0	0
Podium - Site Coverage	85%	85%
Podium - Floor-to-Floor-Height (m)	5	5
Podium - No. of Storeys	3	3
Proposed Non-domestic Plot Ratio	2.13	2.13
Proposed Domestic Plot Ratio	6.87	7.73
Typical Floor - Site Coverage above 15m	33.33%	37.50%
Typical Floor - Floor-to-Floor-Height (m) [g]	3	3
Typical Floor - No. of Storeys	24.7	24.7
No. of Refuge Floor (Floor-to-Floor-Height - 3m) [c]	0	0
Total No. of Storeys above Ground [d] [h]	28	28

General Notes :

- [a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carpark)" for domestic/ composite buildings in Residential Zones 1, 2 and 3 of 9%, 10% and 11% respectively under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of 10% for the total amount of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.
- [b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.
- [c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.
- [d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.
- For "Residential" sites currently subject to BHR of 100mPD in Wan Chai (to be relaxed to BHR of 110mPD):**
- [e] The sites are located at small street blocks and future redevelopment thereof will not be subject to the building separation requirement under SBDG.
- [f] The existing site levels vary from 7mPD to 19mPD. The proposed BHR of 135mPD will not hinder development at sites of any Class with level lower than 17mPD in complying with SBDG requirements.
- [g] For Class C sites with site level of 17mPD or above, design approach and/or less desirable building design such as lower FTFH would need to be applied for the future redevelopment.
- [h] The total no. of storeys (assuming 3m FTFH for typical floor) for Classes A & B sites are less than the achievable no. of storeys under BHR of 110mPD (i.e. 29 storeys). Hence, a higher FTFH is possible for some typical floors under these sites.

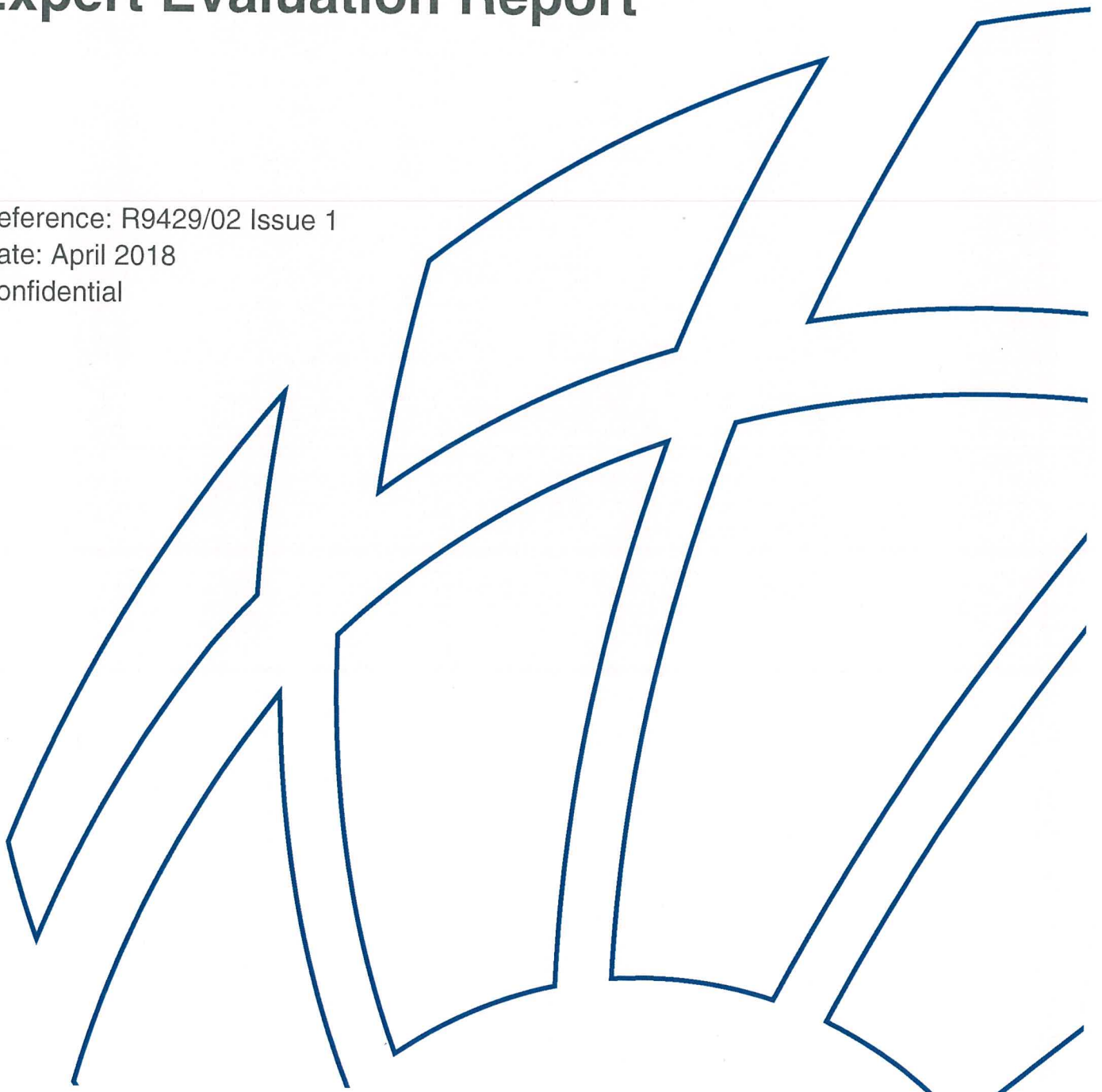
ASSESSMENT OF BUILDING HEIGHT - "RESIDENTIAL (GROUP B)" "R(B)" SITES IN WAN CHAI

	SCENARIO (1) Implementation of SBDG Building Setback				SCENARIO (2) Implementation of SBDG Building Setback cum Separation			
	120	120	140	140	120	120	140	140
TYPICAL BUILDING HEIGHT ESTIMATION (FOR PURE RESIDENTIAL DEVELOPMENT)								
Building Height Restriction (mPD)	120	120	140	140	120	120	140	120
Achievable No. of Storeys (above ground)	29	29	29	29	29	29	30	30
Site Level (mPD) [e]	37	37	64	64	37	37	64	37
Building Height above ground (m)	86.4	86.4	86.4	86.4	86.4	86.4	90	90
Building Height above ground (mPD)	<u>123.4</u>	<u>123.4</u>	<u>150.4</u>	<u>150.4</u>	<u>123.4</u>	<u>123.4</u>	<u>127</u>	<u>127</u>
Site Classification	A	B	A	B	A	B	C	C
Permitted Site Coverage	33.33%	37.5%	33.33%	37.5%	33.33%	37.5%	40%	40%
Permitted Plot Ratio - Domestic	8	9	8	9	8	9	10	10
GFA Concession [a]	20%	20%	20%	20%	20%	20%	20%	20%
Basement - No. of Storeys [b]	0	0	0	0	0	0	0	0
Proposed Domestic Plot Ratio	9.60	10.80	9.60	10.80	9.60	10.80	12.00	12.00
Typical Floor - Floor-to-Floor-Height (m) [f]	3	3	3	3	3	3	3	3
Typical Floor - No. of Storeys	28.8	28.8	28.8	28.8	28.8	28.8	30.0	30.0
No. of Refuge Floor (Floor-to-Floor-Height 3m) [c]	0	0	0	0	0	0	0	0
Total no. of storeys above ground [d]	<u>29</u>	<u>29</u>	<u>29</u>	<u>29</u>	<u>29</u>	<u>29</u>	<u>30</u>	<u>30</u>
General Notes :								
[a] The assumption takes into account (i) the average "disregarded GFA (e.g. plant rooms, etc. other than carports)" for domestic buildings in Residential Zones 1, 2 and 3 of 9%, 10% and 11% respectively under the "Sample Study on GFA Concessions Granted to Buildings" conducted by a Government inter-departmental working group led by the Buildings Department in 2006; and (ii) the overall cap of GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services under APP-151.								
[b] This refers to the no. of basement levels required in addition to underground carpark. Underground carpark is assumed in all scenarios.								
[c] According to B18.1 & B18.2 of the Code of Fire Safety in Buildings 2011, one refuge floor is required for buildings exceeding 25 storeys in height above the lowest ground storey, but the no. of storeys may exclude storeys which contains solely mechanical plants. The refuge floor should have a clear headroom of 2.3m. A domestic building or composite building exceeding 25 storeys but not exceeding 40 storeys in height above the lowest ground storey is not required to comply with B18.1 and B18.2 if its main roof is designed as a refuge floor complying with the design requirements under B18.3 and B18.4.								
[d] In general, roof-top structures accommodating GFA exempted facilities and occupying not more than 50% of the area of the floor below will not be counted as a storey.								
[e] The existing site levels vary from 12mPD to 42mPD (for the "R(B)" sites currently subject to BHR of 120mPD) and from 52mPD to 64mPD (for the "R(B)" site currently subject to BHR of 140mPD). The existing BHR of 120mPD for the "R(B)" zone will not hinder development at the sites of any Class with level lower than 30mPD in complying with SBDG requirements. The proposed BHR of 150mPD for the "R(B)" zone will generally not hinder development at sites of Classes A & B with level reach to 64mPD.								
[f] For the "R(B)" sites currently subject to BHR of 120mPD with site level over 30mPD, design approach and/or less desirable building design such as lower FTFH would need to be applied for the future redevelopment.								

Category A1 – Term Consultancy for Expert Evaluation on Air Ventilation Assessments for an Instructed Project for Wan Chai Area

Expert Evaluation Report

Reference: R9429/02 Issue 1
Date: April 2018
Confidential



Category A1 – Term Consultancy for Expert Evaluation on Air Ventilation Assessments for an Instructed Project for Wan Chai Area

Expert Evaluation Report

Prepared under the Management of:

Name: *Pat Ip*

Position: *Senior Environmental Consultant*

Signature:



Reviewed and Approved by:

Name: *Derek Ho*

Position: *Director*

Signature:



Reference: R9429/02 Issue 1

Date: April 2018

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Acronyms & Abbreviation

AVA	Air Ventilation Assessment
"C"	Commercial
EE	Expert Evaluation
"G/I/C"	Government, Institution & Community
"O"	Open Space
"OU"	Other Specified Uses
"R(A)"	Residential (Group A)
"R(B)"	Residential (Group B)
"R(C)"	Residential (Group C)
BHR	Building Height Restriction
BMT	BMT Asia Pacific Limited
ETWB	Environment, Transport and Works Bureau
H/W	Height/Width
HKO	Hong Kong Observatory
HKSAR	The Hong Kong Special Administrative Region
HPLB	Housing, Planning and Lands Bureau
MM5	Mesoscale Model
NBA	Non-Building Area
OZP	Outline Zoning Plan
RAMS	Regional Atmospheric Modeling System
SBDG	Sustainable Building Design Guidelines

Executive Summary

An Expert Evaluation on Air Ventilation Assessment on Wan Chai area (the study area) was conducted in 2010. Upon its recommendations and other planning and urban design consideration, control measures including building height restrictions (BHRs), Non-Building Areas (NBAs), building gaps (BGs) and setback requirements at various locations were incorporated into the draft Wan Chai OZP No. S/H5/27 (the current OZP).

Pursuant to the court ruling on the two judicial reviews against BHRs, NBAs and setback requirements designated on the OZP, a review on the BHRs and the air ventilation measures (NBAs/BGs) under the current OZP taking into account the implementation of Sustainable Building Development Guidelines (SBDG) and the permissible development intensity has been conducted. This Expert Evaluation is to review the wind condition, urban morphology, committed and planned developments under the current OZP (Baseline Scenario), evaluate the wind environment of the relaxed BHR, NBAs and setback to be incorporated into the OZP (Initial Scenario) and provide recommendations to mitigate possible impact on wind environment.

The wind environment of the Baseline Scenario and Initial Scenario have been reviewed and compared. It is identified that the areas bounded by Hennessy Road to the north, Wan Chai Road to the east and Queen's Road East to the south are more problematic areas due to the higher development density with tall buildings, narrow streets in less regular alignment and less large open spaces when compared with the other areas in the study area. Furthermore, the areas between Johnston Road and Wan Chai Road are also considered as potential areas of concern.

For Baseline Scenario, much of the area north of Hennessy Road would have a high Height/Width (H/W) ratio. But since most of the roads in this region are sufficiently wide, they serve as district air paths for penetration of annual prevailing winds and sea breeze from N wind. NBAs have been proposed in the Baseline Scenario between Fleming Road and Stewart Road. The intention was to create an air path between the Harbourfront and the areas further inland. Subsequently, a 19mPD BHR was also stipulated to the north of Ruttonjee Hospital as a means to extend the air path from the aforementioned NBA. In consideration of the alignment and the width of the NBAs, the air paths are generally obstructed by neighbouring developments which would limit its effectiveness.

Furthermore, NBA at the junction of Tak Yan Street and Oi Kwan Road allows penetration of S wind to enter Tak Yan Street Playground, Hennessy Road Playground and then connected to Tonnochy Road. The setback requirements have been stipulated along several streets perpendicular to Queen's Road East – i.e. along (i) Wing Fung Street/Anton Street, (ii) St. Francis Street/Gresson Street, (iii) Spring Garden Lane and (iv) Tai Yuen Street/Yen Wah Steps/Wan Chai Gap Road which would benefit the overall wind environment of Wan Chai district especially during the summer time.

For Initial Scenario, the BHR for areas north of Hennessy Road are generally revised to 135mPD except a few sites. In addition, the BHR for some of the residential sites along Queen's Road East and Oi Kwan Road are proposed to be increased to 110mPD or 115mPD. The H/W ratio for the study area is already high, and the proposed BHR relaxation occurs at the high zone level (i.e. 60mPD or higher). Hence, the proposed BHR relaxation would not have significant effects on the flow regime, or the pedestrian wind environment.

To improve the wind environment, implementation of adequate measures on the pedestrian level is considered more relevant and effective. These include introducing NBAs, incorporating setback requirements to widen narrow streets etc. Also, there is discrete ownership of individual lots across the study area with redevelopment potential. In this respect, implementing measures from the SBDG for the sites undergoing redevelopment in the future would also be effective.

Adopting measures set out the SBDG are often confined to individual lots. The implemented measures are often specific to development, and do not account for neighbouring sites, let alone the wider area. Hence, benefits would be localised. As such, it is necessary to provide NBAs and BGs at strategic locations on the OZP to protect major air paths, or increase the connectivity across various regions in the study area. With respect to the various mitigation measures, some NBAs, such as the one at the junction of Tak Yan Street and Oi Kwan Road, as well as setback requirements along several streets (e.g. Wing Fung Street/Anton Street; St. Francis Street/Gresson Street) are proposed to be retained.

行政摘要

- 1.1.1.1 於 2010 年完成的空氣流通專家評估報告分析了灣仔地區（研究區域）的風環境，而報告當中與規劃及城市設計有關的建議，包括建築物高度限制、非建築用地、建築物間距及建築線後移等均被納入銅鑼灣分區計劃大綱草圖編號 S/H5/27 內（「草圖」）。
- 1.1.1.2 就法院在司法覆核中對草圖內所規定的措施（包括建築物高度限制、非建築用地、建築物間距及建築線後移）的裁決，當局根據《可持續建築設計指引》（「指引」）以及草圖可容許的最高發展密度的情況下，檢討草圖內建築物高度限制以及與空氣流通有關的緩解措施（如非建築用及地建築物間距等）。本專家評估檢視草圖的風環境，當中包括城市形態及既有及規劃中的發展情況（基準方案）。同時，亦就建議放寬草圖內建築物高度限制情況下的風環境（初始方案）進行評估，以及按需要提供優化該區風環境的建議。
- 1.1.1.3 本專家評估已經對基準方案和初始方案的風環境進行了檢視和比較。評估確定了由於街道的排列常對不規劃以及高建築密度，造成研究區域中由軒尼詩道、灣仔道及皇后大道東交界處範圍內較為有通風問題。另外，在灣仔道及莊士敦道之間的範圍也較為有通風問題。
- 1.1.1.4 在基準方案下，位處軒尼詩道以北的建築物會有一個相對建築高度（H）與鄰近街道寬度（W）的比率（「高寬比率」）。但基於該一帶的道路十分寬闊，並在年間盛行風及海風（北風）發揮有效的區域性的空氣流通路線作用。報告認為在菲林明道及史釗域道之間的建議非建築用地是為了內陸地區開建空氣流通路線。此外，報告認為由於寬度不足以及該排列沒能滿足空氣流通路線，在律敦治醫院以北用地的主水平基準 19 米的建築物高度限制並沒有太大作用。
- 1.1.1.5 除此以外，在皇后大道東一帶內街，報告認為建議的德仁街及愛群道之間非建築用地建議有助加強該範圍空氣流通。報告亦認為建議的建築線後移當中包括永豐街 / 晏頓街、聖佛蘭士街 / 機利臣街、春園街以及太原街 / 灣仔峽道同樣能加強該範圍空氣流通。
- 1.1.1.6 在初始方案下，軒尼詩道以北的大部分地帶的建築物高度限制放寬至主水平基準以上 135 米，另外，皇后大道東及愛群道一帶的「住宅類」用地軒尼詩道以北的大部分地帶的建築物高度限制放寬至主水平基準以上 110 米或 115 米。總括而言，由於該部份高寬比率已經很高，以及高度限制放寬的影響是在高層區（主水平基準以上 60 米），放寬建築物高度限制不能帶來與基準方案相比差異較大的風環境。
- 1.1.1.7 透過非建築用地及建築線後移以達至擴闊狹窄街道在不同發展用地和建築物之間保留空間及確保有效的空氣流通路線能改善街道風環境。另外，該區有一定數量的土地是不同業權及有相對高的重建潛力，有見及此，指引中提及的措施也被認為重要。

1.1.1.8

然而，單靠指引並不足以確保此區的通風良好，因為這些措施甚為多樣化，並只限制在一些私人發展項目內推行，而這些項目可能未能考慮到更廣泛地區的需要和利益。因此，為維持主要的通風廊或建立有持續連接的風道，有必要在分區計劃大綱圖的適當位置提供非建築用地和建築物間距。這尤其是對風環境惡劣的密集發展地區—如灣仔—非常重要。因此，於基準方案中建議的些非建築用地要求，即德仁街及愛群道之間非建築用地、建築線後移（包括永豐街 / 晏頓街、聖佛蘭士街 / 機利臣街、春園街以及太原街 / 灣仔峽道）均建議保留。

1 Introduction

1.1 Background

1.1.1.1 An Expert Evaluation (EE) on Air Ventilation Assessment (AVA) on Wan Chai area was conducted in 2010 (“Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment Services under Agreement No. PLNQ 37/2007”) (AVA EE 2010). The recommendations from the AVA EE 2010 formed an important basis to the formulation of the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/27 (the current OZP), which incorporated building height restrictions (BHRs), non-building areas (NBAs), building gaps (BGs) and setback requirements at various locations. The locations of these measures are illustrated in Plans 1 and 2 in [Appendix A](#).

1.1.1.2 The current OZP covers an area of about 89.18 hectares. The extent of the study area is presented in Plan 3 in [Appendix A](#). It 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.

1.1.2 Previous Court Decisions

1.1.2.1 Two judicial review (JR) applications were filed by Leighton Property Company Limited & Lee Theatre Realty Limited (hereafter as “Leighton”) and The Real Estate Developers Association (hereafter as “REDA”) against the decisions of Town Planning Board (hereafter as “TPB”) on their representations in respect of the current OZP. Their views included that the restrictions imposed by TPB would affect the development potential and options of the private landowners located therein. The restrictions have not taken into account Sustainable Building Design Guidelines (SBDG) that is relevant to achieving better air ventilation.

1.1.2.2 In considering the JRs, the Court has ruled that SBDG could have an effect on the working assumptions in respect of gross floor area (GFA) concession. The possible impact of SBDG in combination with the proposed restrictions under the current OZP should be acknowledged on a general level in the overall assessment of the adverse impact on redevelopment intensity. A review on the development restrictions on the OZP is therefore conducted.

1.2

Task of Study

1.2.1

The Assignment

1.2.1.1

The main tasks of the study are to:

- Review the existing wind environment of Wan Chai area;
- Review the wind environment under the planned scenario of the current Draft Wan Chai OZP No. S/H5/27 (i.e. Baseline Scenario);
- Assess the air ventilation performance under the Initial Scenario with revised BHRs taking account of the SBDG;
- Highlight impact on problematic areas/concerned sites and their surrounding areas;
- Recommend improvement/mitigation measures and further studies, if needed; and
- Analyse and recommend mitigation measures having regard to the general issues raised in the representations to the Draft Wan Chai OZP No. S/H5/27.

1.2.2

Reference Materials

1.2.2.1

Reference materials have included the followings:

- EE on AVA for Wan Chai Area (September 2010)
- EE on AVA for Causeway Bay Area (September 2010)
- EE on AVA for Wong Nai Chung Area (December 2008)
- Draft Wan Chai Outline Zoning Plan No. S/H5/27
- HCAL No. 57 of 2011 and HCAL No. 58 of 2011
- Practice Note for Authorized Persons (PNAP-APP 152) Sustainable Building Design Guidelines
- Committed Developments – Approved GBPs and Planning Applications
- A. Kovar-Panskus, P. Louka, J.- F. Sini, E. Savory, M. Czech, A. Abdelqari, P. G. Mestayer and N. Toy (2002) Influence of Geometry on the Mean Flow within Urban Street Canyons - A Comparison of Wind Tunnel Experiments and Number Simulations, Water, Air and Soil Pollution: Focus 2 (5-6), 365-380.
- Building Department, HKSAR (2009) Consultancy Study on Building Design that Supports Sustainable Urban Living Space in HK: Executive Summary
- Chao Yuan, Edward Ng and Leslie Norford (2014) Design Science to Improve Air Quality in High Density Cities. 30th International Plea Conference, CEPT University, Ahmedabad.

- Chao Yuan and Edward Ng (2012) Building porosity for better urban ventilation in high-density cities – A computational parametric study. *Building and Environment*. 50,176-189.
- Department of Architecture, Chinese University of Hong Kong (2005) Feasibility Study for Establishment of Air Ventilation Assessment System – Final Report
- Edward Ng, Chao Yuan, Liang Chen, Chao Ren and Jimmy C.H. Fung (2011) Improving and wind environment in high-density cities by understanding urban morphology and surface roughness: A study in Hong Kong. *Landscape and Urban Planning*. 101(1), 59-74.
- Fazia Ali-Toudert and Helmut Mayer (2007) Numerical study on the effects of aspect ratio and orientation of an urban street canyon on outdoor thermal comfort in hot and dry climate. *Building and Environment*. 42(3), 1553-1554.
- Jae-Jin Kim and Jong-Jin Baik (1999) A Numerical Study of Thermal Effects on Flow and Pollutant Dispersion in Urban Street Canyons. *Journal of Applied Meteorology*.38, 1249-1261
- Marcus Oliver Letzel, Carolin Helmke, Edward Ng, Xipo An, Alan Lai and Siegfried Raasch (2012) LES case study on pedestrian level ventilation in two neighbourhoods in Hong Kong. *Meteorologische Zeitschrift*. 21(6), 575-589.
- Nastaran Shishegar (2013) Street Design and Urban Microclimate Analyzing the Effects of Street Geometry and Orientation of Air Flow and Solar Access in Urban Canyons. *Journal of Clean Energy Technologies*. 1(1), 52-56.
- Peter Moonen, Thijs Defraeye, Viktor Dorer, Bert Bloken and Jan Carmeliet (2012) Effect of the micro-climate on comfort, health and energy demand. *Frontiers of Architectural Research*. 1(3),197-228
- Planning Department (2015) Hong Kong Planning Standards and Guidelines, Chapter 11 Urban Design Guidelines.
- P.P. Panchonly, K.Clemens, P. Geoghegan, M. Jermy, M. Moyers-Gonzalex and P.L. Wilson. (2016) Numerical Study of Flow Pattern and Pedestrian Level Wind Comfort Inside A Uniform Street Canyon at Different Angles of Attack. 20th Australian Fluid Mechanics Conference, 5-8 December 2016, Perth, Australia.
- Suhas U. Pol and Michael J. Brown (2008) Flow Patterns at the Ends of a Street Canyon: Measurements from the Joint Urban 2003 Field Experiment. *American Meteorological Society*.47,1413-1426
- Tobias Gronemeier, Siegfried Raasch and Edward Ng (2017) Effects of Unstable Stratification on Ventilation in Hong Kong, *Atmosphere*. 8, 168
- Yingsheng Zheng, Yuan Shi., Chao Ren. and Edward Ng (2016) Urban Ventilation Strategies for Micro Climate Improvement in Subtropical High-density Cities: A Case Study of Tai Po Market in Hong Kong, *Urban Planning International*, 1673-9493

2 The Wind Environment

2.1 Site Location and Its Environs

2.1.1.1 The purpose of this section is to discuss the different sources of wind availability data and determine the set of wind availability data to be adopted for this study.

2.1.1.2 According to “Technical Circular No. 1/06 on Air Ventilation Assessment (2006), Annex A – Technical Guide for Air Ventilation Assessment for Developments in Hong Kong” jointly published by Housing, Planning and Lands Bureau (HPLB) and Environment, Transport and Works Bureau (ETWB), it is considered acceptable and recommended to make reference to (i) wind data of the closest weather station of Hong Kong Observatory (HKO) (i.e. North Point Automatic Weather Station), (ii) simulated site wind availability data available on the website of the Planning Department (PlanD) and (iii) relevant experimental site wind data for assessment.

2.2 Weather Data from HKO’s Weather Station

2.2.1.1 According to the automatic weather stations operated by HKO, Central Pier and North Point Automatic Weather Stations are the closest weather stations to the study area. Figure 2.1 presents the location of these two weather stations the study area.

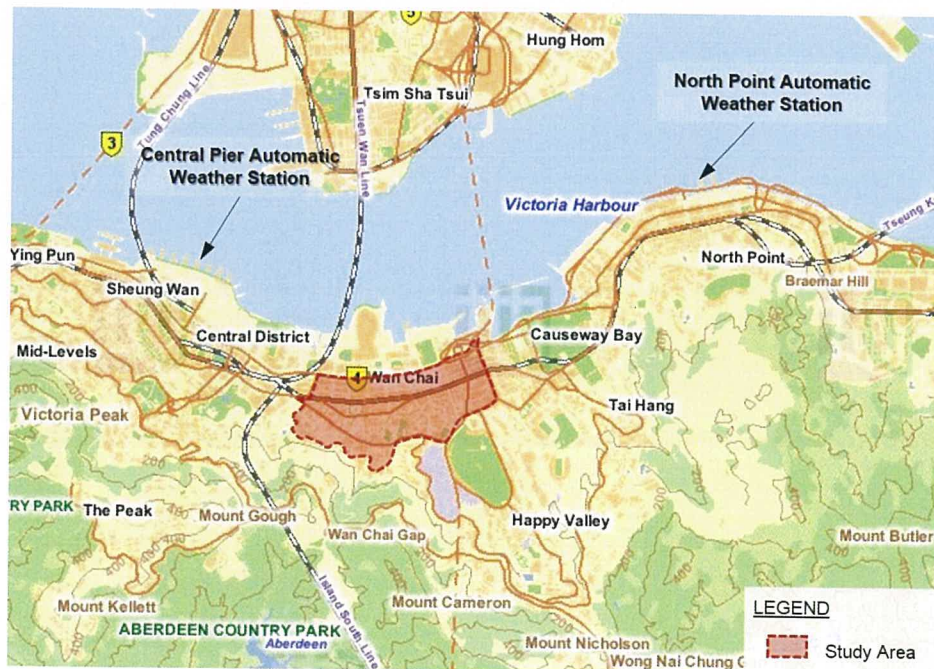


Figure 2.1 Location of Central Pier Automatic Weather Station and North Point Automatic Weather Station

- 2.2.1.2 The Central Pier Automatic Weather Station and North Point Automatic Weather Station are situated at Central Government Pier and near the North Point Ferry Pier respectively, and are approximately 2.3km and 3km from the centre of the study area. The anemometers for these stations are at 16m and 26m above the mean sea-level (mamsl) respectively.
- 2.2.1.3 According to Climatological Database of HKO¹, the recorded monthly wind data of Central Pier Automatic Weather Station from January 2000 to September 2017 indicate that winds are mainly from 90 degree (91%) throughout the years. For the summer months, winds are mainly from 90 degree (73%) and 270 degree (27%).
- 2.2.1.4 Similarly, the recorded monthly wind data of North Point Automatic Weather Station from January 2000 to September 2017 indicate that winds are mainly from 90 degree (67%) throughout the years, with contribution from 68 degree (19%) and 270 degree (12%). For the summer months, winds are mainly from 90 degree (41%) and 270 degree (38%).

¹ http://www.hko.gov.hk/cis/awsMonthlyElement_e.htm?stn=NP&ele=PREV_DIR

2.3

Weather Data from RAMS

2.3.1.1

With reference to the simulated site wind availability data (i.e. RAMS) for Hong Kong available on PlanD's website², the study area spans over 8 grid cells. The wind availability data at 200m (approximate urban canopy layer height) is adopted as it is the best data available taken into account topographical effects. The data obtained from these grids of the RAMS simulation shows that the annual prevailing winds are mainly from the NE, ENE, E and ESE, while the summer prevailing winds are mainly from the E, S, SSW and SW. The wind roses from RAMS at 200m and wind frequencies of annual and summer prevailing winds are presented in [Appendix C](#) and [Table 2.1](#) respectively.

² http://www.pland.gov.hk/pland_en/info_serv/site_wind/site_wind/index.html

Table 2.1 Summary of RAMS Wind Data

RAMS Grid No.	Annual Prevailing Winds	Summer Prevailing Winds (i)
(079,032)	E (24.3%) ENE (14.1%) NE (8.7%)	SSW (15.8%) SW (13.4%) S (13.0%) E (9.8%)
(079,033)	E (27.3%) ENE (13.2%) ESE (9.3%)	SSW (14.4%) SW (13.9%) S (12.4%) E (10.4%)
(080,032)	E (25.1%) ENE (14.0%) NE (8.8%)	SSW (14.6%) SW (14.2%) S (12.4%) E (10.4%)
(080,033)	E (27.2%) ENE (14.1%) NE (8.3%)	SSW (15.1%) SW (14.3%) S (11.8%) E (11.2%)
(081,033)	E (27.0%) ENE (14.5%) NE (8.5%)	SSW (15.0%) SW (14.7%) S (13.2%) E (11.3%)
(081,034)	E (28.8%) ENE (13.6%) NE (8.8%)	SW (15.8%) SSW (15.3%) S (12.8%) E (11.8%)
(082,033)	E (27.7%) ENE (14.7%) NE (9.1%)	SSW (16.4%) SW (15.3%) S (13.5%) E (11.7%)
(082,034)	E (29.5%) ENE (13.8%) NE (9.4%)	SSW (16.7%) SW (16.3%) S (12.4%) E (12.2%)

(i) Summer months refer to June, July and August

2.4 Experimental Site Wind Data from Previous Studies

2.4.1.1 In the AVA EE 2010 conducted for the study area, the wind availability data was adopted from the experimental site wind data conducted by the CLP Power Wind/Wave Tunnel Facility (WWTF) at Hong Kong University of Science and Technology. According to the wind tunnel test, the annual prevailing winds are mainly from the NE and E and the summer prevailing winds are mainly from the E, SE, S and SW.

2.5 Sea breezes and katabatic winds

2.5.1.1 Considering Victoria Harbour is located to the further north of the study area, sea breezes can reach the study area from the north penetrating through the road system (e.g. Fenwick Street, Expo Drive East, Fleming Road, Tonnochy Road, Marsh Road, Canal Road East / Canal Road West and Percival Street, etc.) and various open spaces (e.g. Garden of The Hong Kong Academy for Performing Arts (HKAPA), Pedestrian Plaza at the west of 1 Harbour Road, Fleming Road Garden and Wan Chai Sports Ground, etc.).

2.5.1.2 As the southern boundary of the study area are Mount Cameron and Mount Nicholson of about 400mPD, some downhill air movement (i.e. katabatic wind³) over the vegetated hill slopes could reach the study area from the south and would have similar wind pattern as S, SSW and SW winds.

2.6 Summary

2.6.1.1 In summary, various sources of wind availability data at lower level (i.e. HKO weather station) and upper level (RAMS) have been reviewed. Table 2.2 summarises the annual and summer prevailing wind directions from different wind data references as discussed above.

Table 2.2 Summary of Wind Data References

Sources	Annual Prevailing Winds	Summer Prevailing Winds
<u>HKO Weather Station</u>		
Central Pier Automatic Weather Station (at 16 mamsl)	90 degree	90 degree, 270 degree
North Point Automatic Weather Station (at 26 mamsl)	68 degree, 90 degree, 270 degree	90 degree, 270 degree
<u>RAMS</u>		

³ <https://www.weatheronline.co.uk/reports/wxfacts/Katabatic-winds.htm>

RAMS Grid Cells (at 200m)	NE, ENE, E and ESE	E, S, SSW and SW
Previous Studies (CLP Wind/Wave Tunnel Facility)		
AVA EE 2010	NE and E	E, SE, S and SW

2.6.1.2 Given both Central Pier and North Point Automatic Weather Stations are located to the further away from the study area and at a relatively low level, such measured wind data is affected by the local topography and cannot represent the characteristics of the study area. Thus, they will not be considered in this study.

2.6.1.3 Based on the modelled wind data obtained from RAMS as well as experimental site wind data from the wind tunnel, the annual prevailing winds for the study area are from the NE, ENE, E and ESE, whilst summer prevailing winds are from the E, SE, S, SSW and SW. Sea breezes coming from the north as well as katabatic winds coming from the south, southeast and southwest quadrants would also be taken into consideration.

3 Topography, Urban Morphology and Major Ventilation Paths

3.1 Topography

3.1.1.1 The extent of the study area is shown in Plan 3 in [Appendix A](#). The study area is generally flat at about 4mPD to 5mPD, in particular the area north of Queen's Road East, Morrison Hill Road and Leighton Road. The areas surrounding Ruttonjee Hospital and Morrison Hill are situated on slightly higher grounds. Ground level gradually rises near Oi Kwan Road to approximately 9mPD, and continues to rise in the westerly direction towards Ruttonjee Hospital (at 17mPD to 24mPD). Similarly, there is an incline from Queen's Road East (8mPD) towards the junction of Morrison Hill Road (18mPD) near Wan Chai Park before descending to 6mPD near the intersection with Monmouth Path.

3.1.1.2 There is a steep incline between Queen's Road East and Kennedy Road. The latter rises from about 16mPD at the junction with Queen's Road East to about 64mPD near the western perimeter of the study area. Further south of Kennedy Road are Mount Cameron and Mount Nicholson at about 400mPD.

3.2

Urban Morphology

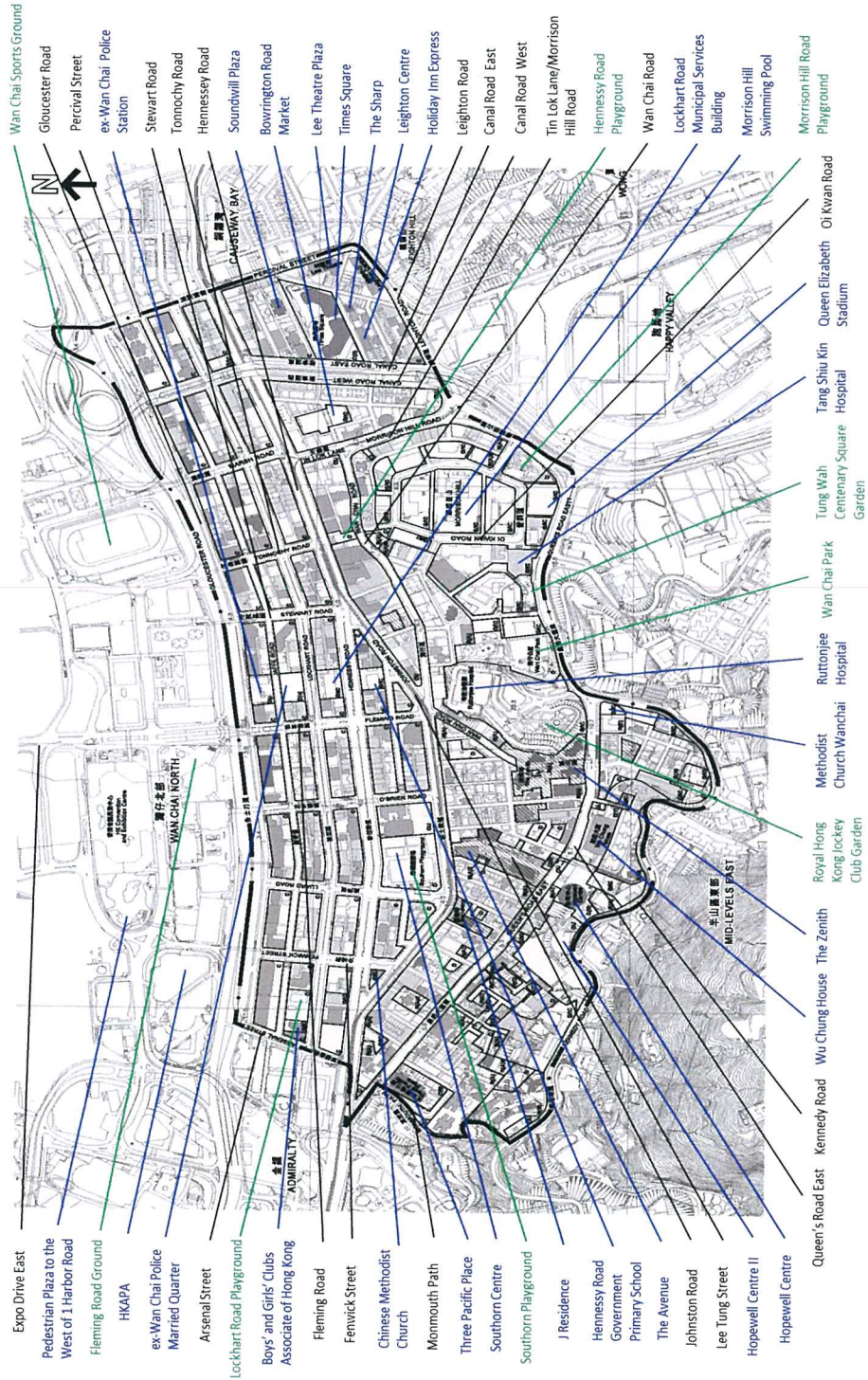


Figure 3.1 Urban Morphology of Wan Chai Area

- 3.2.1.1 The northern part of the study area bounded by Gloucester Road, Percival Street, Hennessy Road/Johnston Road and Arsenal Street is characterised by a north-south/east-west road grid network, forming dense, regular array of commercial buildings mainly zoned “Commercial” (“C”) with BH ranging from 20mPD to over 140mPD. Lockhart Road Playground located to the northwest of the study area and Southorn Playground located to the north of Johnston Road are the major open spaces in this area. A strip of mid-rise buildings (with BH of about 20mPD to 79mPD) including government, institution or community facilities (GIC) (ex- Wan Chai Police Station, Lockhart Road Municipal Services Building and Hennessy Road Government Primary School) and a proposed commercial development with a maximum BH of 80mPD are found between Fleming Road and Stewart Road. High-rise GIC buildings including the Boys' and Girls' Clubs Association of Hong Kong, Chinese Methodist Church and Southorn Centre (government offices building) with BH of about 100mPD to 119mPD are found in the western end of this area.
- 3.2.1.2 The eastern-most part of the study area bounded by Hennessy Road/Johnston Road, Percival Street, Leighton Road and Canal Road East is mostly zoned “C”. It is characterised by a narrow and irregular street pattern, forming several small street blocks with dense commercial buildings having BH of 20mPD to 99mPD. There are several high-rise commercial buildings in this area including Times Square (about 200mPD) as a landmark in this area, Lee Theatre Plaza (about 105mPD), Soundwill Plaza (about 130mPD), The Sharp (about 142mPD) and Holiday Inn Express (about 110mPD).
- 3.2.1.3 The area bounded by Hennessy Road/Johnston Road, Canal Road West, Wan Chai Road and Tin Lok Lane/Morrison Hill Road is mainly zoned “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”). This area consists of residential or commercial (R/C) buildings at BH of 20mPD to 119mPD. The long building line along Hennessy Road is broken up by Hennessy Road Playground zoned “Open Space” (“O”) aligning with Tonnochy Road. Low-rise Bowrington Road Market (with a BH below 20mPD) is sandwiched between Canal Road West and Tin Lok Lane/Morrison Hill Road surrounded by the R/C buildings.
- 3.2.1.4 A strip of land adjacent to the southern kerb of Wan Chai Road and the western kerb of Morrison Hill Road is occupied by a link of residential buildings zoned “Residential (Group A)” (“R(A)”). At Morrison Hill area, a cluster of low-rise GIC facilities zoned “Government, Institution or Community” (“G/IC”) and open spaces zoned “Open Space” (“O”) are found around the circular Oi Kwan Road. Major GIC facilities in the area include Morrison Hill Swimming Pool (below 20mPD), Tang Shiu Kin Hospital (about 40mPD to 59mPD) and Queen Elizabeth Stadium (about 20mPD to 39mPD). A number of primary and secondary schools, vocational training institutes and specialist clinics with BH ranging from 20mPD to 39mPD are also found in this area. Ruttonjee Hospital (about 20mPD to 79mPD) is located to the further west. Various major open spaces in the study area are also in this area including Royal Hong Kong Jockey Club Garden, Wan Chai Park, Tung Wah Centenary Square Garden and Morrison Hill Road Playground.

3.2.1.5

The southwestern part of the study area bounded by Johnston Road, Wan Chai Road, Kennedy Road and Monmouth Path has two different character delineated by Queen's Road East. Area to the north of Queen's Road East consists of narrow streets aligning in northeast-southwest direction and is mainly zoned "Residential (Group A)". It is currently occupied by medium-, high-rise residential buildings with BH ranging from 20mPD to 99mPD. There are a few high-rise residential buildings including J Residence (about 143mPD), The Avenue (about 130mPD to 161mPD) and The Zenith (about 146mPD to 157mPD). Such redevelopment sites have respected the existing road-grid network with a pedestrianised Lee Tung Street and Wan Chai Road maintained. To the south of Queen's Road East, the urban fabric is more complicated. At both ends of Queen's Road East, the streets are narrow and in a less regular pattern. They are mainly occupied by low-rise residential and GIC buildings with BHs between 20mPD to 59mPD, except some high-rise buildings with a BH ranging from 80mPD to 99mPD located near Queen's Road East and the redevelopment of Methodist Church Wanchai (with a BH of about 110mPD) at the junction of Queen's Road East and Kennedy Road. The central section contains high-rise commercial buildings including Wu Chung House (about 138mPD), Hopewell Centre (about 220mPD) and its adjacent Hopewell Centre II (about 210mPD). Several high-rise residential buildings with BH ranging from 120mPD to over 140mPD are found in the southwestern corner of the study area. Three Pacific Place, with a BH of 183mPD, is found at the western fringe of the area. Pockets of open space are found scattering in this southwestern part of the study area.

3.2.2**Committed Developments and Their Impact on Existing Morphology**

3.2.2.1

Referring to Plan 4 in [Appendix A](#), there are two major committed development sites within the study area. One is situated to the west of Hopewell Centre, known as Hopewell Centre II. It comprises a about 210mPD high tower on a about 65mPD high podium structure.

3.2.2.2

Another committed development is situated at Leighton Centre, at the intersection of Leighton Road and Percival Street. A comparison of the existing building and the conceptual design indicates the podium height is reduced from about 23mPD to 20mPD, while podium coverage remains similar. The footprint of the proposed tower will be smaller although it will be significantly taller at 200mPD than the existing building (about 84mPD).

3.2.2.3

In addition, there are numerous other committed development sites scattering across the study area. These sites are either currently vacant or occupied by low to mid-rise developments (i.e. 20mPD to 59mPD high). Referring to Plan 4 in [Appendix A](#), building height of these committed developments will be in the range of about 49mPD to 153mPD, while their podium height will be in the range of about 18mPD to 27mPD.

3.3

Major Ventilation Pathways

3.3.1.1

As discussed in Section 2.6, annual prevailing winds are mainly from the NE, ENE, E and ESE, while summer prevailing winds are from E, SE, S, SSW and SW. Sea breezes are coming from the north and katabatic winds from the south, southeast and southwest quadrants.

Sea breezes

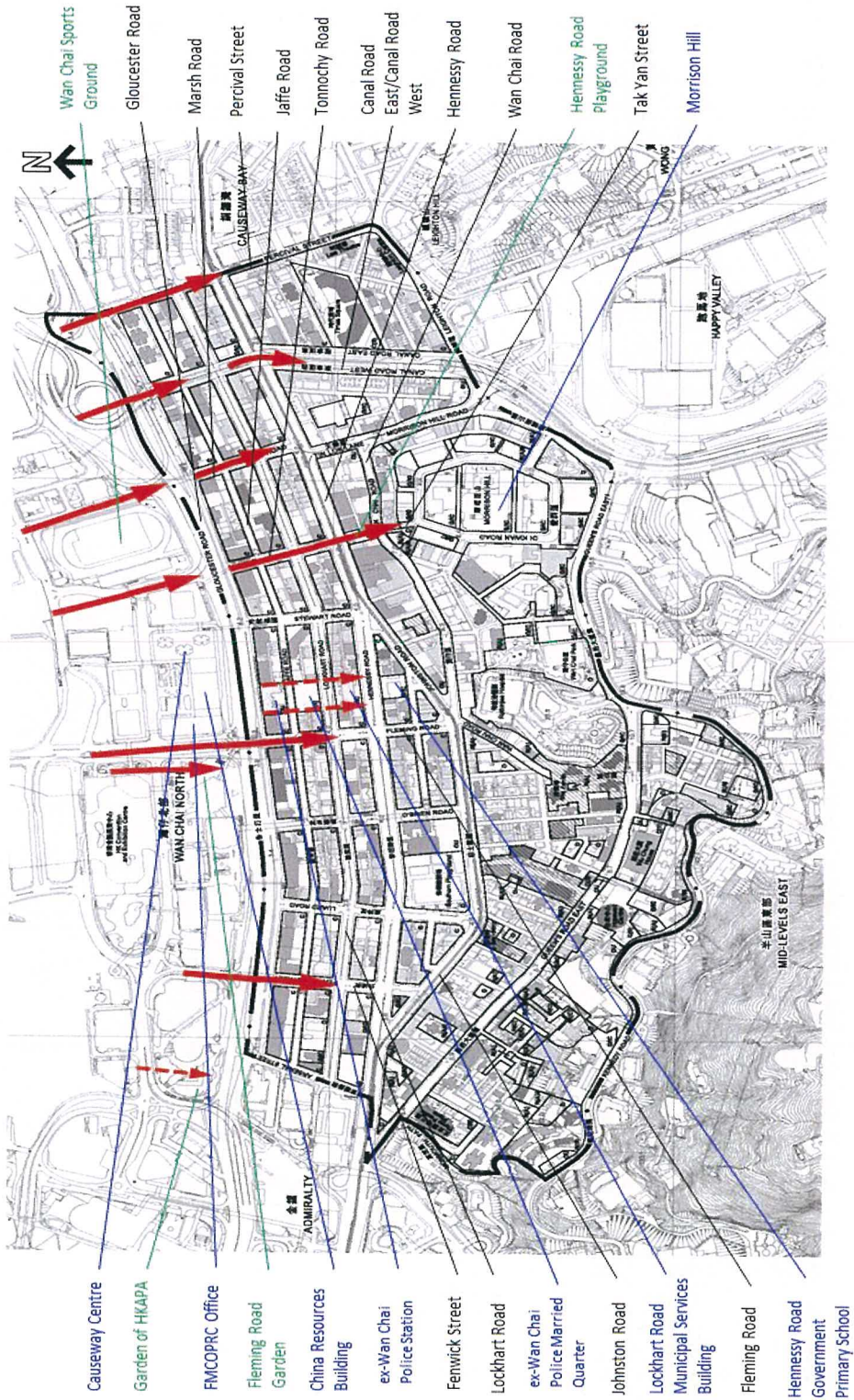


Figure 3.2 Existing Wind Environment under Sea Breezes

- 3.3.1.2 Area to the north of the study area serves as one of the major wind entrances of the study area. In this densely developed area, air paths mainly follow the existing road network and open spaces. Sea breezes travel along Fenwick Street, Fleming Road, Tonnochy Road, Marsh Road, Canal Road East/Canal Road West and Percival Street to reach the inner Wan Chai area. Existing open spaces including the Garden of HKAPA, Fleming Road Garden and Wan Chai Sports Ground also allows sea breezes to flow through. However, further penetration past Hennessy Road, Johnston Road and Wan Chai Road is less efficient due to the relatively narrow streets and unfavourable street orientation.
- 3.3.1.3 Hennessy Road Playground connects Tonnochy Road and Tak Yan Street and facilitates penetration of sea breezes in reaching the Morrison Hill area.
- 3.3.1.4 Although the high-rise developments of Causeway Centre, China Resources Building and the adjacent hotel development (under construction) limit wind from reaching areas to the south of Gloucester Road, the existing low-rise ex-Wan Chai Police Station with building separations along its eastern and western boundaries serves as a wind entrance along the long street block. It allows N wind to reach the vacant site at the ex-Wan Chai Police Married Quarters and create downwash wind by Lockhart Road Municipal Services Building.

NE wind

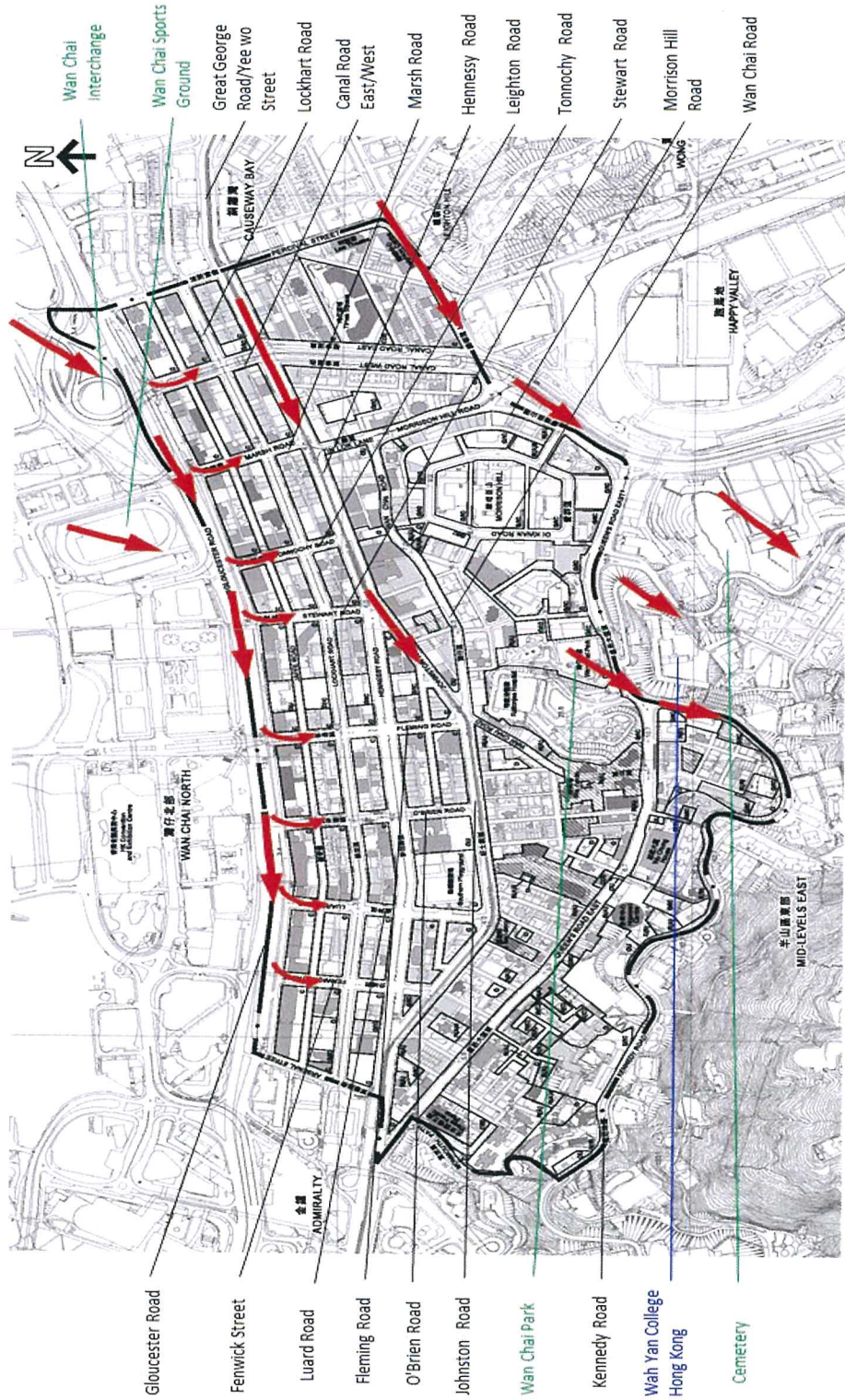


Figure 3.3 Existing Wind Environment under NE Wind

- 3.3.1.5 NE wind from Victoria Harbour flow via open areas such as Wan Chai Sports Ground and Wan Chai Interchange/Royal Hong Kong Yacht Club into the study area. NE wind entering through Victoria Park travels along the major roads in Causeway Bay area including Gloucester Road, Great George Road and Yee Wo Street/Hennessy Road and continues to penetrate through Wan Chai via Hennessy Road, Johnston Road, Leighton Road and Morrison Hill Road. The existing developments capture some NE wind and divert it to flow along the existing N-S streets between Gloucester Road and Hennessy Road (i.e. Canal Road East/West, Marsh Road, Tonnochy Road, Stewart Road, Fleming Road, O'Brien Road, Luard Road and Fenwick Street) in reaching the inland area in the northern part of the study area.
- 3.3.1.6 The relative narrow streets located to the south of Johnston Road/Wan Chai Road impede further penetration of NE wind to the downstream. Rather, NE wind reaches the southern part of the study area via the major roads (i.e. Hennessy Road, Johnston Road, Leighton Road, Morrison Hill Road and part of Kennedy Road) and open spaces (i.e. Wan Chai Park, vegetated area near Wah Yan College Hong Kong and the cemetery area).

ENE and E winds

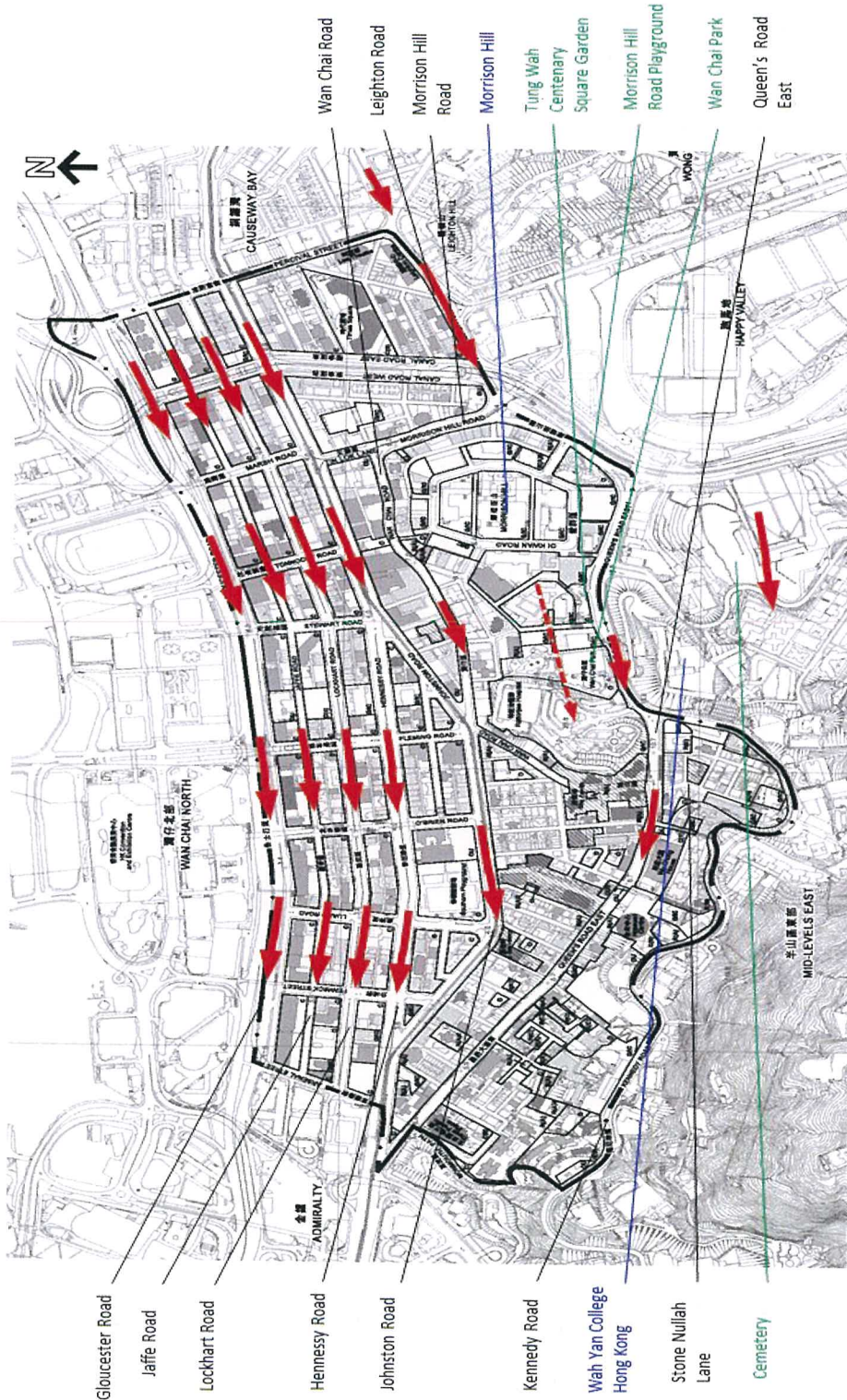


Figure 3.4 Existing Wind Environment under ENE and E Winds

- 3.3.1.7 ENE and E winds would enter the study area from Causeway Bay via Victoria Park and major roads in Causeway Bay area including Gloucester Road, Jaffe Road, Lockhart Road, Great George Road and Yee Wo Street. Major air paths including Gloucester Road, Jaffe Road, Lockhart Road, Hennessy Road and Johnston Road have district significance in allowing wind to penetrate through Wan Chai area. In addition, ENE and E winds also flow along Leighton Road/ Morrison Hill Road and Queen's Road East to reach inner Wan Chai area.
- 3.3.1.8 ENE and E winds mainly travel along the major roads including Johnston Road, Queen's Road East and Kennedy Road in the southern part of Wan Chai area. Part of the ENE and E winds skim over the low-rise developments around Morrison Hill area, Wan Chai Park and Tung Wah Centenary Square Garden to reach the further downstream area between Johnston Road and Queen's Road East. However, considering the street orientation with no strong network in the E-W alignment and the relatively narrow streets in this area, further penetration of ENE and E winds is limited. Another open space, Morrison Hill Road Playground, facilitates incoming winds to enter Queen's Road East for further penetration.
- 3.3.1.9 Due to the open nature around the cemetery area, ENE and E winds penetrate through and skim over the low-rise Wah Yan College Hong Kong for benefiting the area around Stone Nullah Lane downstream.

3.3.1.10

ESE wind

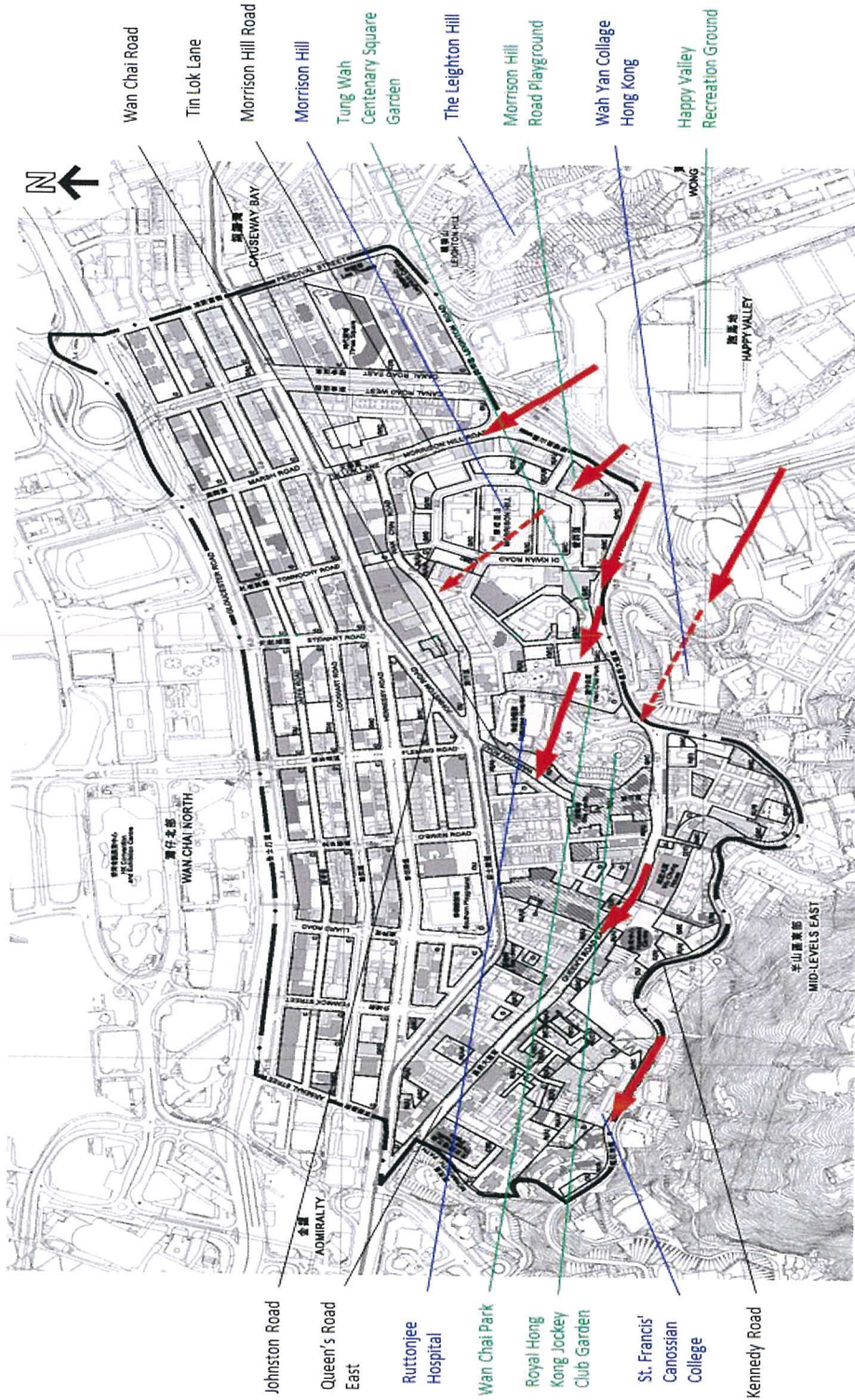


Figure 3.5 Existing Wind Environment under ESE Wind

- 3.3.1.11 ESE wind from Leighton Hill reaches the study area via Happy Valley Recreation Ground and continues to flow along Queen's Road East, Morrison Hill Road Playground and Morrison Hill Road /Tin Lok Lane. The low-rise nature around the Morrison Hill area allows ESE wind to skim over and reattach in the area around Wan Chai Road. However, presence of tall buildings between Wan Chai Road and Johnston Road impede further penetration of ESE in reaching the northern part of Wan Chai area.
- 3.3.1.12 ESE wind also travels along part of Kennedy Road near St. Francis's Canossian College as well as through other vegetated slope area along the southern boundary of the study area.
- 3.3.1.13 Wan Chai Park, Tung Wah Centenary Square Garden, open space of Ruttonjee Hospital and Royal Hong Kong Jockey Club Garden form an air path which allows ESE wind to reach the downstream area to the west of Wan Chai Road.
- 3.3.1.14 The low-rise nature of Wah Yan College Hong Kong and its adjacent vegetated area also facilitate penetration of ESE wind to enter Queen's Road East as well as area to the west of Wan Chai Road.

SE wind

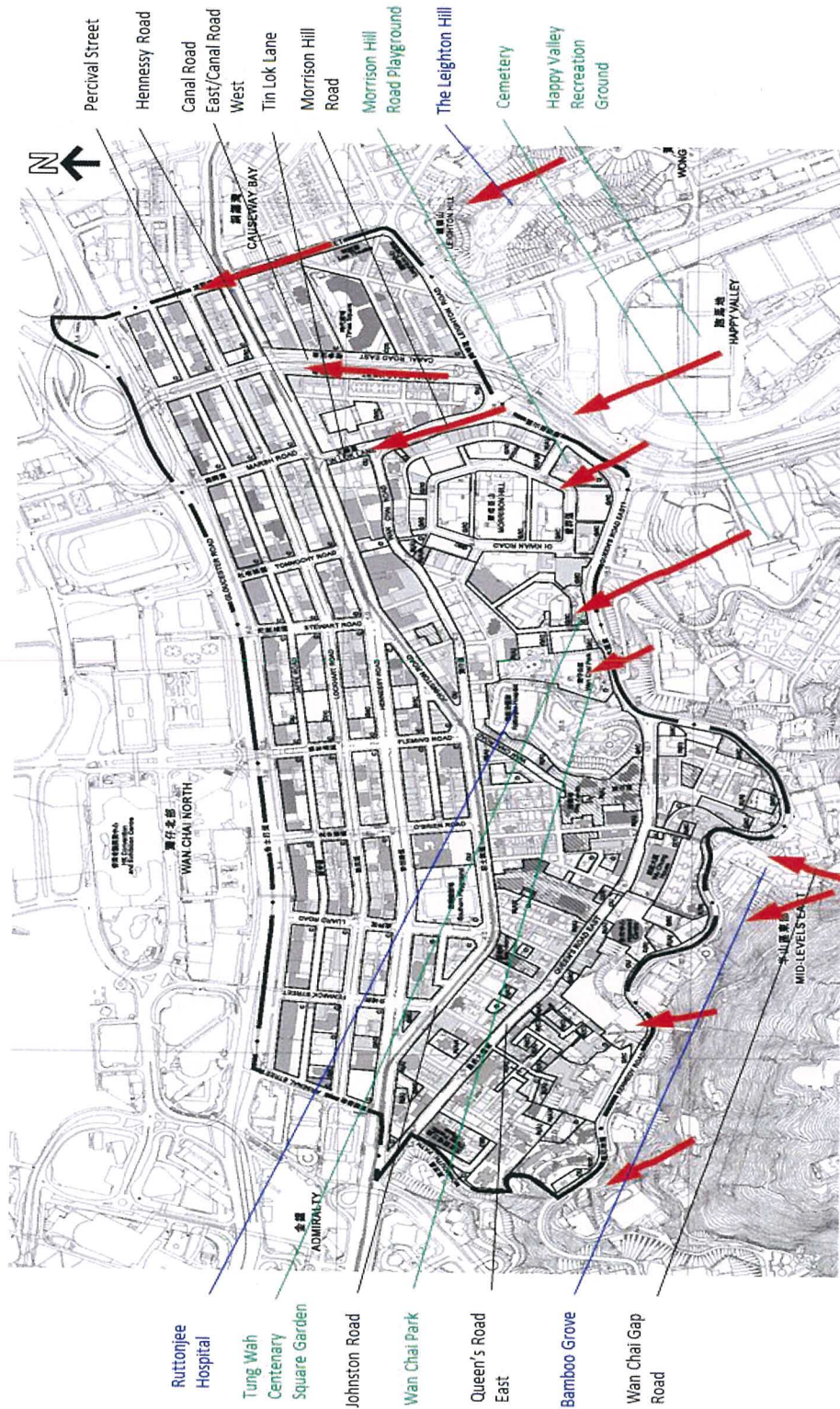


Figure 3.6 Existing Wind Environment under SE Wind

- 3.3.1.15 SE wind comes from valley around Leighton Hill and Happy Valley Recreation Ground. It continues to penetrate into Wan Chai area via Percival Street, Canal Road East/Canal Road West, Morrison Hill Road/Tin Lok Lane and Morrison Hill Playground.
- 3.3.1.16 Percival Street and Tin Lok Lane/Morrison Hill Road are more or less aligned in the N-S direction, thus channelling flows towards the northern part of the study area. Furthermore, open nature around the cemetery area allows SE wind to reach Queen's Road East and continues toward Tung Wah Centenary Square Garden, Wan Chai Park and enter the area south of Ruttonjee Hospital.
- 3.3.1.17 Bamboo Grove diverts some SE wind and continues to travel along Wan Chai Gap Road. However, the NE-SW oriented narrow streets in the areas between Johnston Road and Queen's Road East do not favour penetration of SE wind and limit wind availability in reaching the area to the north of Hennessy Road.

S wind

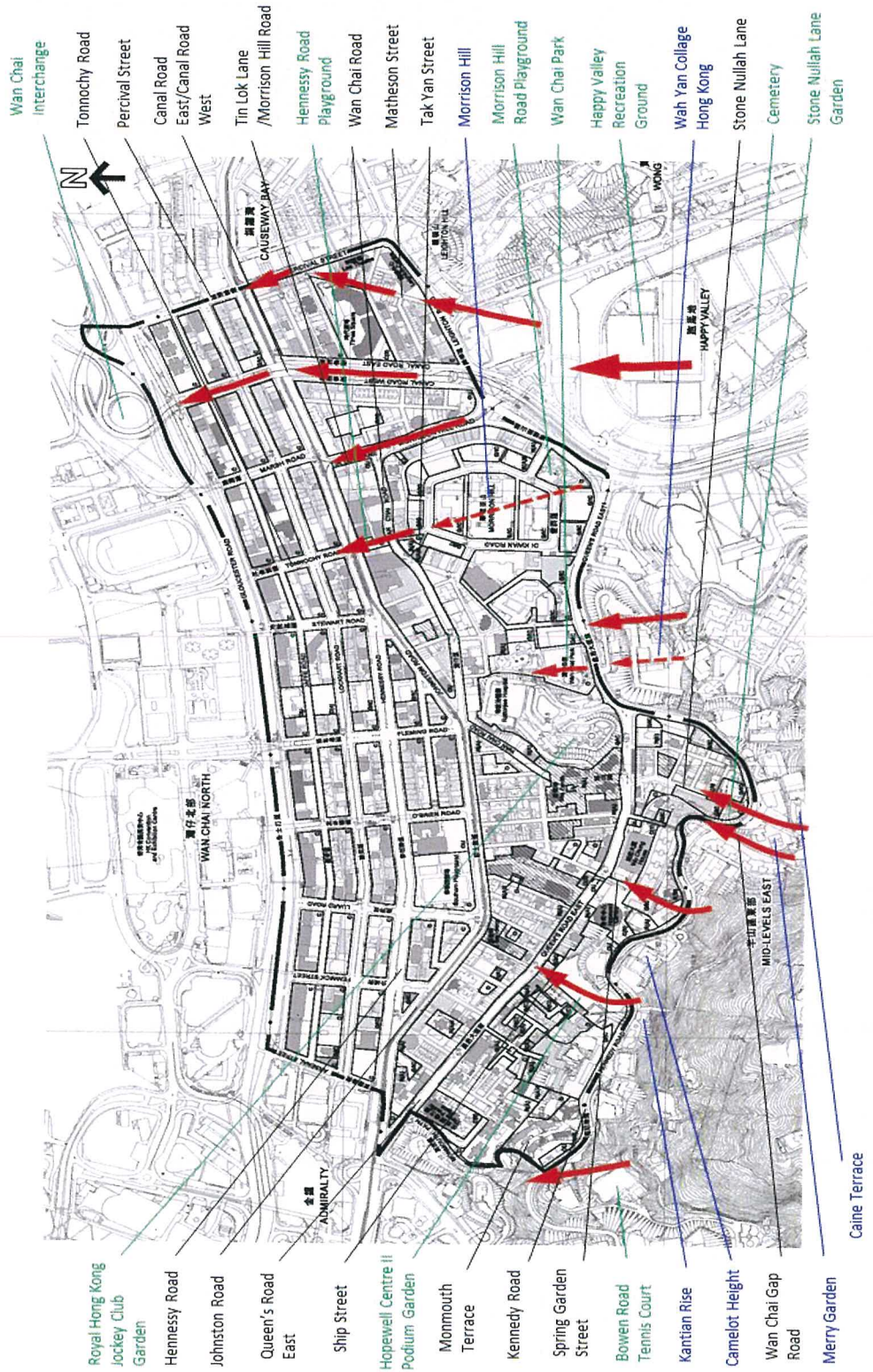


Figure 3.7 Existing Wind Environment under S Wind

- 3.3.1.18 S wind enters the eastern part of the study area via the major open spaces including Happy Valley Recreation Ground and the cemetery area and continues to travel along N-S aligned streets including Matheson Street/Percival Street, Canal Road East/Canal Road West, Morrison Hill/Tin Lok Lane. Wind along Canal Road East/Canal Road West can reach Wan Chai Interchange without much impediment.
- 3.3.1.19 Given majority of the buildings around the Morrison Hill area are low-rise, the air flow skims over such low-rise developments and penetrates into this area via Tak Yan Street and Hennessy Road Playground. S wind then continues to travel along Tonnochy Road towards Wan Chai North. Morrison Hill Road Playground also allows S wind to reach the Morrison Hill area.
- 3.3.1.20 S wind would also reach Wan Chai Park and Royal Hong Kong Jockey Club Garden either penetrating through the vegetated area around Wah Yan College Hong Kong or after skimming over the school itself, so that it could benefit the pedestrian area around Johnston Road and Wan Chai Road.
- 3.3.1.21 S wind enters the southwestern part of the study area via (i) gap between Merry Garden and Caine Terrace/Stone Nullah Lane Garden/Stone Nullah Lane, (ii) Wan Chai Gap Road, (iii) Spring Garden Street; (iv) gap between Kantian Rise and Camelot Height/Hopewell II podium garden and Ship Street; (v) Bowen Road Tennis Court and vegetated area to the west of Monmouth Terrace for benefiting the localized pedestrian wind environment. However, presence of the existing mid-rise and high-rise buildings and narrow streets between Johnston Road and Kennedy Road impede penetration of S wind from reaching the areas further downstream.

SSW and SW winds

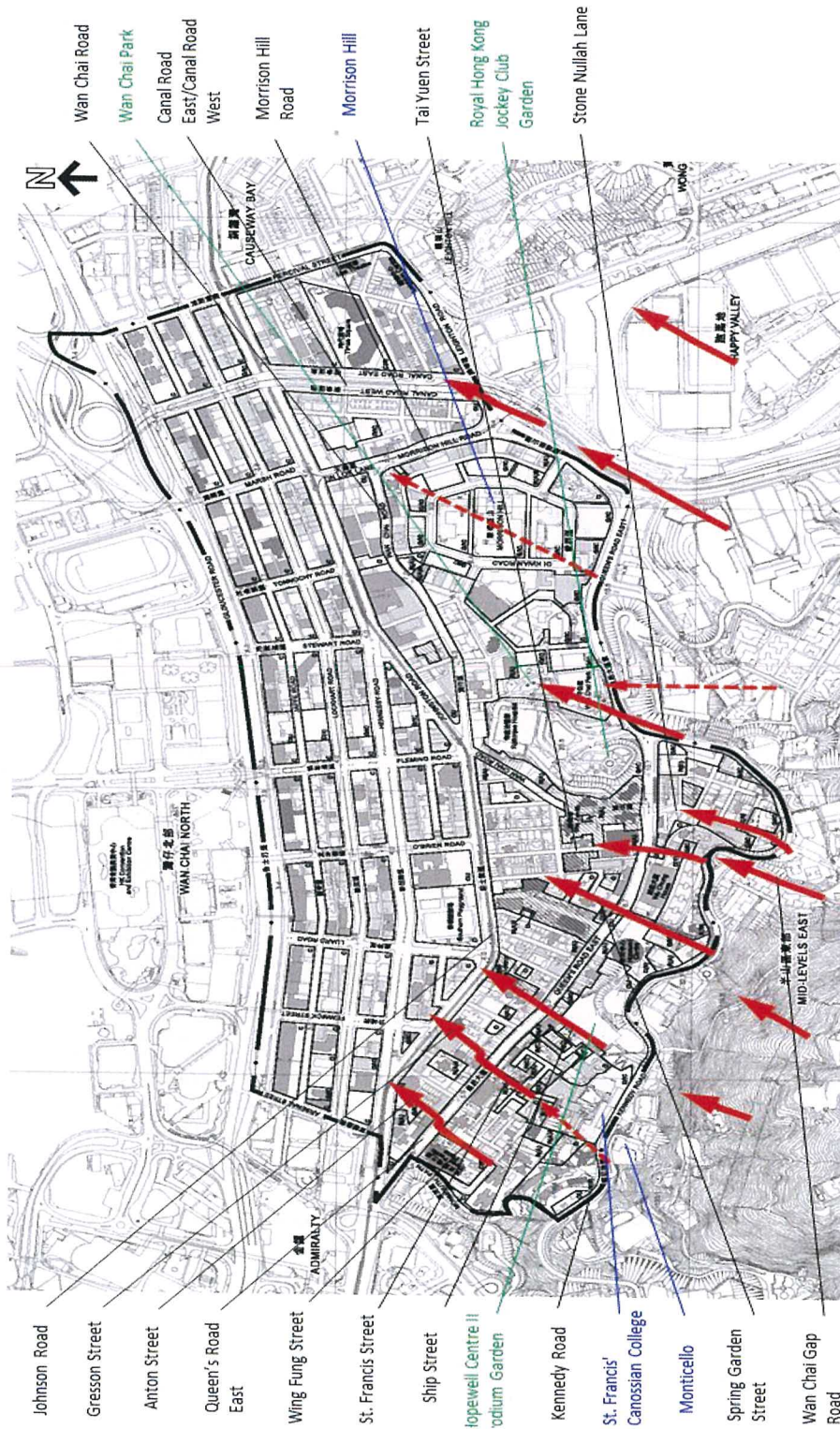


Figure 3.8 Existing Wind Environment under SSW and SW Winds

3.3.1.22

SSW and SW winds enter the southwestern part of the study area via (i) Wing Fung Street and Anton Street; (ii) open space area to the west of Monticello, St. Francis Street and Gresson Street with skimming over the low-rise St. Francis Canossian College; (iii) Hopewell II podium garden and Ship Street with skimming over some low-rise development to the south of Queen's Road East (iv) Spring Garden Street; and (v) Wan Chai Gap Road and Tai Yuen Street; and (vi) Stone Nullah Lane and Wan Chai Road for benefiting the localized pedestrian wind environment. The existing roads in the areas between Johnston Road and Kennedy Road are well aligned with SSW and SW winds. However, the streets are narrow and thus SSW and SW winds may not easily penetrate through this area to reach further downstream beyond Queen's Road East.

Table 3.1 Summary of street widths from lot boundaries to lot boundaries for streets

Street Name	Width (m)
Wing Fung Street	9
Anton Street	9 – 10
St. Francis Street	6.5 – 7
Gresson Street	9
Ship Street	7
Spring Garden Street	7 / 9 – 10
Wan Chai Gap Road	4.5 – 6
Tai Yuen Street	9
Stone Nullah Lane	6 / 12.5 – 16
Wan Chai Road	13

3.3.1.23

In addition, considering Mid-level's East is located to the southwest of the study area, katabatic wind can reach the study area from the south and would have similar wind pattern as SSW and SW winds discussed above.

3.3.1.24

Wan Chai Park and Royal Hong Kong Jockey Club Garden also allow SSW and SW winds coming from Kennedy Road to reach area around Wan Chai Road.

3.3.1.25

SSW and SW winds enter the eastern part of the study area via Morrison Hill Road and continue to travel along Canal Road East/ Canal Road West. Meanwhile, SSW and SW winds would skim over the low-rise and mid-rise buildings at the Morrison Hill area and reattach in the area around Wan Chai Road. Further wind penetration will be blocked by the high-rise developments to the north of Wan Chai Road.

3.4 Potential Areas of Concern

- 3.4.1.1 The areas bounded by Hennessy Road to the north, Wan Chai Road to the east and Queen's Road East to the south have higher development density with tall buildings, narrow streets and fewer large open spaces when compared with the other areas in the study area. Without well-aligned road network except major roads including Hennessy Road, Johnston Road, Wan Chai Road and Queen's Road East, these areas are considered as potential areas of concern under winds coming from NE quadrant, E, SE and S.
- 3.4.1.2 Under summer prevailing winds from the SW quadrant and katabatic wind, there are no clear ventilation pathways in the areas between Hennessy Road and Johnston Road to penetrate further towards the north (e.g. area north of Johnston Road).
- 3.4.1.3 Although the low-rise nature of the Morrison Hill area allows winds from SE and SW quadrants to skim over the existing developments, the presence of high-rise developments between Johnston Road and Wan Chai Road impede further wind penetration to the north of Hennessy Road. The areas between Johnston Road and Wan Chai Road are also considered as potential areas of concern under summer condition.
- 3.4.1.4 Tung Long Street is an L-shaped street surrounded by developments, with no wind entrances under annual and summer conditions. With more taller buildings expected in future upon redevelopment, calm pedestrian wind environment when compared with its neighbouring areas will remain.

4 Baseline Scenario

4.1 Introduction

4.1.1.1 The Baseline Scenario refers to the scenario under Draft Wan Chai OZP No. S/H5/27 with BHRs, NBAs, BGs and setbacks as stipulated as shown in [Plan 1](#) and [Plan 2](#) in [Appendix A](#).

4.1.1.2 This section evaluates the wind environment of the study area under the Baseline Scenario and potential areas of concern identified in [Section 3.4](#).

4.2 Expert Review of Baseline Scenario

4.2.1.1 Under the Baseline Scenario, the BHR for the majority of developments north of Hennessy Road is at 130mPD. [Table 4.1](#) lists out the distance between lot boundaries for major streets and roads in the study area. It is found that the resultant BH to street width ratio (H/W) ratio would generally be in the range of 1:3 to 1:10.5. The exception is the section of Hennessy Road between Lockhart Road Municipal Services Building and Hennessy Road Government Primary School, where the resultant H/W ratio is slightly over 1:1.

Table 4.1 Summary of road widths from lot boundaries to lot boundaries along major roads

Road Name	Width (m)
Jaffe Road	11 – 12.5
Lockhart Road	23
Hennessy Road	29 – 31
Johnston Road	22 – 24.5
Queen’s Road East	18 – 25
Canal Road West/Canal Road East	30 – 46.5
Tin Lok Lane/Morrison Hill Road	22.5 – 25
Marsh Road	22.5 – 23.5
Tonnochy Road	22 – 23
Stewart Road	22.5 – 23

Road Name	Width (m)
Fleming Road	22 – 23
O'Brien Road	22.5 – 23
Luard Road	13 – 23
Fenwick Street	22.5 – 23
Percival Street	18 – 22

4.2.1.2

With such a high H/W ratio in the area north of Hennessy Road, it is difficult for wind from the roof top level to reach the street level⁴ (see [Figure 4.1](#)). According to the AVA EE 2010, building height ceases to be the key consideration factor for air ventilation at pedestrian level in the areas with high H/W ratio. Wind penetration largely depends on the existing road network and open spaces as major air paths ventilating the study area.

4.2.1.3

The provision of connected air paths, open spaces, green areas, non-building areas, building setbacks, and so on is an effective strategy to improve air ventilation at the pedestrian level. Dead-end streets, like Tang Lung Street, however have no obvious connection with the existing air paths and would therefore experience relatively calm wind environment under most prevailing winds.

⁴ Fazia Ali-Toudert and Helmut Mayer (2007) Numerical study on the effects of aspect ratio and orientation of an urban street canyon on outdoor thermal comfort in hot and dry climate. *Building and Environment*. 42(3), 1553-1554.

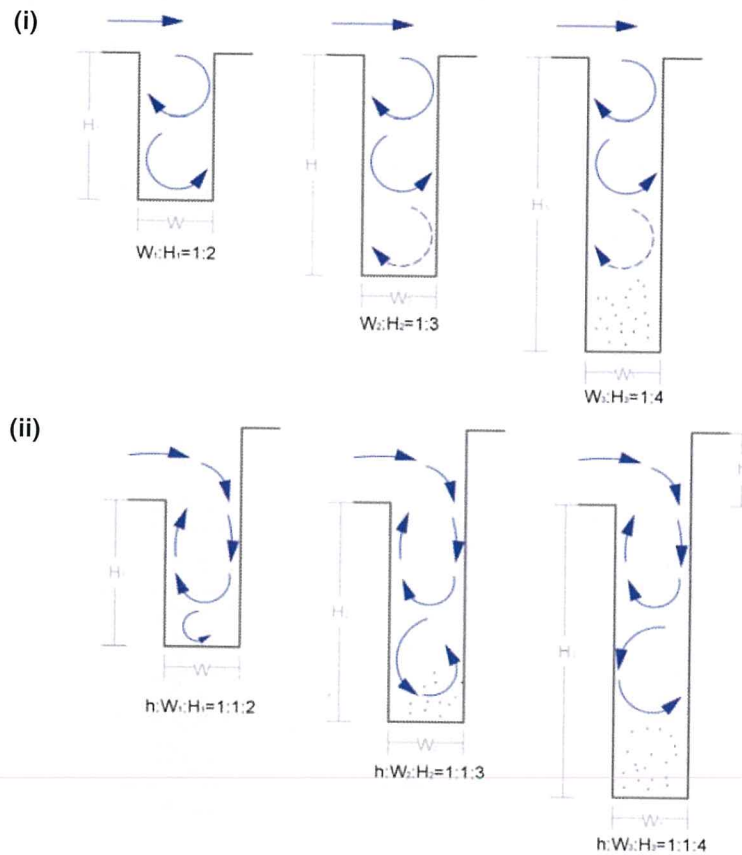


Figure 4.1 Wind regimes in (i) canyons and (ii) canyons with downwash under different H/W ratios⁵

4.2.1.4

Under such high density built environment, redevelopments up to the permissible building height under the current OZP as in the Baseline Scenario would result in a general increase in building height in an area as compared with the existing condition. It would further elevate the already high urban canopy created by tall buildings (see Figure 4.2). According to the AVA EE 2010, it is recommended to improve permeability by stipulating building setback requirements, building gaps, and by delineating NBAs wherever possible.

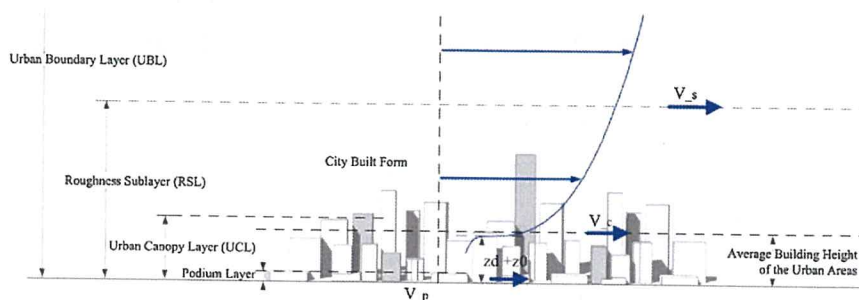


Figure 4.2 Wind speed profile at urban canopy layer, roughness sublayer and urban boundary layer⁶

⁵ A. Kovar-Panskus, P. Louka, J.- F. Sini, E. Savory, M. Czech, A. Abdelqari, P. G. Mestayer and N. Toy (2002) Influence of Geometry on the Mean Flow within Urban Street Canyons - A Comparison of Wind Tunnel Experiments and Number Simulations, *Water, Air and Soil Pollution: Focus* 2 (5-6), 365-380.

4.2.2.1

The area north of Hennessy Road is governed by a regular grid road pattern. Most N-S aligned roads (i.e. Percival Street, Canal Road East/ Canal Road West, Marsh Road, Tonnochy Road, Stewart Road, Fleming Road, Fenwick Street and Arsenal Street) are wider than 15m in allowing penetration of sea breezes in the northern part of the study area.

4.2.2.2

Under the Baseline Scenario, the 4m to 6m wide NBAs and 6m wide BGs stipulated on 4 sites between Fleming Road and Stewart Road can help to break the long façade formed by the line of buildings between the two roads. The NBAs and BGs form additional N-S aligned air paths increasing local permeability to facilitate penetration of sea breezes in the area around Jaffe Road and Lockhart Road, benefiting the localised pedestrian wind environment to some extent.

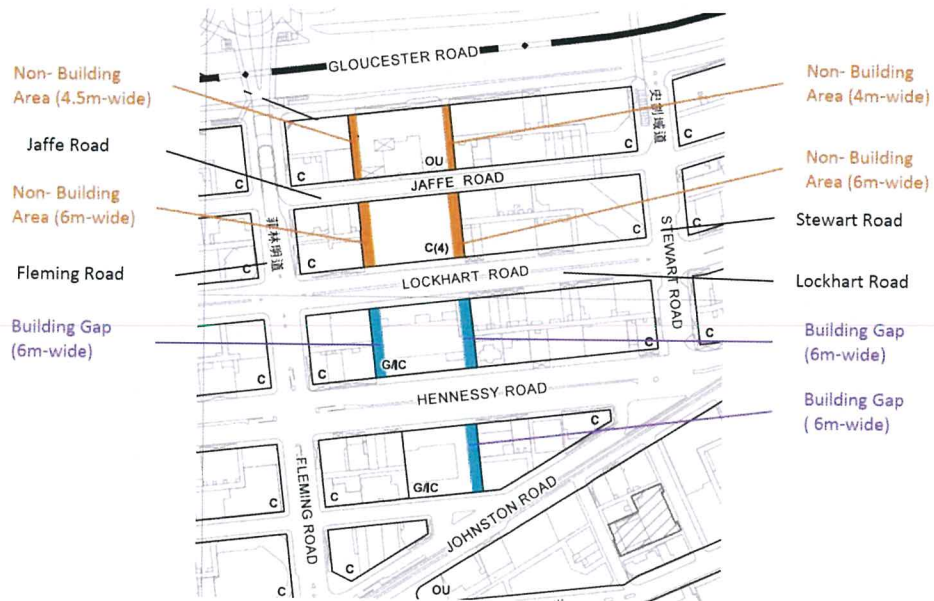


Figure 4.4 NBAs and BGs Between Fleming Road and Stewart Road under the current OZP

However, the existing high-rise developments to the north across Gloucester Road (i.e. Causeway Centre (135mPD), China Resources Building (176mPD) and its adjacent hotel building (116mPD) (under construction)) block the wind entrances to these internal air paths. They cannot serve as district air paths in the study area.

4.2.2.3

At parts of sites at 93-99 and 101 Wan Chai Road, a 5m wide BG above 19mPD is stipulated on the OZP to facilitate air movement along Fleming Road towards the "G/IC" sites to the south under the Baseline Scenario.



Figure 4.5 BG at Wan Chai Road under the current OZP

However, such BG is elevated and it does not align with Fleming Road. Its effectiveness for air movement is limited.

4.2.2.4 For the part of the study area south of Hennessy Road/Johnson Road, the existing streets (i.e. from Anton Street to Heard Street) are narrower at less than 15m wide. These streets do not favour penetration of sea breezes to the inner area.

4.2.2.5 As mentioned, sea breezes penetrate via Tonnochy Road, Hennessy Road Playground, Tak Yan Street and Tak Yan Street Playground to reach the Morrison Hill area. The NBA at Lady Trench Training Centre has been designated to improve effectiveness of this air path.



Figure 4.6 NBA at the junction of Oi Kwan Road and Tak Yan Street

4.2.3

NE Wind

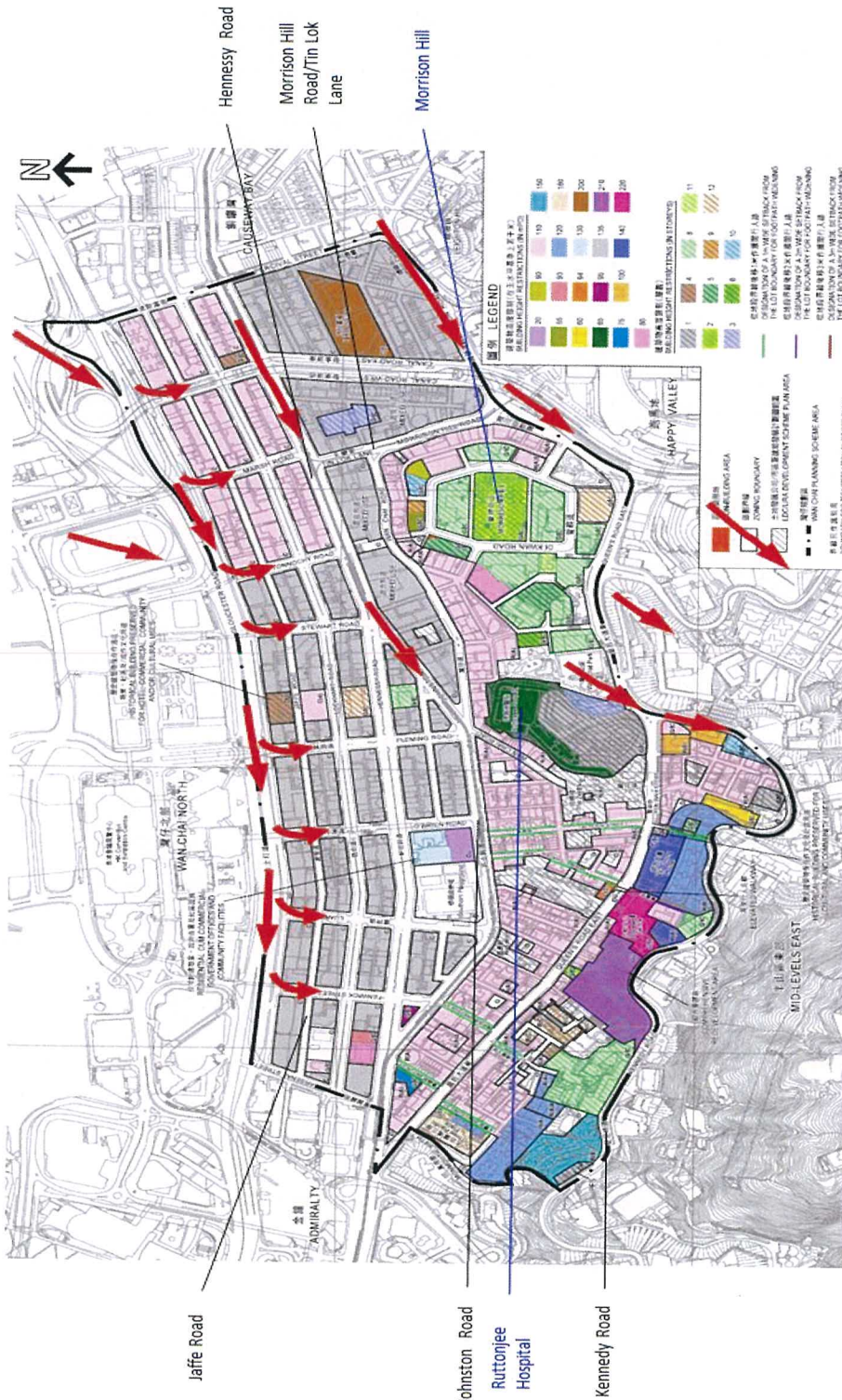


Figure 4.7 Wind Flow Pattern under NE Wind

4.2.3.1 Most of the BH of development in the area north of Hennessy Road are capped at 130mPD, and separated by a grid-like road network. E-W aligned roads are all wider than 15m (except Jaffe Road). With the resultant H/W ratio greater than 2, the major road network is important for air ventilation in the region. NE prevailing wind is channelized to flow along Hennessy Road and Johnston Road.

4.2.3.2 Given the existing streets are narrower at less than 15m wide (see Table 4.2) with less regular alignment between Johnston Road and Kennedy Road, the wind environment in these areas as well as the areas around Ruttonjee Hospital are generally poor under the NE wind.

Table 4.2 Summary of street widths from lot boundaries to lot boundaries for streets along Queen’s Road East

Street Name	width (m)
Wing Fung Street	9
Anton Street	9 – 10
Landale Street	9
Gresson Street	9
Luen Fat Street	9 – 10
Ship Street	7
Tai Wong Street East	9
Swatow Street	7 – 10
Amoy Street	7.5 – 11
St. Francis Street	6.5 – 7

4.2.3.3 As shown in Figure 4.7, the buildings situated along Morrison Hill Road/Tin Lok Lane and Hennessy Road/Johnston Road are capped at 110mPD. The streets within this area are narrow and they do not align with NE wind. Upon full development, this area will form a long façade, creating a wall-like barrier imposing a large wake region on the downwind area (e.g. Morrison Hill and Ruttonjee Hospital areas) under NE wind and resulting in poor pedestrian wind environment.

4.2.4

ENE and E Winds

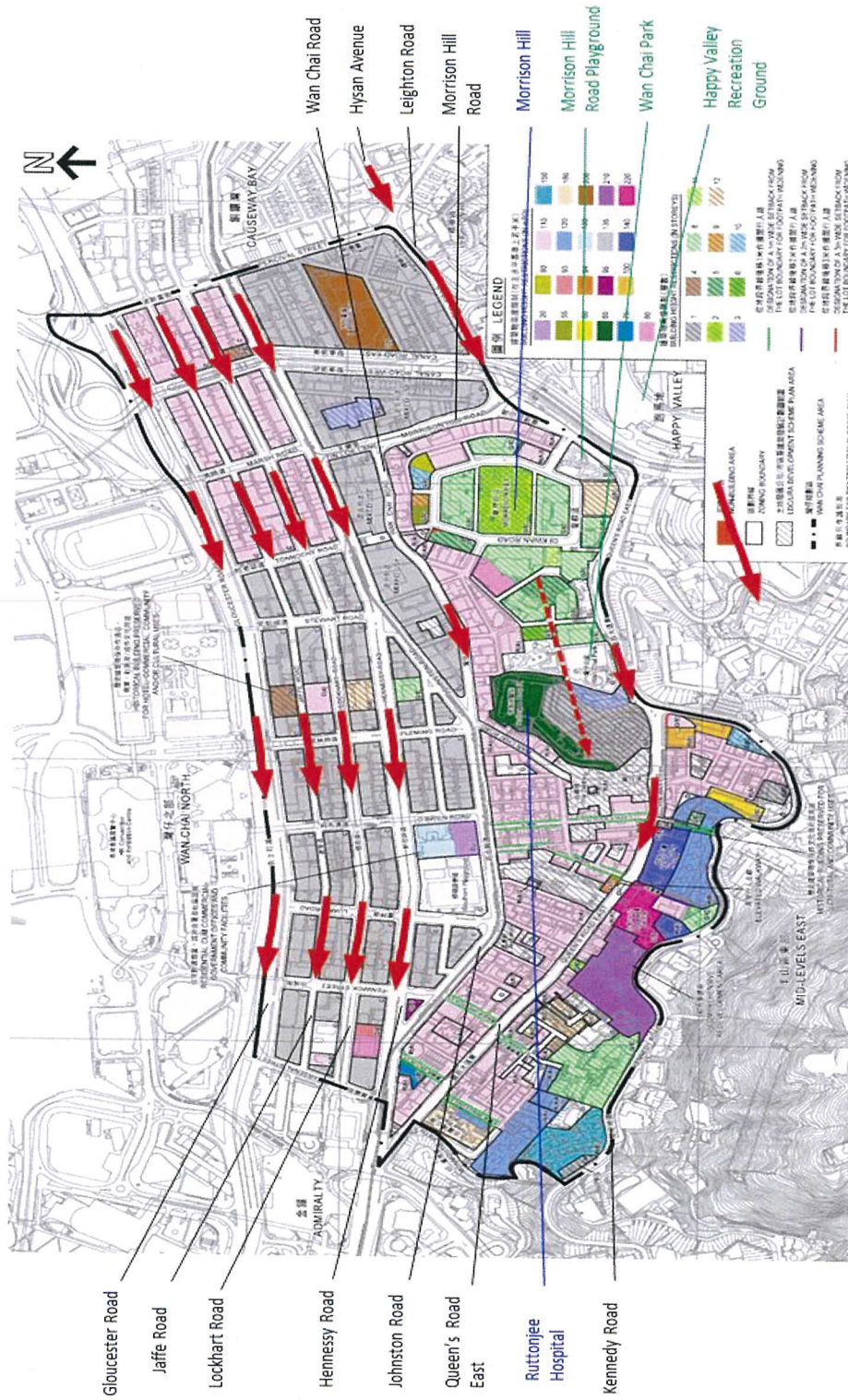


Figure 4.8 Wind Flow Pattern under ENE and E Winds

4.2.4.1 In the area to the north of Hennessy Road, the existing roads are well aligned with the ENE and E winds. Gloucester Road, Jaffe Road, Lockhart Road, Hennessy Road, Johnston Road, Queen’s Road East, Hysan Avenue/Leighton Road are the major air paths for penetration of ENE and E winds in the study area.

4.2.4.2 Morrison Hill Road Playground serves as a wind entrance allowing penetration of E wind into Morrison Hill Road area and benefit the localised pedestrian wind environment. Nevertheless, there are some variations in ground level (e.g. Ruttonjee Hospital area is situated on higher ground) and in building height (60-79mPD) in the downstream region. Hence, it is anticipated that downwash should be able to promote air movement at pedestrian level and benefit the internal roads and amenity areas (e.g. Wan Chai Park) west of the Morrison Hill area.

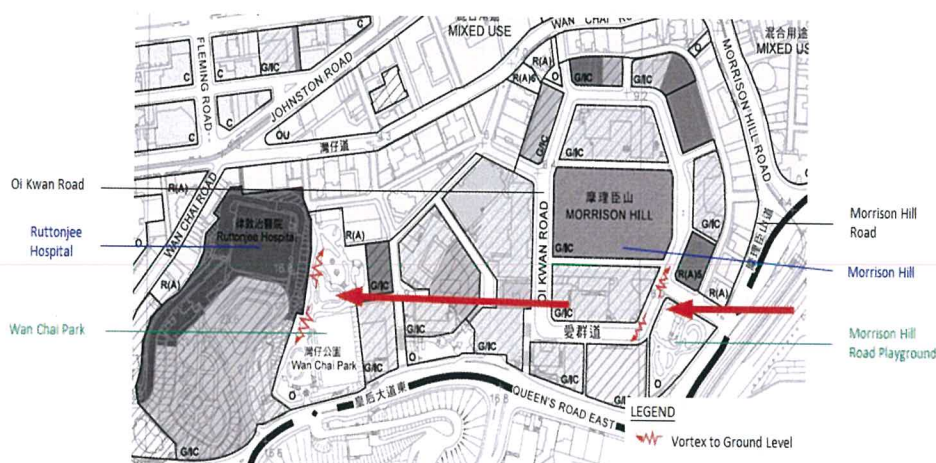


Figure 4.9 Downwash around Ruttonjee Hospital

4.2.4.3 In the area to the south of Hennessy Road, E wind coming from Happy Valley Recreation Ground is also able to penetrate into Queen’s Road East and Kennedy Road. E wind skims over the low-rise and mid-rise buildings at the Morrison Hill area, reattaches at the pedestrian level at Wan Chai Road and continues to travel along Queen’s Road East.

4.2.4.4 For the region to the west of Ruttonjee Hospital, the areas on either side of Queen’s Road East are characterised by narrow streets running roughly perpendicular to NE direction. As shown in Plan 1, the BHR for buildings situated to the north of Queen’s Road East are capped at 110mPD/130mPD, while that for buildings situated to the south the Queen’s Road East ranged from 100mPD to 220mPD. Considering the street orientation and relatively narrow streets, ENE and E winds mainly travel along the major roads and open spaces along Johnston Road, Queen’s Road East and Kennedy Road. The areas between these roads experience relatively calm pedestrian wind environment.

4.2.5**ESE Wind**

4.2.5.1

ESE wind enters the study area by either flowing downhill from Leighton Hill and from Happy Valley Recreation Ground and the neighbouring cemeteries to the west benefiting the localised pedestrian wind environment around the Morrison Hill area. ESE wind continues to travel along Morrison Hill Road/Tin Lok Lane, Morrison Hill Road Playground, Queen's Road East, Wan Chai Park and Royal Hong Kong Jockey Club Garden. However, as Ruttonjee Hospital is situated on slightly high grounds, and because of the tall buildings (110mPD) along Wan Chai Road, further flow would be inhibited. Some potential downwash is expected to occur around Wan Chai Park, but there is no easy penetration through the narrow streets further downstream. The pedestrian wind environments around the northern and south-western parts of the study area are relatively calm when compared with the south-eastern part of the study area under ESE wind.



Figure 4.10 Wind Flow Pattern under ESE Wind

4.2.5.2 As shown in [Figure 4.10](#), ESE wind is able to enter into the major air path along Queen's Road East. However, the alignment of the narrow streets in the southwestern part of the study area do not facilitate penetration of ESE wind through these streets to reach further downstream.

4.2.6 SE Wind

4.2.6.1 Similar to the ESE wind, SE wind could reach the south-eastern part of the study area via the existing open spaces including Leighton Hill, Happy Valley Recreation Ground and cemetery areas. SE wind continues to travel along Canal Road East/ Canal Road West, Morrison Hill Road/Tin Lok Lane, and through Morrison Hill Road Playground and Wan Chai Park. Future tall buildings with building height capped at 110mPD along Wan Chai Road would impede SE wind and reduce wind availability at the northern part of the study area.

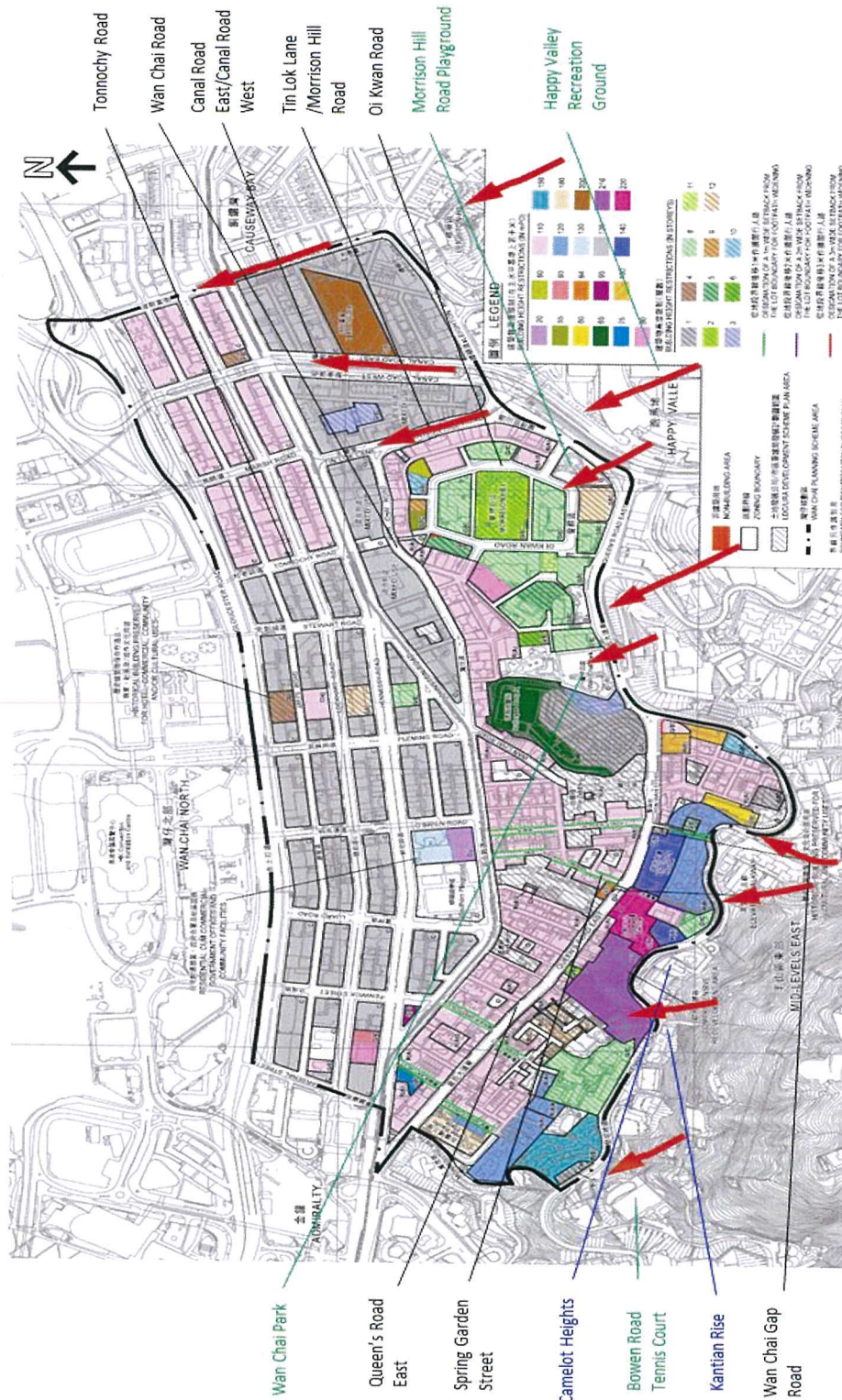


Figure 4.11 Wind Flow Pattern under SE Wind

4.2.6.2 SE wind also reaches the southwestern part of the study area through (i) Wan Chai Gap Road; (ii) open spaces leading to Spring Garden Street; (iii) building separation between Kantian Rise and Camelot Heights; and (iv) open space around Bowen Road Tennis Court. However, the narrow streets in the area to south of Queen’s Road East do not facilitate further penetration.

4.2.6.3 For SE wind, the Morrison Hill Road/Tonnochy Road is a ventilation pathway. Under the Baseline Scenario, an NBA is designated at the GIC site along Oi Kwan Road (i.e. Lady Trench Training Centre) which will assist in promoting air flow further north thereby benefiting the wind environment of the Wan Chai district as a whole.



Figure 4.12 NBA at the GIC site along Oi Kwan Road

4.2.7 S Wind

4.2.7.1 S wind mainly arrives at the study area through the existing open spaces including Leighton Hill, Happy Valley Recreation Ground and cemetery areas and continues to travel along N-S orientated roads such as Percival Street, Canal Road West/Canal Road East and Morrison Hill Road, etc. without much difficulty. Under the Baseline Scenario, a NBA is introduced at the GIC site along Oi Kwan Road.

Similar to SE wind, the NBA allows penetration of S wind to enter Tak Yan Street Playground, Hennessy Road Playground and then connected to Tonnochy Road, thus benefiting to the wind environment of Wan Chai district as a whole

4.2.7.2

For the south-western part of the study area, S wind reaches the study area through various air paths including (i) gap between Merry Garden and Caine Terrace/Stone Nullah Lane Garden/Stone Nullah Lane, (ii) Wan Chai Gap Road, (iii) Spring Garden Street; (iv) gap between Kantian Rise and Camelot Height/Hopewell II podium garden and Ship Street; (v) Bowen Road Tennis Court and vegetated area to the west of Monmouth Terrace. However, most incoming S wind is impeded by the high-rise developments along Kennedy Road. Given there are no well-connected air paths connecting Kennedy Road and Queen's Road East, further flow towards northern Wan Chai is limited. Although the four N-S aligned NBAs and BGs between Fleming Road and Stewart Road as well as the 5m wide BG at 19mPD at Wan Chai Road are in the correct alignment as S wind, they are not connected to any existing air path. They do not serve to facilitate S wind penetration.

4.2.7.3

Under the Baseline Scenario, minimum setbacks 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 Housing fronting Yen Wah Steps, which are on the northern and southern sides of Queen's Road East, widen the existing air paths and facilitate wind flow through these roads under S wind, thus benefiting the overall wind environment of the district.



Figure 4.14 Setback Requirement for Queen's Road East

4.2.8**SSW and SW Winds**

4.2.8.1

SSW and SW winds enter the western part of the study area via (i) Wing Fung Street and Anton Street; (ii) open area to the west of Monticello and reach St. Francis Street and Gresson Street after skimming over the low-rise St. Francis Canossian College; (iii) Hopewell II podium garden and Ship Street; (iv) Spring Garden Street; (v) Wan Chai Gap Road and Tai Yuen Street; and (vi) Stone Nullah Lane and Wan Chai Road for benefiting the localized pedestrian wind environment. The existing roads in the south-western part of the study area are well aligned with SSW and SW winds. However, the streets are narrow in width (as shown in [Table 3.1](#)) and thus SSW and SW winds may not easily penetrate through this area to reach further downstream beyond Queen's Road East.

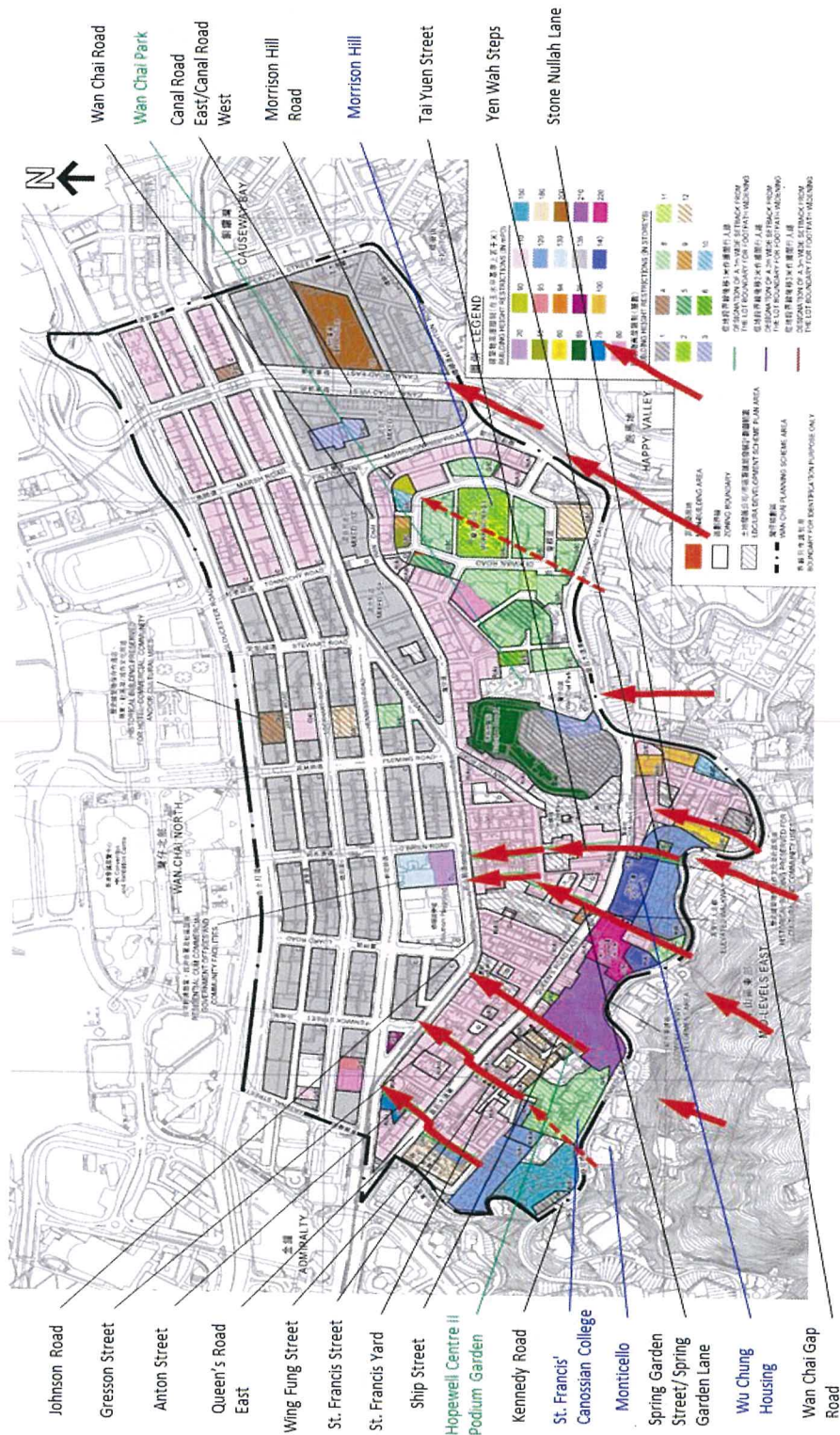


Figure 4.15 Wind Flow Pattern under SSW and SW Winds

4.2.8.2 Minimum setbacks 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 Housing fronting Yen Wah Steps, on the northern and southern sides of Queen’s Road East could widen the existing air paths and facilitate wind penetration of SSW and SW winds through this congested area, thereby benefiting the overall wind environment of the district.

4.2.8.3 At the eastern part of the study area, SSW and SW winds would travel along Morrison Hill Road and Canal Road East/Canal Road West. However, SSW and SW winds skimming over the low-rise and mid-rise buildings at the Morrison Hill area will be impeded by the future taller buildings with building height capped at 110mPD along Wan Chai Road.

4.2.9 Footpath widening

4.2.9.1 Under the Baseline Scenario, there are 3m setback requirements for footpath widening at the North of Methodist Church Redevelopment. As Queen’s Road East is wider than 15m, it forms an effective air path together with the open space opposite Methodist Church. Wind penetration in this area shall not be an issue. Notwithstanding, such setback requirements could further widen the wind entrance for ENE and E winds from Queen’s Road East and contribute to improving environmental quality at pedestrian level.

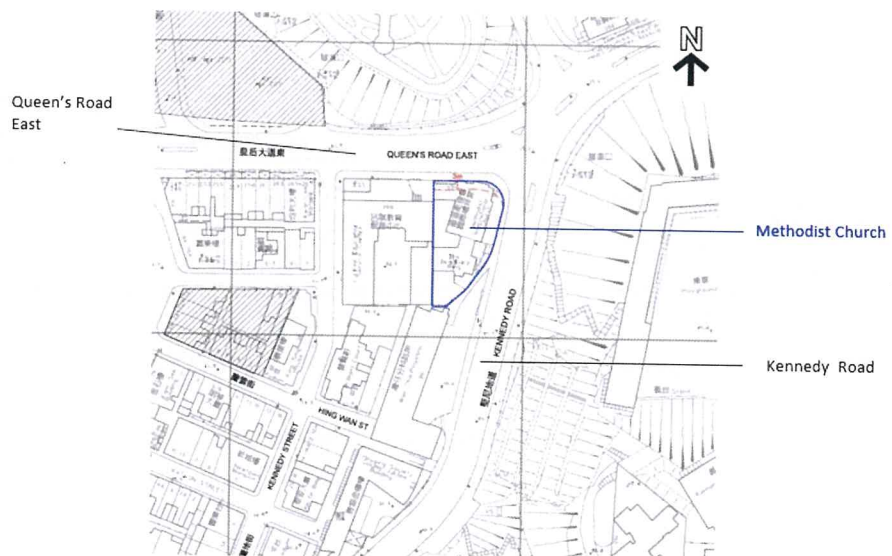


Figure 4.16 3m Footpath Widening at the North of Methodist Church

5 Expert Evaluation of Initial Scenario

5.1 Introduction

5.1.1.1 It should be noted that the air ventilation measures including NBAs and BGs stipulated on the current OZP under the Baseline Scenario were formulated in 2010 before the SBDG's promulgation in 2011. To follow up on the court's rulings, the PlanD has reviewed the BHRs under the current OZP and come up with the Initial Scenario. In gist, the Initial Scenario covers the following:

- BHRs for the commercial sites (except the street blocks bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road), "OU(MU)" sites and "R(A)" sites primarily to the south of Queen's Road East to be relaxed; and
- Review the NBA and BG requirements on the draft OZP based on the assumption that redevelopment would comply with SBDG.

5.1.1.2 The details of the Initial Scenario are shown on Plan 6 in [Appendix A](#). This section evaluates the implication and potential impacts of the Initial Scenario, focusing on the amendments made to the Baseline Scenario as elaborated in the following paragraphs. Pedestrian wind environment is the result of interplay amongst many factors including ground coverage, building permeability, podium size, building height and street orientation⁷, etc. The following principles and considerations have been taken on board in assessing the Initial Scenario and recommending essential air ventilation measures for incorporation at OZP level alongside with relaxation of BHRs to facilitate future redevelopments to comply with SBDG:

(a) Sustainable Building Design Guidelines (SBDG) at Building Design Level and Measures at District Level

5.1.1.3 The SBDG is an administrative mean to promote sustainable building design by granting GFA concessions with a view to contribute to a better built environment. In air ventilation perspective, SBDG aims to enhance building porosity (see [Figure 5.1](#)) in avoiding screen wall effect and promote air movements amongst developments to enhance better dispersion and air mixing. Meanwhile, building setback requirement recommended by SBDG as well as HKPSG also mitigates street canyon effect to benefit the pedestrian wind environment (see [Figure 5.2](#)). It is anticipated that the general wind environment of the city would be improved in the long run when the number of redeveloped buildings follow with SBDG increases gradually. The proposed increase in permissible building height allows developments to comply with SBDG in providing permeable design measures. Although overall taller developments may create larger wind shadow in the downstream area⁷, incorporation of SBDG's recommended measures increases

⁷ Marcus Oliver Letzel, Carolin Helmke, Edward Ng, Xipo An, Alan Lai and Siegfried Raasch (2012) LES case study on pedestrian level ventilation in two neighbourhoods in Hong Kong. *Meteorologische Zeitschrift*. 21(6), 575-589

building permeability, especially around the low zone⁸ and ultimately helps improve the pedestrian wind environment.

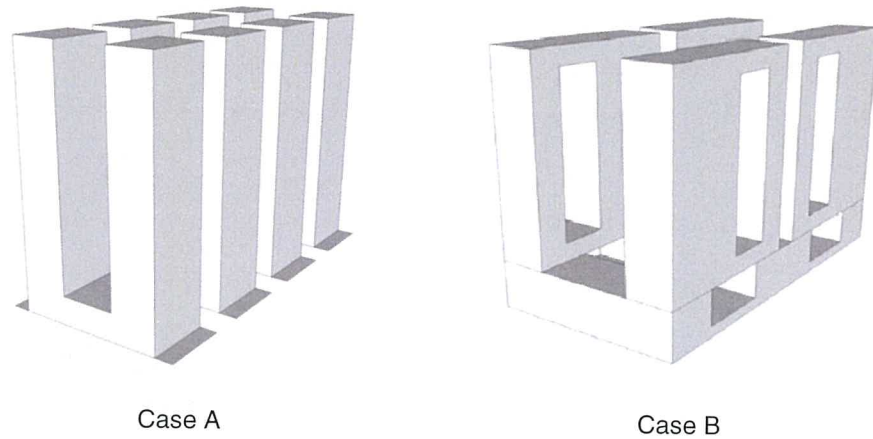


Figure 5.1 Buildings with different wind enhancement features including building setbacks and building separations (see Case A) and permeable elements (see Case B)⁹.



Figure 5.2 Building setback along prevailing wind¹⁰

5.1.1.4

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 for and confined to developments on the basis of each individual site. Building permeability can be provided at low, middle and high zones involving detailed building design matters. These measures, in a diversified manner, may not take into account the need of the wider area and benefits would be localized only. Therefore, incorporation of NBAs and BGs at strategic locations at the OZP level should still be a means to maintain or create connected air paths for good wind penetration at district level. An appropriate mix use of strategies with planning

⁸ Chao Yuan, Edward Ng and Leslie Norford (2014) Design Science to Improve Air Quality in High Density Cities. *30th International Plea Conference*, CEPT University, Ahmedabad.

⁹ Chao Yuan and Edward Ng (2012) Building porosity for better urban ventilation in high-density cities – A computational parametric study. *Building and Environment*. 50,176-189.

¹⁰ Planning Department (2015) Hong Kong Planning Standards and Guidelines, Chapter 11 Urban Design Guidelines.

measures (e.g. NBAs and BGs) at district level and design measures (e.g. SBDG's recommendations) at building/site level should be adopted.

(b) Street orientation and connectivity

5.1.1.5

Street orientation is another crucial factor governing the microclimatic changes in a street canyon. For better wind penetration within the urban areas, streets should best run parallel to the prevailing wind directions and be connected with each other or with open spaces. HKPSG also recommends connecting the principal roads, interlinked open spaces, amenity areas, non-building areas, building setbacks and low-rise building corridors, through the high-density/high-rise urban form (See Figure 5.3 and Figure 5.4).

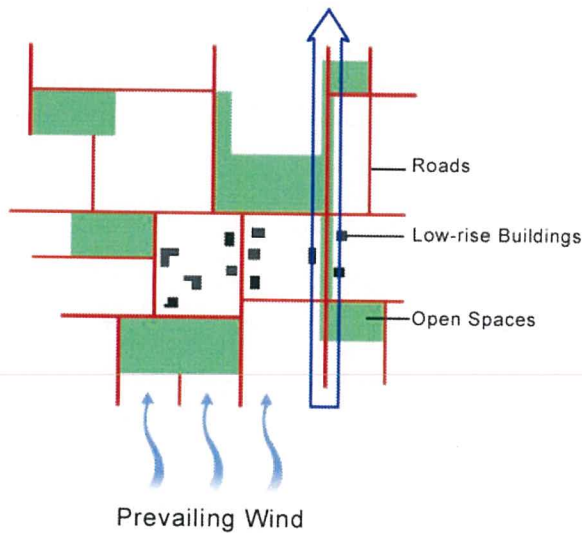


Figure 5.3 Linkage of Roads, Open Spaces and Low-rise Buildings to Form Breezeways¹¹

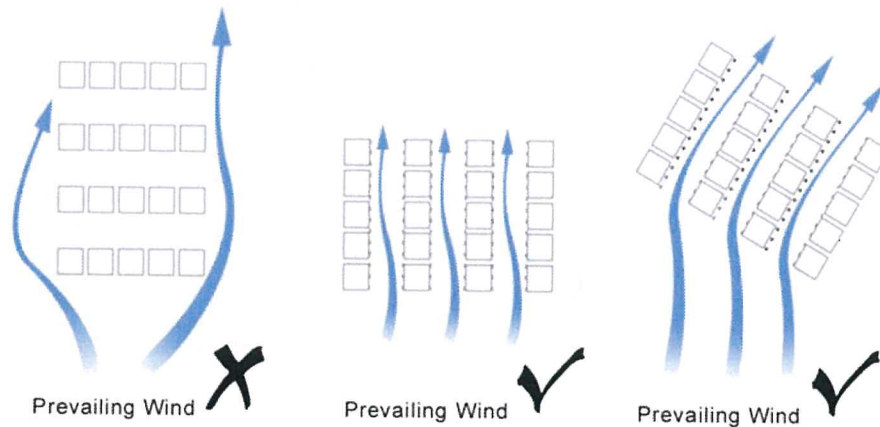


Figure 5.4 Orientation of Street Grids¹¹

(c) Reduction of Podium Bulk and Ground Coverage

5.1.1.6

Given the urban air ventilation performance mostly depends on the pedestrian-level building porosity, both reduction of podium bulk by incorporating permeable

¹¹ Planning Department (2015) Hong Kong Planning Standards and Guidelines, Chapter 11 Urban Design Guidelines.

elements as well as reduction of ground coverage help to improve pedestrian wind environment. Stepped podium design and void between towers and podium are also good building design measures at site level for promoting pedestrian air movement. Increase in permissible building height to allow more scope for reducing site coverage at the low zone could result in better pedestrian wind environment¹².

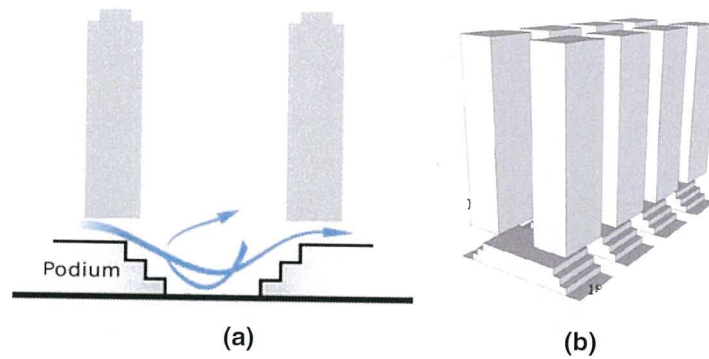


Figure 5.5 Different stepped podium designs^{13, 14}

(d) Width of effective air paths

5.1.1.7

In general, air paths should be as wide as possible from air ventilation perspective. However, it is the prevailing practice that an effective air path should at least be 15m in width for wind penetration. This principle is in line with the building setback and building separation requirements set out in SBDG.

¹² Yingsheng Zheng, Yuan Shi., Chao Ren. and Edward Ng (2016) Urban Ventilation Strategies for Micro Climate Improvement in Subtropical High-density Cities: A Case Study of Tai Po Market in Hong Kong, Urban Planning International, 1673-9493.

¹³ Planning Department (2015) Hong Kong Planning Standards and Guidelines, Chapter 11 Urban Design Guidelines

¹⁴ Chao Yuan and Edward Ng (2012) Building porosity for better urban ventilation in high-density cities – A computational parametric study. *Building and Environment*. 50,176-189.

(e) *Height/Width Ratio (H/W ratio)*

5.1.1.8

Wan Chai is an area of high H/W ratio. With H/W ratio greater than 2, wind is difficult to penetrate from the roof top level to the pedestrian level because of the slower airflow under deep street canyon^{15,16}. Incoming wind would skim over the developments. The “downwash” effect is not effective with narrow streets and in particular where building height difference is not significant. Under such circumstances, building height alone ceases to be the key consideration for the pedestrian wind environment in an area. Other design measures including provision of connected air paths, NBAs, BGs, building separations, building setbacks, open spaces and green areas etc., especially at the low zone, are more effective strategies to improve air ventilation at the pedestrian level.

5.2

Analysis and Observations

5.2.1.1

Under the Initial Scenario, the following amendments to the development restrictions in Baseline Scenario are proposed:

- Revision of the BHR for the “C” zones from 130mPD to 135mPD (the commercial zone bounded by Gloucester Road, Percival Street, Hennessy Road and Tonnochy Road where the BHR of 110mPD will be maintained). These building are mainly located north of Hennessy Road and east of Tin Lok Lane.
- Revision of the BHR for the “C(4)” zone at ex-Wan Chai Police Married Quarters site from 80mPD to 110mPD
- Revision of the BHR for the sub-area (b) for the “C(6)” zone at Wing Fung Street from 120mPD to 135mPD
- Revision of the BHR for the “OU(MU)” zone bounded by Wan Chai Road/Morrison Hill Road/Canal Road West/Hennessey Road from 110mPD to 135mPD
- Revision of the BHR for the “R(A)” zone to the south of Queen’s Road East from 100mPD to 110mPD
- Revision of the BHR for the “R(A)” zone at 21-23A Kennedy Road from 120mPD to 140mPD
- Revision of the BHR for the “R(B)” zone at Monmouth Terrace from 140mPD to 150mPD

¹⁵ Fazia Ali-Toudert and Helmut Mayer (2007) Numerical study on the effects of aspect ratio and orientation of an urban street canyon on outdoor thermal comfort in hot and dry climate. *Building and Environment*. 42(3), 1553-1554.

¹⁶ Nastaran Shishegar (2013) Street Design and Urban Microclimate Analyzing the Effects of Street Geometry and Orientation of Air Flow and Solar Access in Urban Canyons. *Journal of Clean Energy Technologies*. 1(1), 52-56

- Revision of the BHR for the “R(A)” and “R(A)5” zones at Oi Kwan Road from 90mPD to 110mPD
- Deletion of the NBA requirements to the two sides of the “OU” zone at the ex-Wan Chai Police Station site and stipulation of BHR of 4 storeys for the area concerned
- Deletion of the NBA requirements to the two sides of the “C(4)” zone at ex-Wan Chai Police Married Quarters site and stipulation of BHR of 110mPD for the area concerned
- Deletion of the BG requirement to the two sides of the “G/IC” zone at Lockhart Road Municipal Services Building site and revision of the BHR from 19mPD to 12 storeys for the area concerned
- Deletion of the BG requirement to the side of the “G/IC” zone at Hennessy Road Government Primary School site and revision of the BHR from 19mPD to 8 storeys for the area concerned
- Deletion of the BG requirement to the “R(A)” zone at parts of sites at 93-99 and 101 Wan Chai Road and revision of the BHR from 19mPD to 110mPD for the area concern

(1) Overall increase in building height

5.2.1.2

It is recognised that under the Initial Scenario, there is a general increase in BH for the commercial sites, “OU(MU)” and residential sites in the study area. Most of the building in this area is currently subject to a 110mPD or 130mPD BHR and is proposed to be relaxed to 135mPD. With reference to Section 4.2 and Table 4.1, the H/W ratio is already high in Wan Chai area and building height has ceased to be the key consideration for pedestrian wind environment within the study area. However, the overall increase in building height would further elevate the already high urban canopy created by tall buildings. A larger wind shadow would inevitably be created in the downstream areas. To address the concerns both within the study area and further downstream, the adoption of SBDG’s design measures within the study area in future would enhance building permeability, particularly around the low zone. Together with the existing and future good wind penetration along major air paths following the road network and open spaces, impact of the wind shadow on the pedestrian wind environment would be alleviated.

(2) NBAs and BGs between Fleming Road and Stewart Road

5.2.1.3

The NBAs designated along the eastern and western boundaries of the ex-Wan Chai Police Station site, ex-Wan Chai Police Married Quarters site and BGs imposed on the eastern and western boundaries of Lockhart Road Municipal Services Building site and the eastern boundary of Hennessy Road Government Primary School site can break up the line of building blocks upon redevelopment to facilitate some penetration of sea breeze and localized air movement.

5.2.1.4

However, these NBAs and BGs are quite narrow and their wind entrances are partially blocked by the high-rise developments of China Resources Building and Causeway Centre. They may not be able to serve as district air paths in the Area. While it is envisaged that the old Wan Chai Police Station will not be redeveloped as it is a protected heritage building, the NBAs and BGs currently stipulated on the OZP for the other three sites may not be the only measures which could achieve higher permeability along these long street blocks for sea breeze penetration and localized air movement. Alternatively, other SBDG measures, e.g. ventilated communal gardens could serve similar purpose. Consideration should also be given to incorporate appropriate design features in the future development/redevelopments at the ex-Wan Chai Police Married Quarters site, Lockhart Road Municipal Services Building site and Hennessy Road Government Primary School site to facilitate wind penetration in the north-south direction.

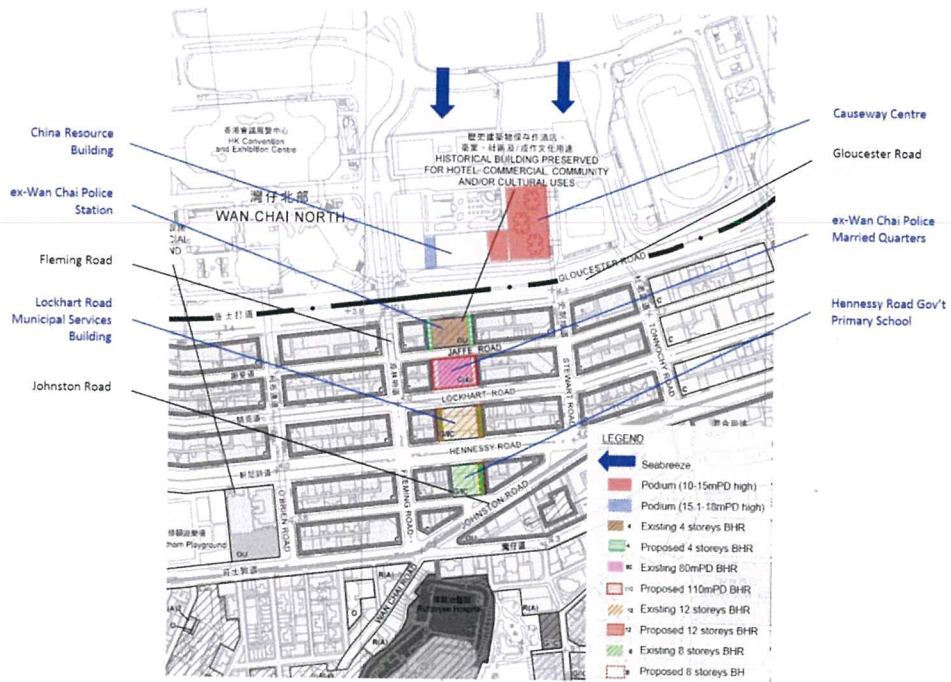


Figure 5.6 Proposed NBA and BGs between Fleming Road and Stewart Road

5.2.1.5

(3) BG north of Ruttonjee Hospital

The BG above 19mPD designated at parts of sites at 93-99 and 101 Wan Chai Road has been stipulated to facilitate air movement along Fleming Road towards the “G/IC” sites to the south under the Baseline Scenario. However, such BG is narrow and elevated and it does not align with Fleming Road. Its effectiveness for wind penetration is rather limited. Alternatively, the objective of having better permeability along the street block for air movement could similarly be met by incorporation of measures under SBDG. Comparatively, Wan Chai Road in the near vicinity would be more effective for prevailing annual and summer wind flows, as well as Bullock Lane connected to Wan Chai Park for summer winds. Under such circumstances, the requirement of the BG at 19mPD is not considered necessary.

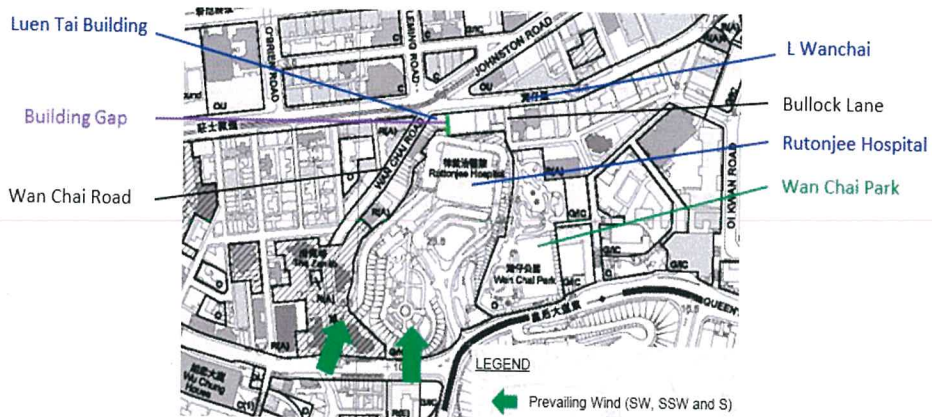


Figure 5.7 The Role of BHR to the North of Ruttonjee Hospital

5.2.1.6

(4) Setbacks along the streets perpendicular to Queen's Road East

As discussed in previous sections, the south-western part of the Study Area between Johnston Road and Kennedy Road is the area of concern. Measures should be required to provide and/or strengthen air passages. Setbacks along (i) Wing Fung Street/Anton Street, (ii) St. Francis Street/Gresson Street, (iii) Spring Garden Lane and (iv) Tai Yuen Street/Yen Wah Steps/Wan Chai Gap Road would widen the existing local air paths. They will form part of the connected passages for penetration of SSW and SW winds under the Initial Scenario. While it is preferable that existing air paths are widened to minimum 15m in width, it would impose severe constraints on its future redevelopment along these rather narrow streets with small lots which would in turn hinder the implementation of the setbacks. Considering the practical situation the current 1m to 2m wide setbacks is proposed to be maintained.

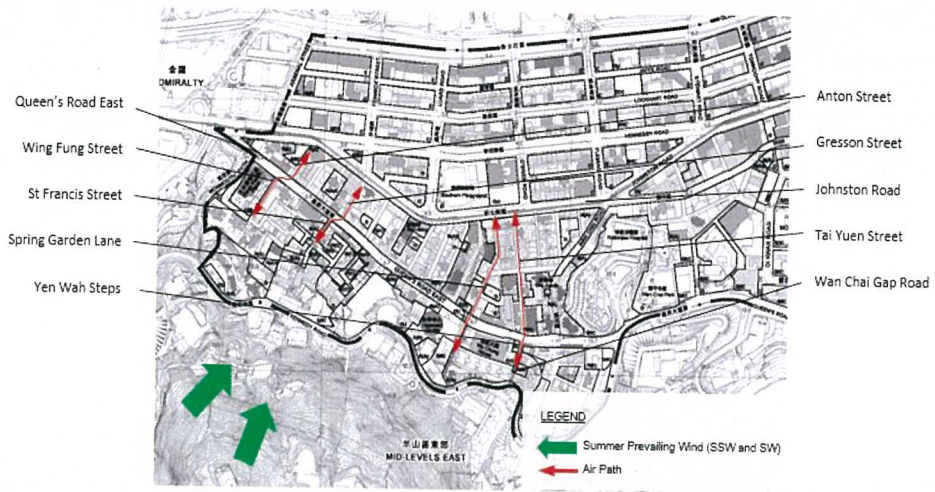


Figure 5.8 Setback Requirement for Streets Perpendicular to Queen's Road East

(5) NBA at the junction of Oi Kwan Road and Tak Yan Street

5.2.1.7

It is agreed that the NBA at the junction of Oi Kwan Road and Tak Yan Street will be essential as part of a connected air path facilitating penetration of S wind and sea breezes between Morrison Hill area through Tak Yan Street and Tonnochy Road.

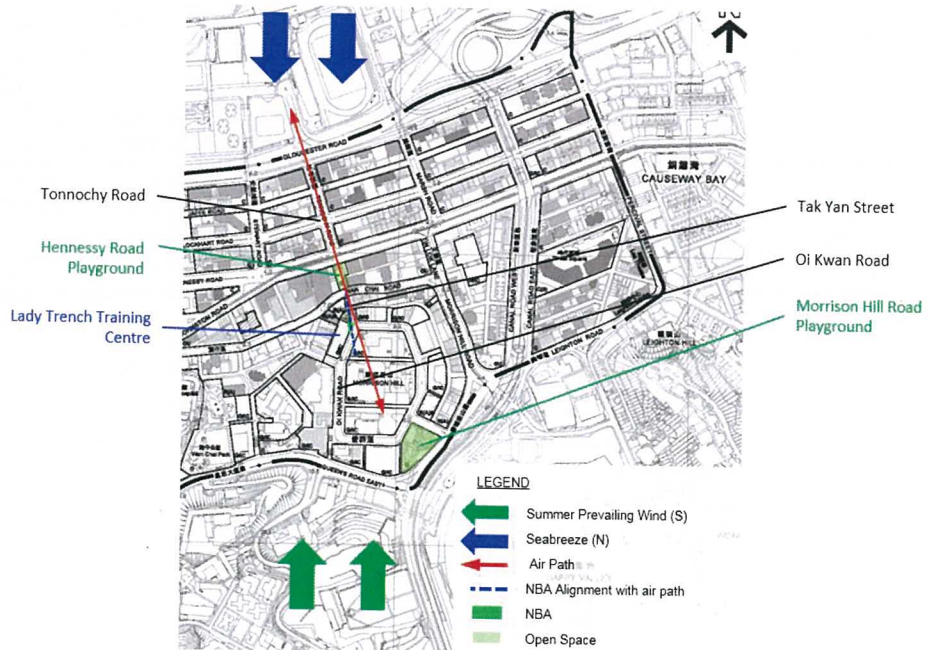


Figure 5.9 The Role of NBA at the Junction of Oi Kwan Road and Tai Yan Street

(6) *Dead end at Tang Lung Street*

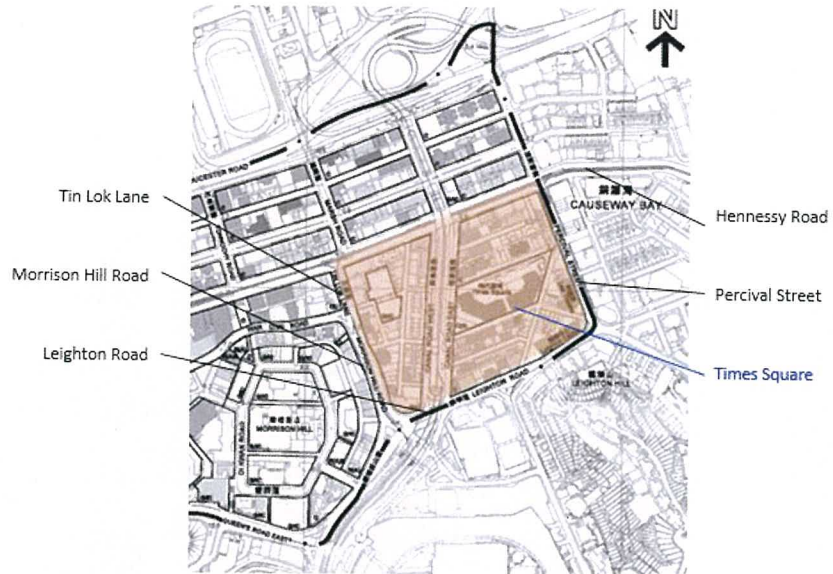


Figure 5.10 Regions with Potentially Poor Permeability

5.2.1.8

As identified in AVA 2010 and mentioned in section 3.4, the L-shaped Tang Lung Street lacks effective connection to neighbouring major air paths/open spaces and result in relative calm pedestrian wind environment. Considering the narrow street in this area, it is recommended to adopt SBDG upon redevelopment of the sites to improve the air permeability at low zone and result in improvement in the pedestrian wind environment.

5.3 Summary of Analysis

- 5.3.1.1 Generally, the overall increase of BH in the study area shall inevitably create a larger wind shadow at downstream areas. Adoption of SBDS's design measures are recommended as the mitigation measures.
- 5.3.1.2 In light of the implementation of SBDG in 2011, the recommended mitigation measures in previous EE have been reviewed to compare their similarity and recommend further mitigation measures if necessary. In general, to improve the wind environment at street level, widening of narrow streets, reducing ground coverage, improving permeability among buildings and developments and ensuring effective air paths of 15m wide would be more relevant. In this regard, measures recommended in SBDG are working towards this end and when implemented, could serve the similar purposes of the NBAs and BGs requirements at three sites south of the ex-Wan Chai Police Station between Fleming Road and Stewart Road which were stipulated on the current OZP before SBDG was put in place.
- 5.3.1.3 The BG above 19mPD designated at parts of sites at 93-99 and 101 Wan Chai Road is not considered necessary as it is not aligned with any connected air path and it is not considered necessary. Alternatively, the objective of having better permeability along the street block for air movement could similarly be met by incorporation of measures under SBDG.
- 5.3.1.4 The setback requirement as stipulated in Baseline Scenario at (i) Wing Fung Street/Anton Street, (ii) St. Francis Street/Gresson Street, (iii) Spring Garden Lane and (iv) Tai Yuen Street/Yen Wah Steps/Wan Chai Gap Road would widen the existing local air paths. Although the air paths are preferably to be widened to 15m in width in minimum, the mentioned setback requirements are recommended to be retained with the consideration of practical situation and the need to improve air penetration in this area, particular under summer condition.
- 5.3.1.5 It is proposed to retain the NBA stipulated at the junction of Tak Yan Street and Oi Kwan Road to facilitate air flow between the northern and southern portions of the study area.
- 5.3.1.6 Adoption of SBDG for the entire study area to increase building permeability especially at the low zone is recommended for improvement in the pedestrian wind environment.
- 5.3.1.7 Existing air paths identified involving road network, low-rise development at Morrison Hill area and existing open spaces should be maintained. Incorporation of additional public spaces where appropriate should be considered.

6

Conclusion

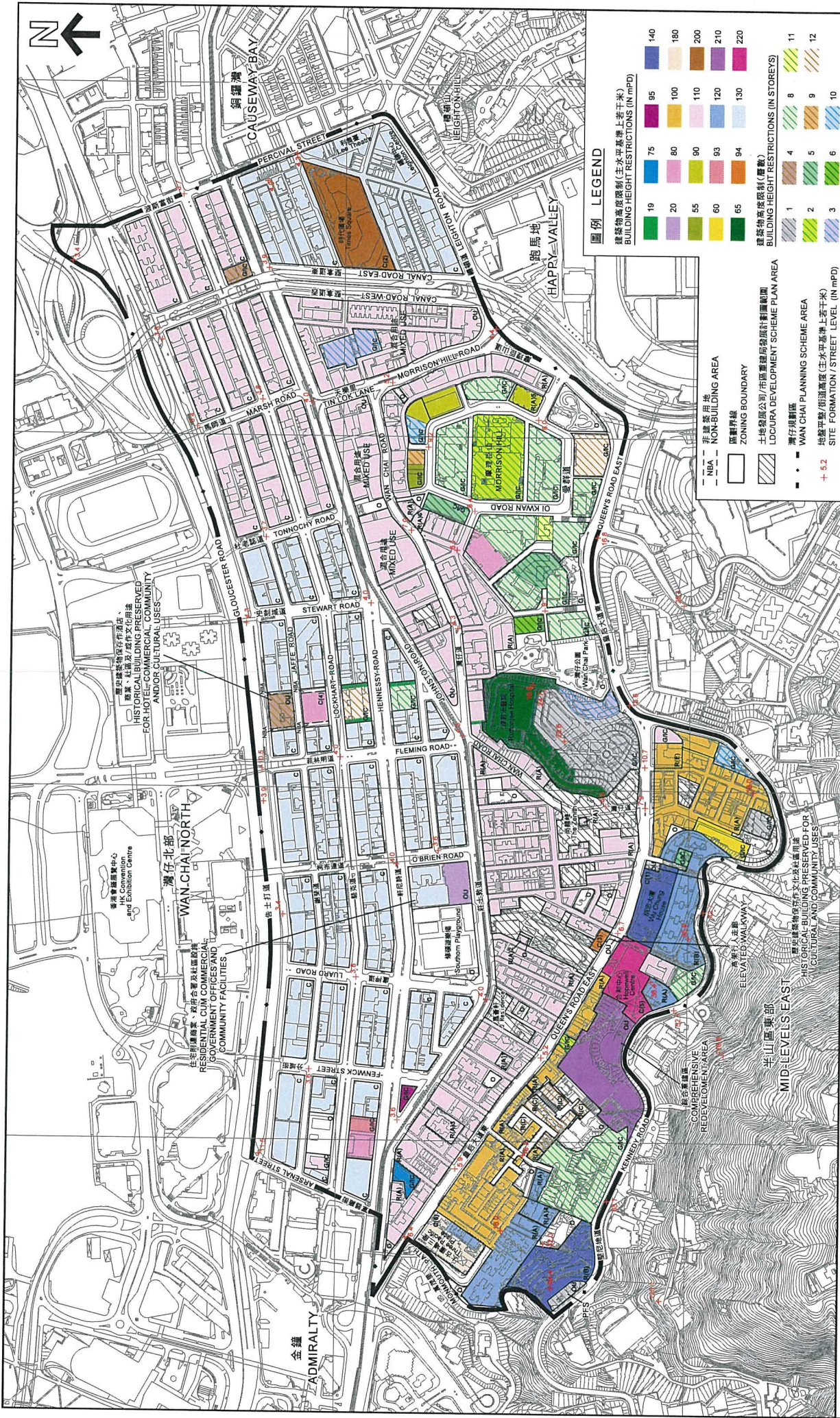
- 6.1.1.1 An Expert Evaluation on Air Ventilation Assessment on Wan Chai area (the study area) was conducted in 2010. Upon its recommendations and other planning and urban design consideration, control measures including building height restrictions (BHRs), Non-Building Areas (NBAs), building gaps (BGs) and setback requirements at various locations were incorporated into the draft Wan Chai OZP No. S/H5/27 (the current OZP).
- 6.1.1.2 The wind environment of the Baseline Scenario and Initial Scenario have been reviewed and compared. It is identified that the areas bounded by Hennessy Road to the north, Wan Chai Road to the east and Queen's Road East to the south are more problematic areas due to the higher development density with tall buildings, narrow streets in less regular alignment and less large open spaces when compared with the other areas in the study area. Furthermore, the areas between Johnston Road and Wan Chai Road are also considered as potential areas of concern.
- 6.1.1.3 In response to the implementation of the Sustainable Building Design Guideline (SBDG) in 2011, the recommended mitigation measures in the previous EE have been reviewed, and to recommend further mitigation measures if necessary. Overall, implementation of adequate measures on the pedestrian level is considered more relevant and effective. These include introducing NBAs, incorporating setback requirements to widen narrow streets etc. Also, there is discrete ownership of individual lots across the study area with redevelopment potential. In this respect, implementing measures from the SBDG for the sites undergoing redevelopment in the future would also be effective.
- 6.1.1.4 Nevertheless, relying on SBDG alone would not be sufficient to ensure good air ventilation at the district level since these measures, in a diversified manner, are designed for and confined to developments on the basis of each individual site that may not have taken into account the need of the wider area and thus benefits would be localised only. Hence, it is necessary to provide NBAs and BGs at strategic locations on the OZP to protect major air paths, or increase the connectivity across various regions in the study area. With respect to the various mitigation measures, some NBAs, such as the one at the junction of Tak Yan Street and Oi Kwan Road, as well as setback requirements along several streets (e.g. Wing Fung Street/Anton Street; St. Francis Street/Gresson Street) are proposed to be retained as they would benefit the overall wind environment for the district.

Planning Department

Category A1 – Term Consultancy for Expert
Evaluation on Air Ventilation Assessment for
an Instructed Project for Wan Chai Area

Appendix A

Development Plans



圖例 LEGEND

建築物高度限制 (主水平基準上若干米)
BUILDING HEIGHT RESTRICTIONS (IN METRES)

19	20	55	60	65	75	80	90	93	94	95	140
100	110	120	130	180	200	210	220	11	8	4	11
12	9	10	6	12	10	11	12	11	12	11	12

建築物高度限制 (層數)
BUILDING HEIGHT RESTRICTIONS (IN STOREYS)

1	2	3	4	5	6	8	9	10	11	12
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非建築用地
NON-BUILDING AREA

區劃界線
ZONING BOUNDARY

土地發展公司/市區重新發展計劃範圍
LOURA DEVELOPMENT SCHEME PLAN AREA

灣仔規劃區
WAN CHAI PLANNING SCHEME AREA

地盤平整/街道高度 (主水平基準上若干米)
SITE FORMATION / STREET LEVEL (IN METRES)

+ 8.2

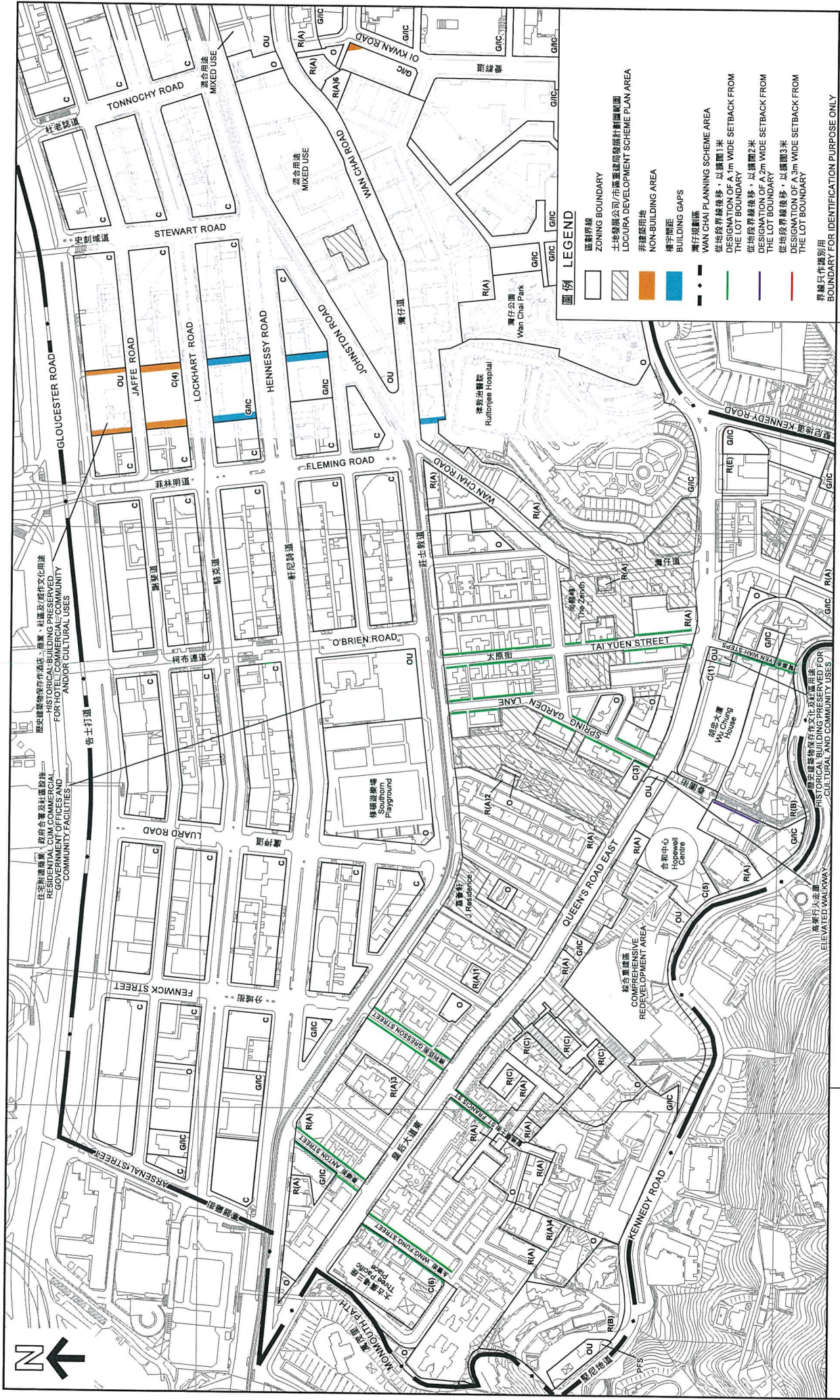
灣仔區 WAN CHAI AREA

現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

SCALE 1 : 5 000 比例尺

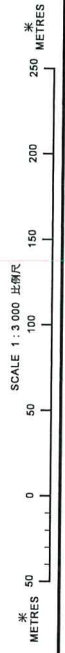
0 100 200 300 400 METRES

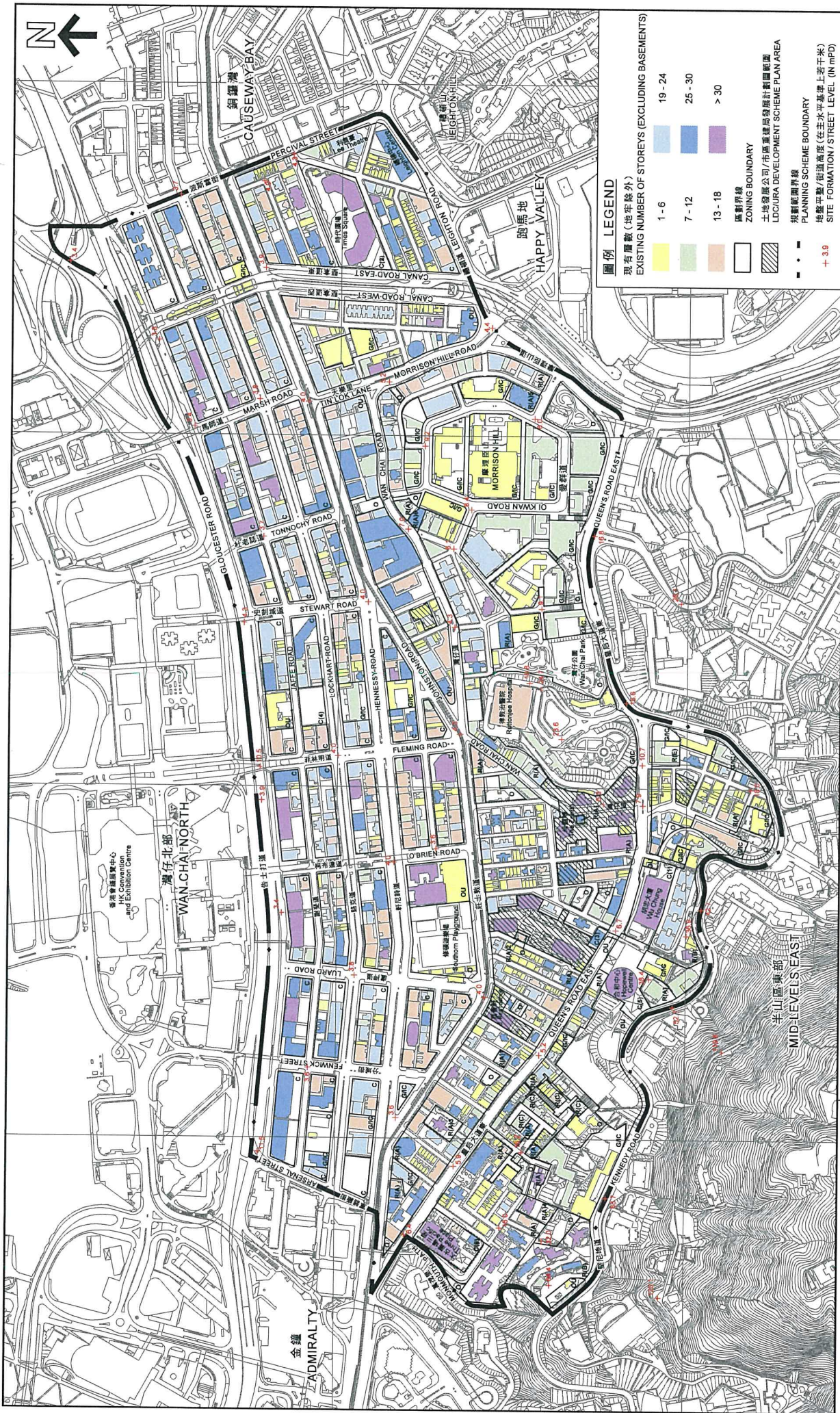
本摘要圖於2017年9月12日製備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A、B、C及D和11-SW-15A、B及C
EXTRACT PLAN PREPARED ON 12.9.2017
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C



- 圖例 LEGEND**
- 區劃界線 ZONING BOUNDARY
 - 土地發展公司/市區重建局發展計劃範圍 LDC/URA DEVELOPMENT SCHEME PLAN AREA
 - 非建築用地 NON-BUILDING AREA
 - 樓宇間距 BUILDING GAPS
 - 溝仔規距 WAN CHAI PLANNING SCHEME AREA
 - 從地段界線後移，以闊度1米 DESIGNATION OF A 1m WIDE SETBACK FROM THE LOT BOUNDARY
 - 從地段界線後移，以闊度2米 DESIGNATION OF A 2m WIDE SETBACK FROM THE LOT BOUNDARY
 - 從地段界線後移，以闊度3米 DESIGNATION OF A 3m WIDE SETBACK FROM THE LOT BOUNDARY
 - 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA
現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS AND SETBACK REQUIREMENTS
 本摘要圖於2018年3月12日發佈，
 所根據的資料為測量編號11-SW-9D、11-SW-10C、
 11-SW-14A、B、C及D和 11-SW-15A及C
 EXTRACT PLAN PREPARED ON 12.3.2018
 BASED ON SURVEY SHEETS No. 11-SW-9D, 11-SW-10C,
 11-SW-14A, B, C&D AND 11-SW-15A&C





圖例 LEGEND

現有層數 (地庫除外)
EXISTING NUMBER OF STOREYS (EXCLUDING BASEMENTS)

1 - 6
7 - 12
13 - 18
19 - 24
> 30

區劃界線
ZONING BOUNDARY

土地發展公司/市區重建局發展計劃範圍
LDG/URA DEVELOPMENT SCHEME PLAN AREA

規劃範圍界線
PLANNING SCHEME BOUNDARY

地勢平數/街道高度 (在水平基準面上若干米)
SITE FORMATION/ STREET LEVEL (IN MTPD)

+ 3.9

灣仔區 WAN CHAI AREA

現有建築物高度(層數)
EXISTING BUILDING HEIGHT (IN NUMBER OF STOREYS)

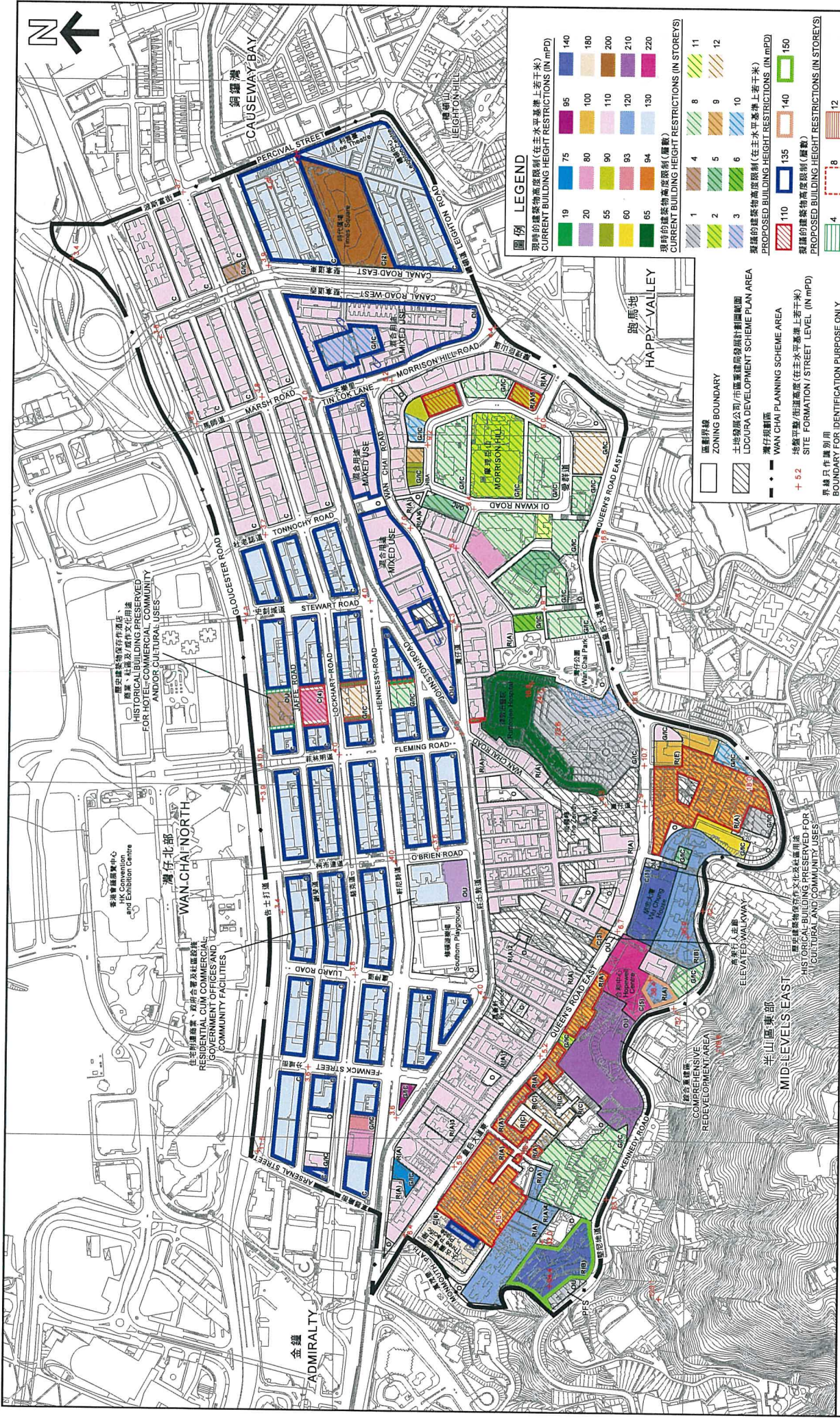


規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H5/17/5

圖 PLAN
5

本摘要圖於2017年6月22日製備。
所根據的資料為測量編號11-SW-9C及D, 11-SW-10C及D,
11-SW-14A, B, C及D 和 11-SW-15A, B, C及D
EXTRACT PLAN PREPARED ON 22.6.2017
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A,B,C&D AND 11-SW-15A,B,C&D



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
6

灣仔區 WAN CHAI AREA

擬議建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

SCALE 1:5,000 比例尺
0 100 200 300 400 METRES

本摘要圖於2018年3月29日製備，
所根據的資料為測量編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A、B、C及D和11-SW-15A、B及C
EXTRACT PLAN PREPARED ON 29.3.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

圖例 LEGEND

現時的建築物高度限制(在水平基準上若干米)
CURRENT BUILDING HEIGHT RESTRICTIONS (IN MPD)

19	20	55	60	65	75	80	90	95	100	110	120	130	140	180	200	210	220
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----

現時的建築物高度限制(層數)
CURRENT BUILDING HEIGHT RESTRICTIONS (IN STOREYS)

1	2	3	4	5	6	8	9	10	11	12
---	---	---	---	---	---	---	---	----	----	----

擬議的建築物高度限制(在水平基準上若干米)
PROPOSED BUILDING HEIGHT RESTRICTIONS (IN MPD)

110	135	140	150
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擬議的建築物高度限制(層數)
PROPOSED BUILDING HEIGHT RESTRICTIONS (IN STOREYS)

4	8
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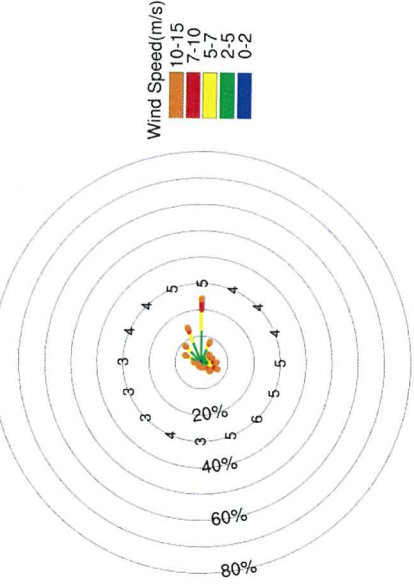
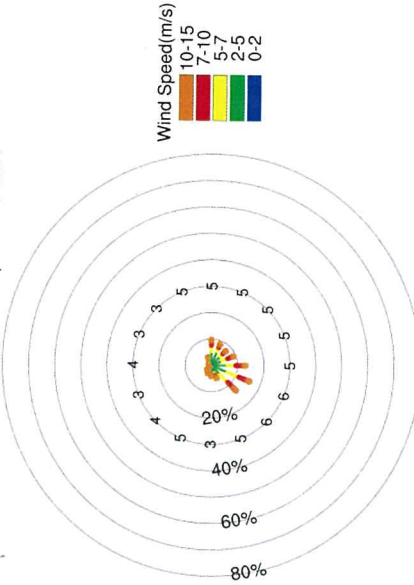
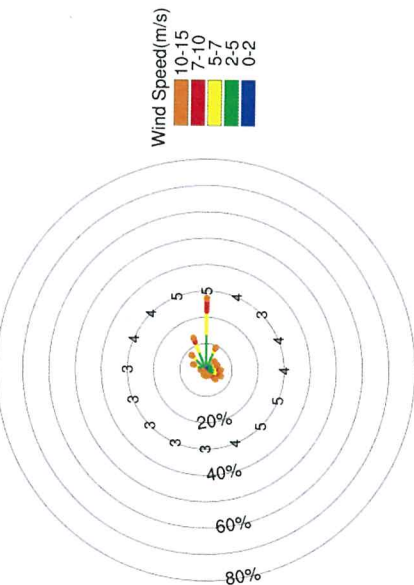
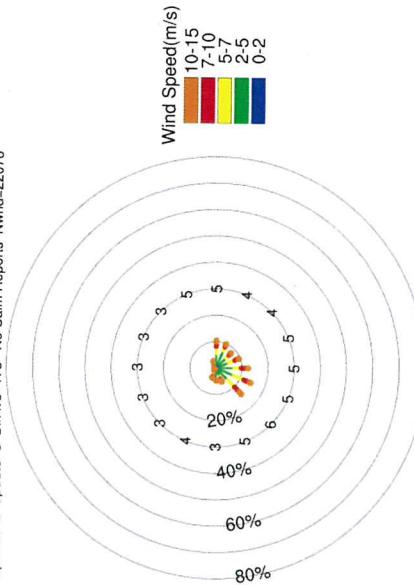
- 區劃界線 ZONING BOUNDARY
- 土地發展公司/市區重建局發展計劃範圍 LANDURA DEVELOPMENT SCHEME PLAN AREA
- 灣仔規劃區 WAN CHAI PLANNING SCHEME AREA
- 接駁平台/街道高度(在水平基準上若干米) SITE FORMATION / STREET LEVEL (IN MPD)
- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

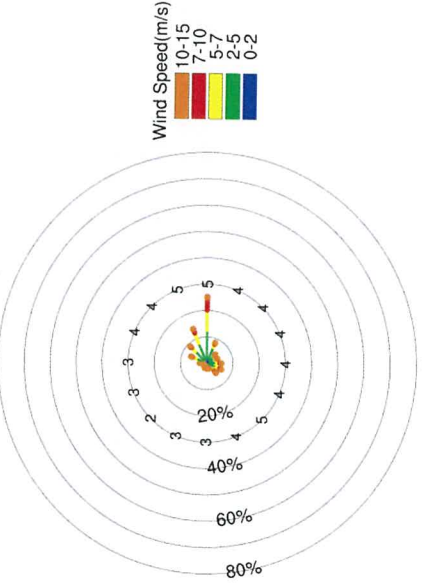
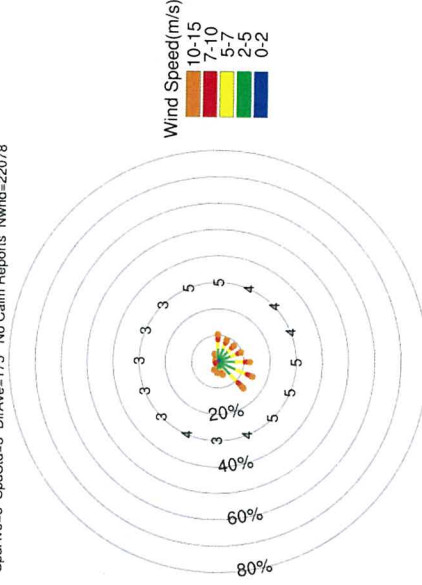
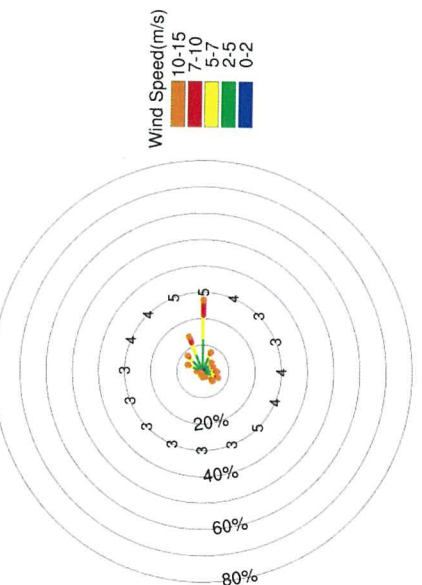
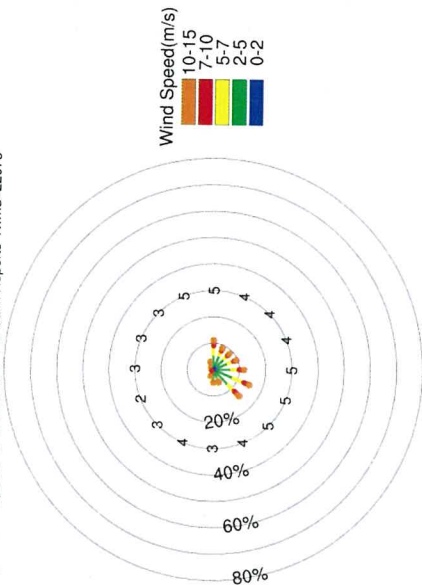
Planning Department

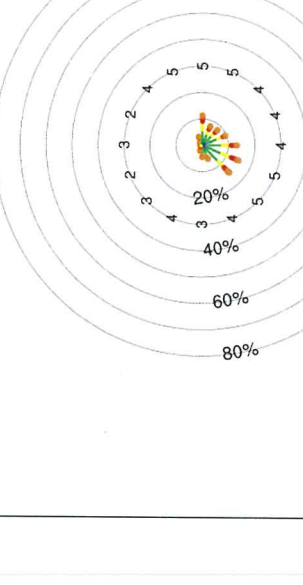
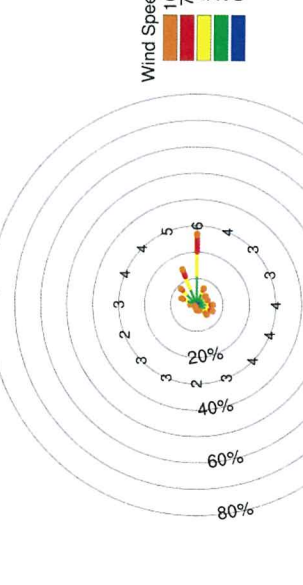
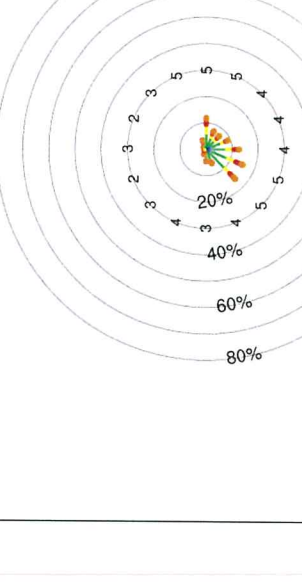
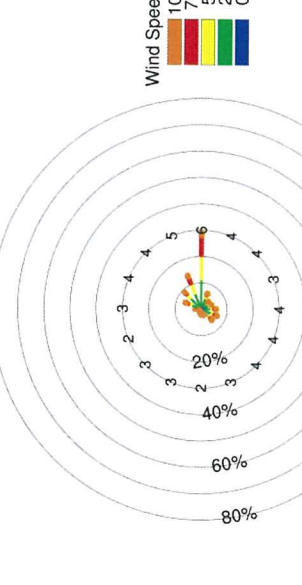
Category A1 – Term Consultancy for Expert
Evaluation on Air Ventilation Assessment for
an Instructed Project for Wan Chai Area

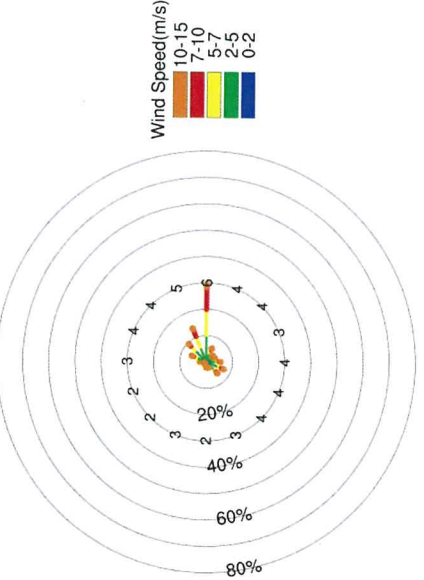
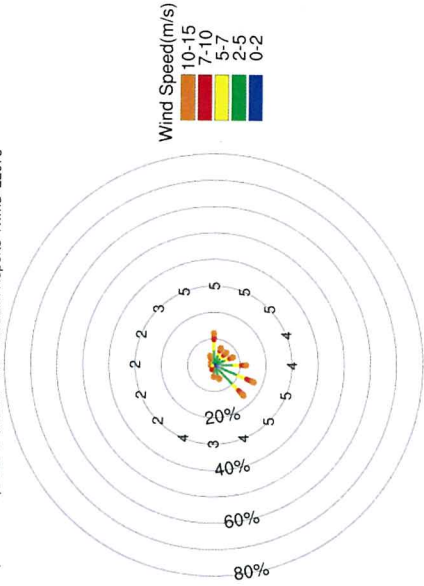
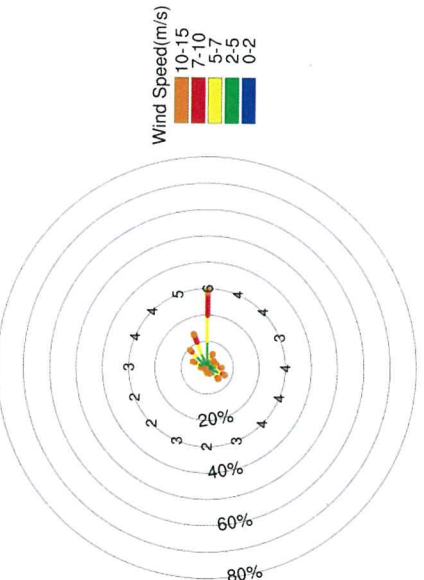
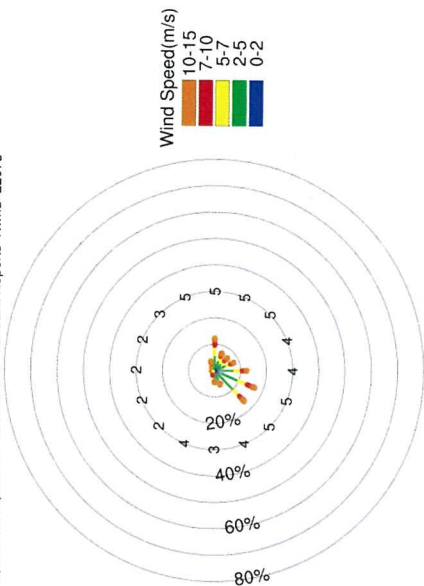
Appendix B

RAMS Wind Rose

RAMS Grid	Annual	Summer
(079,032)	<p data-bbox="279 1209 303 1736">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00221_lev200</p> <p data-bbox="319 1265 343 1691">SpdAve=5 SpdStd=2 DirAve=100 No Calm Reports Nwnd=87670</p> 	<p data-bbox="279 369 303 929">/disk/rdisk07/ramspj/nudge_all/postproc/hkgJAplots/h_00221_lev200</p> <p data-bbox="319 436 343 862">SpdAve=5 SpdStd=3 DirAve=180 No Calm Reports Nwnd=22078</p> 
(079,033)	<p data-bbox="821 1220 845 1736">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00174_lev200</p> <p data-bbox="861 1276 885 1691">SpdAve=4 SpdStd=2 DirAve=98 No Calm Reports Nwnd=87670</p> 	<p data-bbox="821 369 845 929">/disk/rdisk07/ramspj/nudge_all/postproc/hkgJAplots/h_00174_lev200</p> <p data-bbox="861 436 885 862">SpdAve=5 SpdStd=3 DirAve=178 No Calm Reports Nwnd=22078</p> 

RAMS Grid	Annual	Summer
(080,032)	<p>/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00222_lev200</p> <p>SpdAve=4 SpdStd=2 DirAve=95 No Calm Reports Nwnd=87670</p> 	<p>/disk/rdisk07/ramspj/nudge_all/postproc/hkgJAplots/h_00222_lev200</p> <p>SpdAve=5 SpdStd=3 DirAve=175 No Calm Reports Nwnd=22078</p> 
(080,033)	<p>/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00175_lev200</p> <p>SpdAve=4 SpdStd=2 DirAve=94 No Calm Reports Nwnd=87670</p> 	<p>/disk/rdisk07/ramspj/nudge_all/postproc/hkgJAplots/h_00175_lev200</p> <p>SpdAve=4 SpdStd=3 DirAve=174 No Calm Reports Nwnd=22078</p> 

RAMS Grid	Annual	Summer
(081,033)	<p data-bbox="279 392 319 929">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00176_lev200</p> <p data-bbox="311 436 351 492">SpdAve=5 SpdStd=2 DirAve=93 No Calm Reports Nwnd=87670</p> 	<p data-bbox="279 1288 319 1825">/disk/rdisk07/ramspj/nudge_all/postproc/hkgJUplots/h_00176_lev200</p> <p data-bbox="311 1332 351 1388">SpdAve=4 SpdStd=3 DirAve=173 No Calm Reports Nwnd=22078</p> 
(081,034)	<p data-bbox="821 392 861 929">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00129_lev200</p> <p data-bbox="853 436 893 492">SpdAve=5 SpdStd=3 DirAve=92 No Calm Reports Nwnd=87670</p> 	<p data-bbox="821 1288 861 1825">/disk/rdisk07/ramspj/nudge_all/postproc/hkgJUplots/h_00129_lev200</p> <p data-bbox="853 1332 893 1388">SpdAve=4 SpdStd=3 DirAve=173 No Calm Reports Nwnd=22078</p> 

RAMS Grid	Annual	Summer
(082,033)	<p data-bbox="277 1211 300 1742">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00130_lev200</p> <p data-bbox="325 1267 347 1688">SpdAve=5 SpdStd=3 DirAve=91 No Calm Reports Nwnd=87670</p> 	<p data-bbox="277 367 300 927">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00130_lev200</p> <p data-bbox="325 434 347 860">SpdAve=4 SpdStd=3 DirAve=173 No Calm Reports Nwnd=22078</p> 
(082,034)	<p data-bbox="820 1218 842 1742">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00130_lev200</p> <p data-bbox="852 1267 874 1688">SpdAve=5 SpdStd=3 DirAve=91 No Calm Reports Nwnd=87670</p> 	<p data-bbox="820 371 842 927">/disk/rdisk07/ramspj/nudge_all/postproc/hkgplots/h_00130_lev200</p> <p data-bbox="852 434 874 860">SpdAve=4 SpdStd=3 DirAve=173 No Calm Reports Nwnd=22078</p> 

**VISUAL APPRAISAL IN RELATION TO
PROPOSED AMENDMENTS TO THE
DRAFT WAN CHAI
OUTLINE ZONING PLAN NO. S/H5/27**



**PLANNING DEPARTMENT
APRIL 2018**

1. BACKGROUND

On 24.9.2010, the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/26 was gazetted. The development restrictions imposed on the draft OZP were the subjects of judicial reviews (JRs). To follow up on the Court's rulings on the JRs and the related appeals, a review of the development restrictions in particular to the implications of the Sustainable Building Design Guidelines (SBDG) has been conducted. It is proposed to relax the development restrictions on the OZP including the building height restrictions (BHRs) for Commercial ("C"), "C(4)", sub-area (b) of "C(6)", "Other Specified Use" annotated "Mixed Use" ("OU(MU)"), some "Residential (Group A)" ("R(A)", "R(A)5" and "R(B)" sites. A visual appraisal on the impact of the BHRs relaxation is prepared.

2. BUILDING HEIGHT CONCEPT ON THE DRAFT WAN CHAI OZP

- 2.1. The BHRs on the draft Wan Chai OZP No. S/H5/26 (the Area) were formulated based on an overall building height (BH) concept and other relevant considerations including existing BH profile, topography, site formation level, local characteristics, waterfront and foothill setting, compatibility with surroundings, predominant land uses, development intensity, visual impact, air ventilation and a proper balance between public interest and private development right.
- 2.2. Given that the existing high-rise developments in Wan Chai North (Planning Scheme Area 25) and the northern part of the Area i.e. north of Johnston Road/Hennessy Road as well as the presence of residential developments with relatively lower development intensity and BH in the inland area to the south of Johnston Road/Wan Chai Road, the stepped height concept ascending from the harbour and gradually arising towards landward side would not be achievable in the draft Wan Chai OZP. The visual appraisal will focus on preservation of the view to ridgelines and mountain backdrops when viewing from Kowloon; and the view to harbour when viewing from Hong Kong Island.
- 2.3. In general, 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 development were adopted on the current OZP (**Figure 1**). The BHRs on the existing OZP are described below:
 - BHR of **130mPD** is stipulated for the "C" sites to the west of Tonnochy Road, and around the Times Square.
 - BHR of **110mPD** is stipulated for the "C" sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road.
 - To reflect the BHs of the existing commercial developments covered by the sub-zones of "C", including Wu Chung House, Times Square, QRE Plaza, Hopewell Centre, and Three Pacific Place. For the ex-Wan Chai Police Married Quarters site covered by "C(4)", the future development is

restricted to PR of 12 and BHR of 80mPD, taking into account the recommendations of the Air Ventilation Assessment undertaken in 2010 and the need to ensure compatibility with the adjacent ex-Wan Chai Police Station, which is a Grade 2 historic building to be preserved in-situ for adaptive re-use.

- BHR of **110mPD** is stipulated for the “OU(MU)” sites bounded by Johnston Road/Hennessy Road, Canal Road West, Morrison Hill Road and Wan Chai Road.
- BHRs of **110mPD** and **100mPD** are stipulated for those residential sites to the north and south of Queens’ Road East respectively. BHRs of **120mPD** and **140mPD** are stipulated for the residential sites along Kennedy Road in the southern part of the Area.
- Mainly to reflect the existing BHs to the “G/IC” and other “OU” sites.

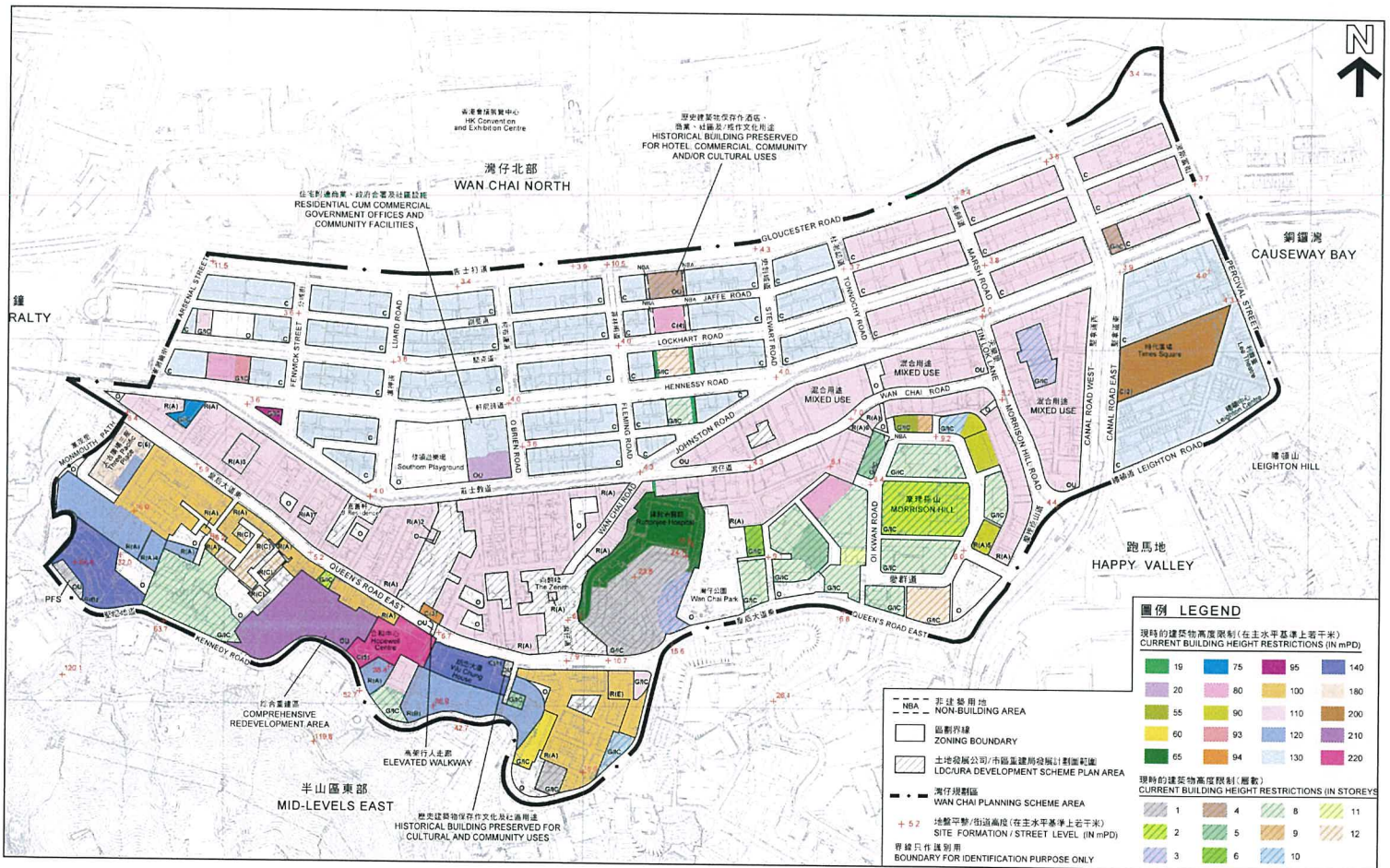


Figure 1
Building Height Restrictions on Current Draft Wan Chai OZP No. S/H5/27

3. PROPOSED BUILDING HEIGHT RESTRICTIONS

3.1 To provide flexibility for future redevelopments in complying with SBDG, it is proposed to relax the following BHRs on the OZP (**Figure 2A**).

- (a) to relax the BHRs for the "C", sub-area (b) of "C(6)" and "OU(MU)" zones edged blue from 130mPD, 120mPD and 110mPD respectively to **135mPD**
- (b) to relax the BHR for the "C(4)" zone coloured and hatched pink from 80mPD to **110mPD**
- (c) to relax the BHR for the "R(A)" zones edged and hatched red from 100mPD to **110mPD**
- (d) to relax the BHR for the "R(A)" zone edged light orange in the south of the Area from 120mPD to **140mPD**
- (e) to relax the BHR for the "R(A)" and "R(A)5" zones edged and hatched red from 90mPD to **110mPD**
- (f) to relax the BHR for the "R(B)" zone edged light green in the south of the Area from 140mPD to **150mPD**

3.2 In addition above, it is proposed to stipulate/relax the BHRs for the below area deleted from the non-building area (NBA)/setback (SB)/building gap (BG) requirements.

- (a) to stipulate BHR of **4 storeys** for the eastern and western boundaries of the "OU (Historical Building Preserved For Hotel, Commercial, Community and/or Cultural Uses)" zone
- (b) to stipulate BHR of **110mPD** for the eastern and western boundaries of the "C(4)" zone
- (c) to relax the BHR from 19mPD to **12 storeys** for the eastern and western boundaries of the "G/IC" zone between Stewart Road and Fleming Road
- (d) to relax the BHR from 19mPD to **8 storeys** for the eastern boundary of the "G/IC" zone between Hennessy Road and Johnston Road
- (e) to relax the BHR from 19mPD to **110mPD** at part of the "R(A)" zone to the north of Ruttonjee Hospital

3.3 The consolidated BHRs of the draft Wah Chai OZP is attached in Figure 2B for undertaking the visual appraisal (**Figure 2B**).

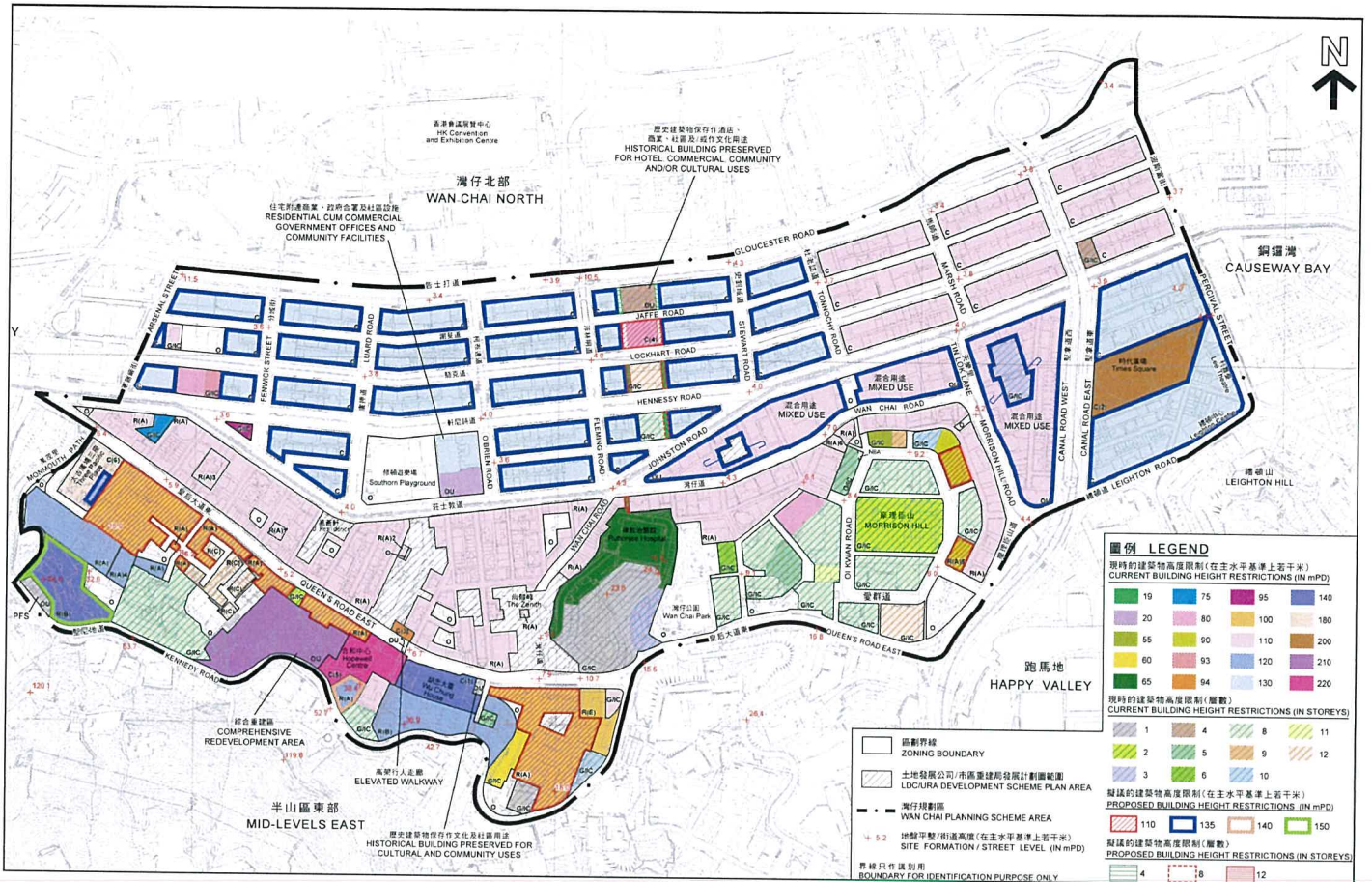


Figure 2A
Proposed Building Height Restrictions

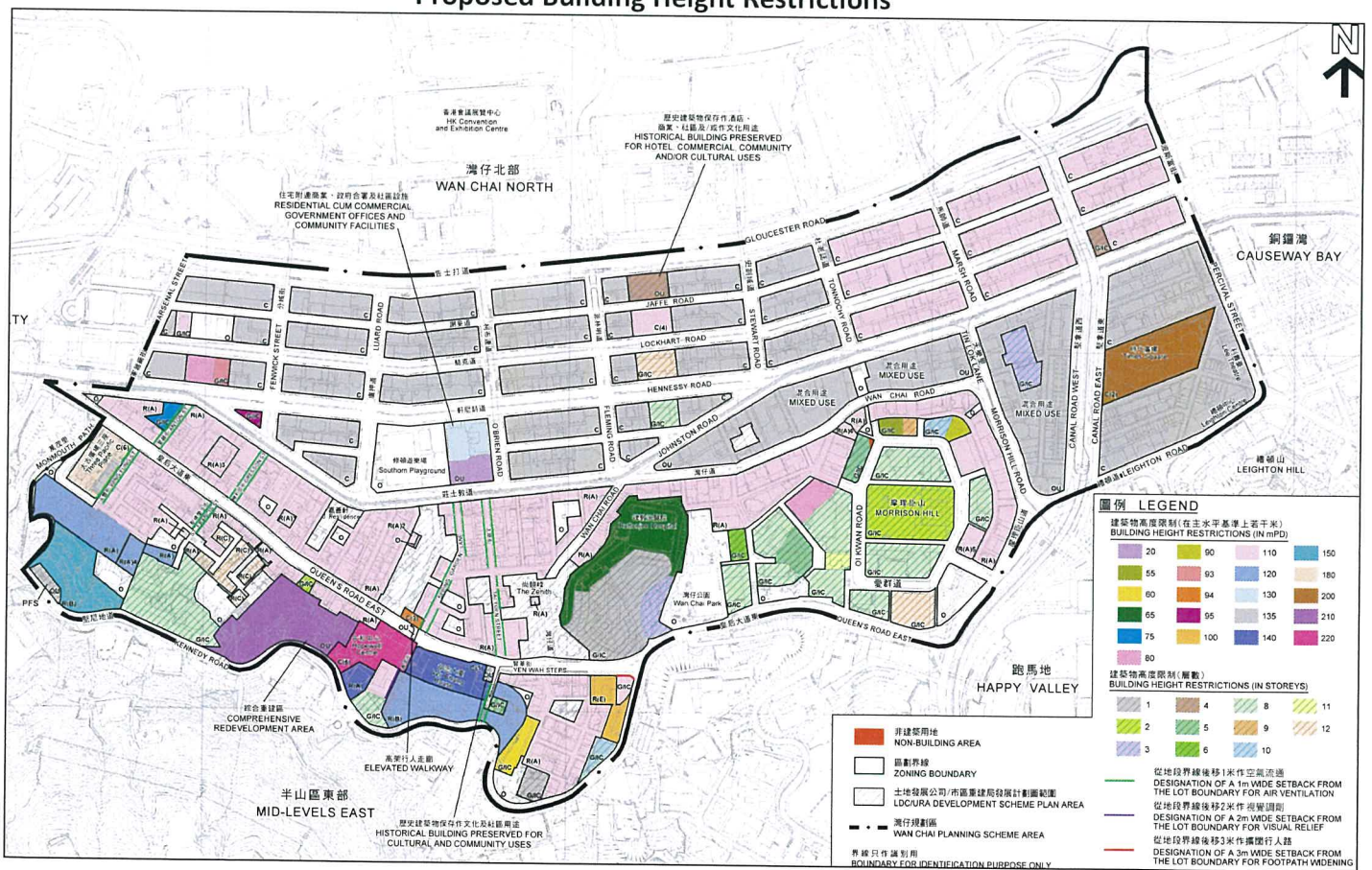


Figure 2B
Consolidated Building Height Restrictions

3.4 No change is proposed for the BHRs of the other development sites. For the “C” sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road, despite it is estimated that higher BHR is required for a typical commercial development with the incorporation of SBDG requirements, it is proposed to maintain the current BHR of 110mPD so as to minimise the impact on the view to harbour from Stubbs Road Lookout Point (Figure 3).



Figure 3
Comparison of Photomontages of “C” sites (110mPD/135mPD)
bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road
and “OU(MU)” sites (135mPD) from Stubbs Road Lookout Point

4. SELECTION OF VIEWING POINTS

4.1 The following viewing points (VPs) are selected to assess the visual impact of the BHRs relaxation proposals (**Figure 4**):

- VP A – Tsim Sha Tsui Cultural Complex (looking towards southwards)
- VP B – West Kowloon Cultural District (looking towards south-eastwards)
- VP C – Kai Tak Cruise Terminal Park (looking towards south-westwards)
- VP D – Lion Pavilion at The Peak (looking towards north-eastwards)
- VP E – Stubbs Road Lockout (looking towards southwards)

4.2 VPs A, B, C and D are the strategic VPs. According to the “Urban Design Guidelines for Hong Kong (2002)”, these are the VPs aiming for preservation of views to ridgelines/peaks when viewing from Kowloon towards the Hong Kong Island or the view to harbour from Victoria Peak. VP E is a well-travelled route to take a panoramic view of the harbour and appreciation of the city’s skyline. VP E was also selected for photomontages in the stipulation of BHRs on the draft Wan Chai OZP in 2010.

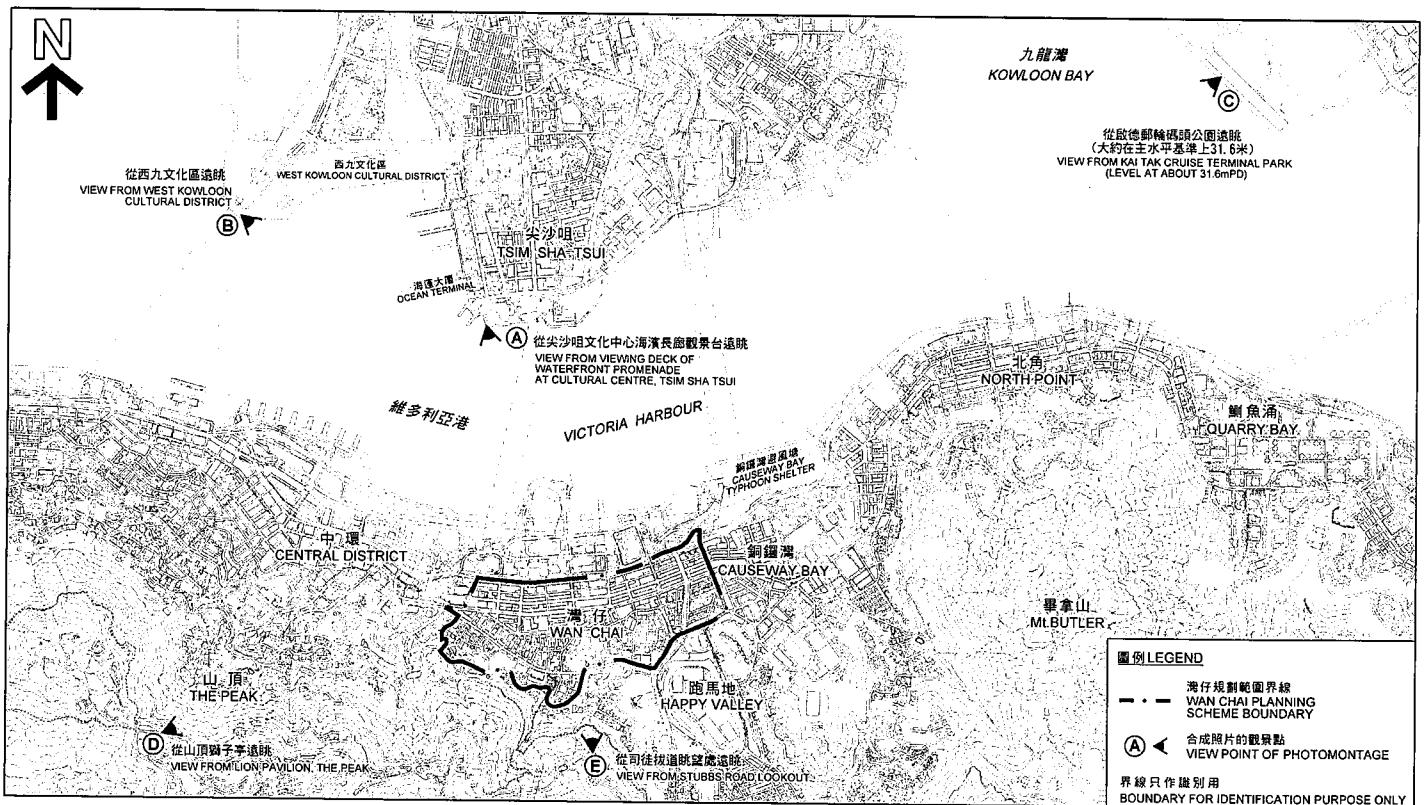


Figure 4
Viewing Points

5. BUILDING HEIGHT PROFILE

- 5.1 In the long term, the BH profile of the Area will mainly follow the BHRs on the OZP, except for those existing and committed developments (such as approved building plans) already exceed the respective BHRs. Taking into account that developments having fewer storeys and therefore smaller number of units would more likely undergo ownership assembly and that older buildings would have a greater opportunity for redevelopments (especially for sites that have not been fully developed to the maximum development potential), developments with a building age of 30 years or over and with a BH of 15 storeys or below are assumed to have high redevelopment propensity (Figure 4).
- 5.2 Committed developments, including sites with planning permission or approved building plans are also included in the photomontages (Figure 5).
- 5.3 The BH profile under the current BHRs in Section 2 above and the proposed BHRs in Section 3 above are demonstrated in the photomontages on Figures 6A to 6E. The photomontages show the sites which have higher redevelopment propensity as assumed to be redeveloped up to the proposed BHRs.

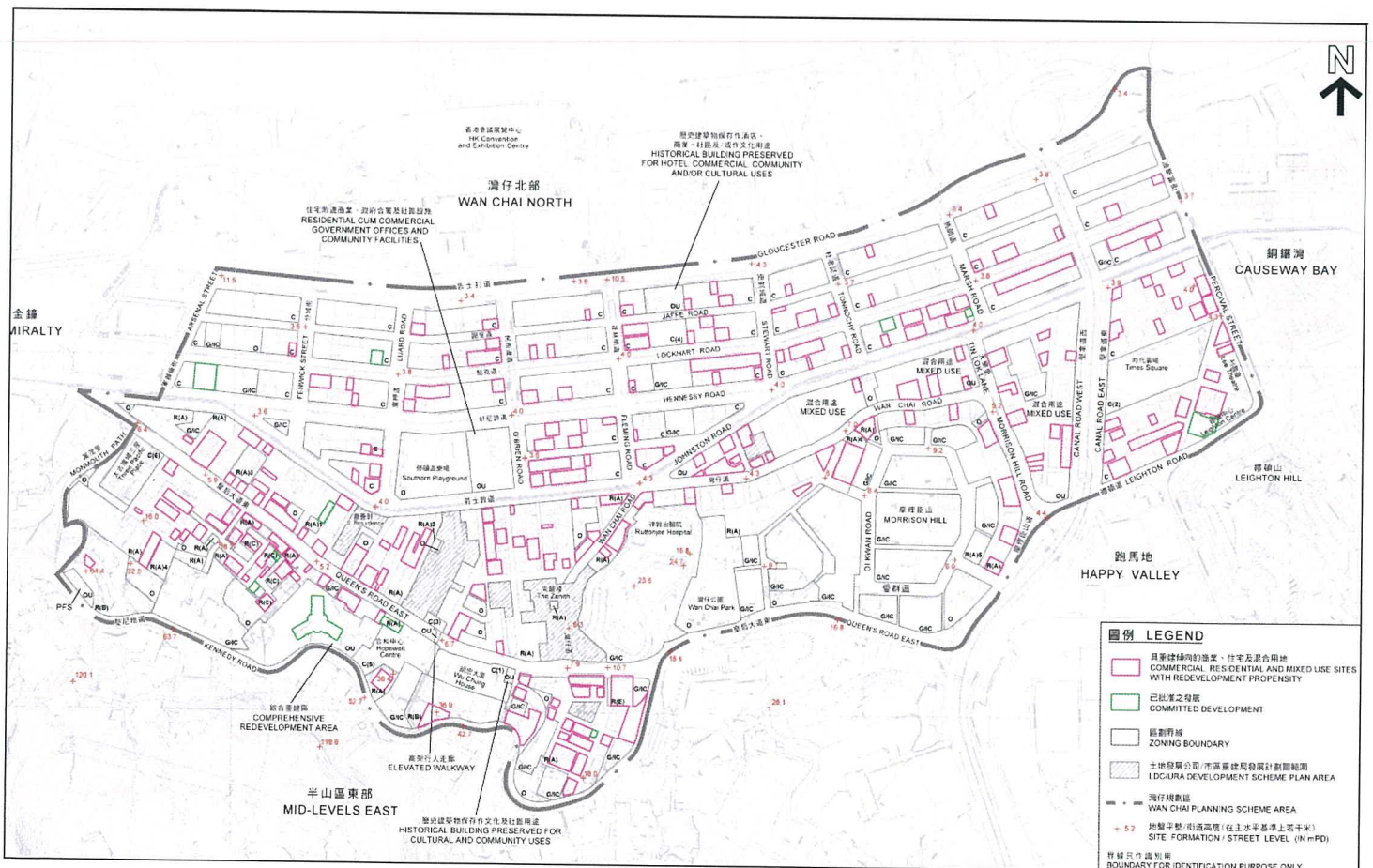


Figure 5
Sites with High Redevelopment Propensity and Committed Developments

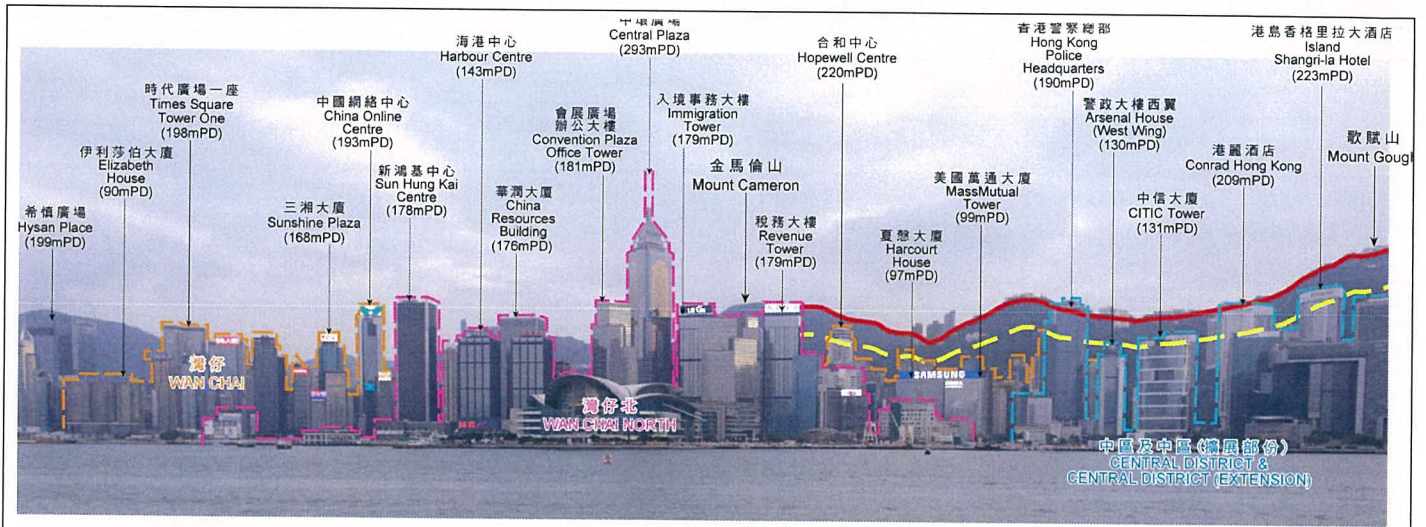
6. VISUAL APPRAISAL

6.1 VP A – Tsim Sha Tsui Cultural Complex (Figure 6A)

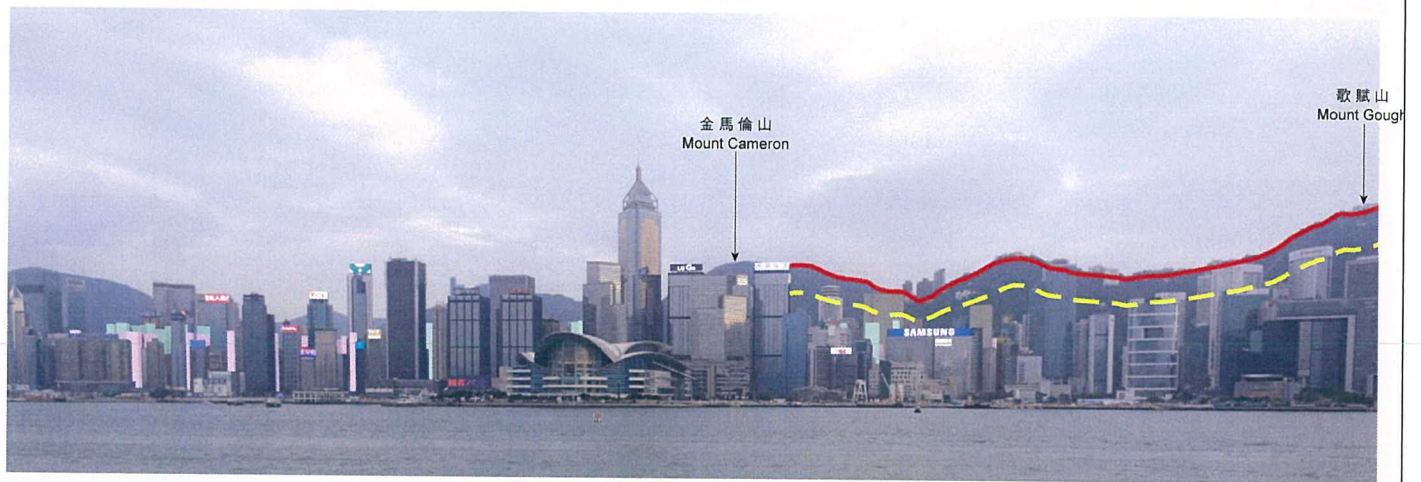
- 6.1.1 VP A is a popular spot with locals and tourists walking along Tsim Sha Tsui promenade. It captures a panoramic view of the northern Hong Kong Island shore. This VP has a closer view of the Wan Chai. The sensitivity of public viewers at this VP is medium.
- 6.1.2 **Key visual elements and resources** – The Victoria Harbour and the high-rise buildings and the mountain backdrop are the key visual elements and resources. The existing high-rise buildings in Wan Chai North and the northern part of the Area have breached the ridgeline. The ridgeline and mountain backdrop of Mount Gough at the west could still be preserved.

Visual Changes

- 6.1.3 **Visual composition** – Since the high-rise developments in Wan Chai North and the northern part of the Area stand out sharply and almost screened off the developments with relatively lower development intensity and BH in the inland area of the Area, the relaxed BHRs proposed are not incompatible with the existing visual context and will not lead to substantial change in visual composition.
- 6.1.4 **Visual obstruction and effect on visual resources** – Under the proposed BHRs relaxation, the BHs of redevelopments will result in slight visual obstruction and reduction of the visual permeability. The potential sites for redevelopments within the Area would not breach the mountain backdrop and ridgeline, as well as not affecting the 20% ‘building-free zone’, of Mount Gough. The committed development i.e. Hopewell Centre II with BH of about 210mPD would affect the 20% ‘building-free zone’, however the site falls within the same locality of Hopewell Centre (220mPD) and with a specified zoning aiming for comprehensive redevelopment.
- 6.1.5 **Effect on the public viewers** – The visual permeability of the VP is slightly reduced after the relaxation of BHRs, however the redevelopments with the proposed relaxed BHs do not appear out of place from visual context. As such, the effect on public viewers is considered slight.

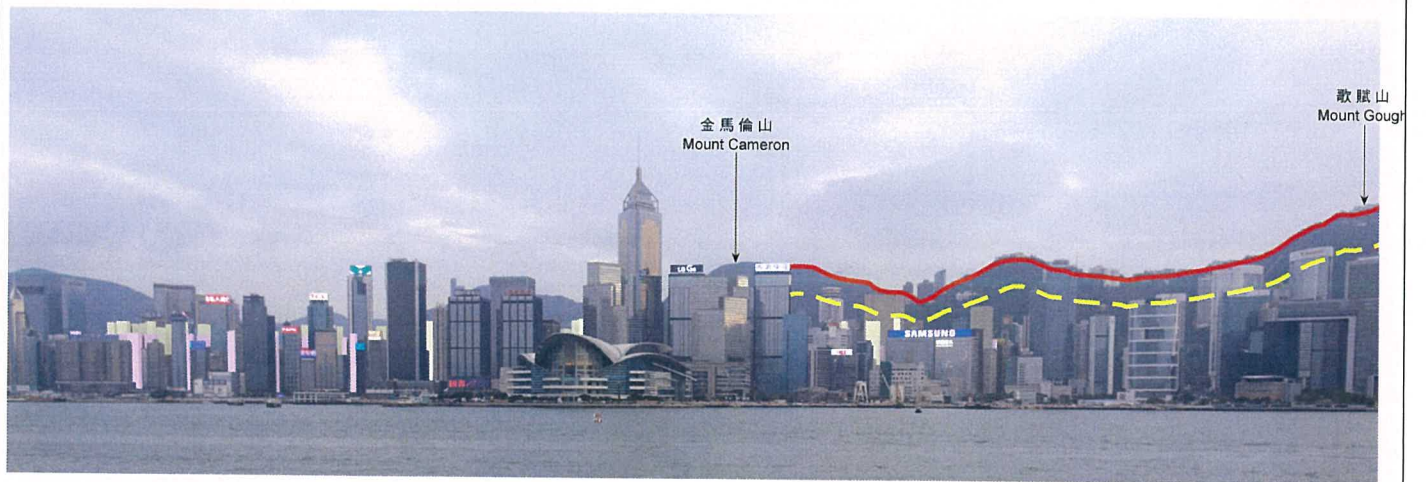


現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從尖沙咀(香港文化中心)遠眺
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線
RIDGELINES TO BE PRESERVED

虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

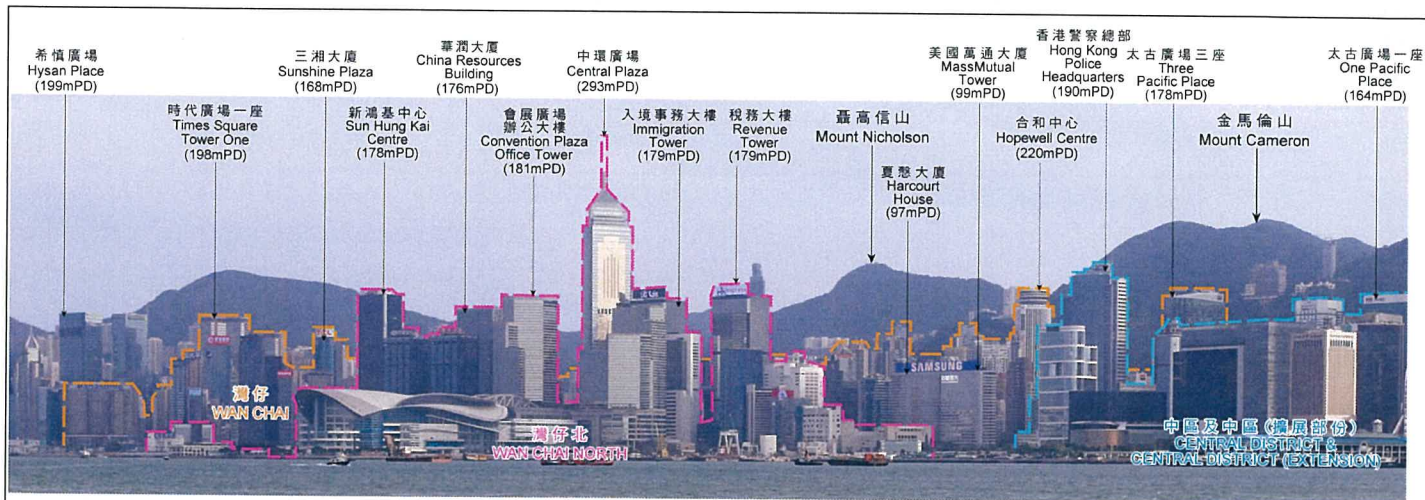
Figure 6A
VP A – Tsim Sha Tsui Cultural Complex

6.2 VP B – West Kowloon Cultural District (Figure 6B)

- 6.2.1 VP B will become a popular location for locals and tourists upon completion of the West Kowloon Cultural District. It captures a panoramic view of the northern Hong Kong Island from East Central to Wan Chai. Sensitivity of the public viewers at this long range VP is medium.
- 6.2.2 **Key visual elements and resources** – The Victoria Harbour and the high-rise buildings and the mountain backdrop are the key visual elements and resources. While the existing tall buildings particularly in Wan Chai North have breached the ridgelines, the ridgelines and mountain backdrops of Mount Cameron and Mount Nicholson are at the west.

Visual Changes

- 6.2.3 **Visual composition** – The high-rise developments in Wan Chai North and the northern part of the Area have screened off the developments with relatively lower development intensity and BH in the inland area of the Area. The relaxed BHRs proposed are not incompatible with the existing visual context and will not lead to substantial change in the visual composition.
- 6.2.4 **Visual obstruction and effect on visual resources** – While the redevelopment upon the relaxed BHRs proposed would result in slight reduction in visual permeability, no further encroachments into the ridgelines and mountain backdrops of Mount Cameron and Mount Nicholson.
- 6.2.5 **Effect on the public viewers** – The mountain backdrop and visual permeability would not be adversely affected. The redevelopments with the proposed relaxed BHs would generally respect the character of the area and be compatible with the landscape setting. Thus, the effect on public viewers is considered slight.



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

從西九文化區遠眺
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米
 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
 界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

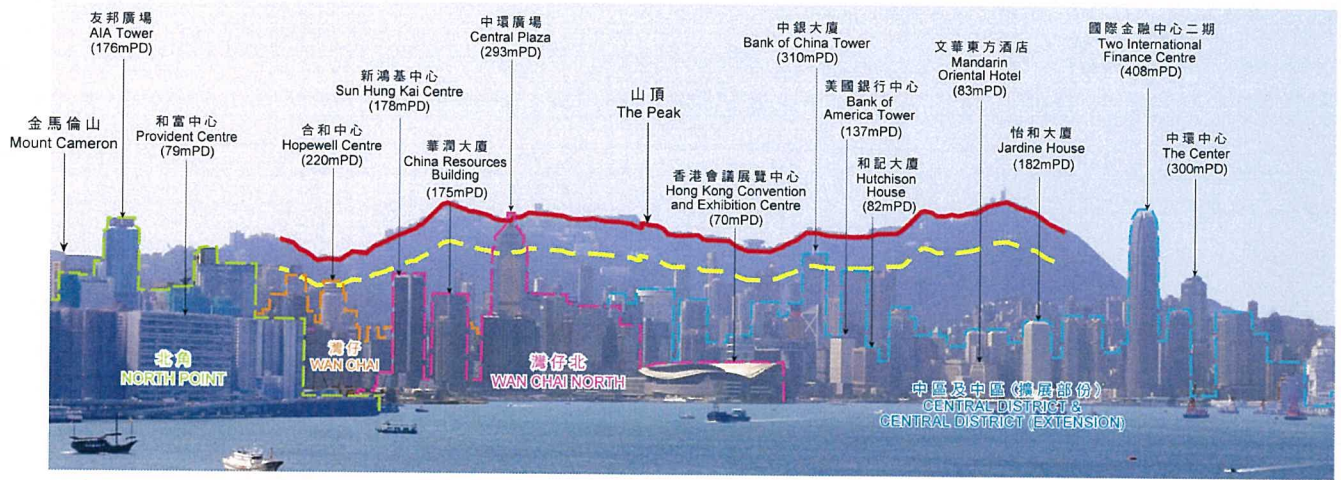
Figure 6B
VP B – West Kowloon Cultural District

6.3 VP C – Kai Tak Cruise Terminal Park (Figure 6C)

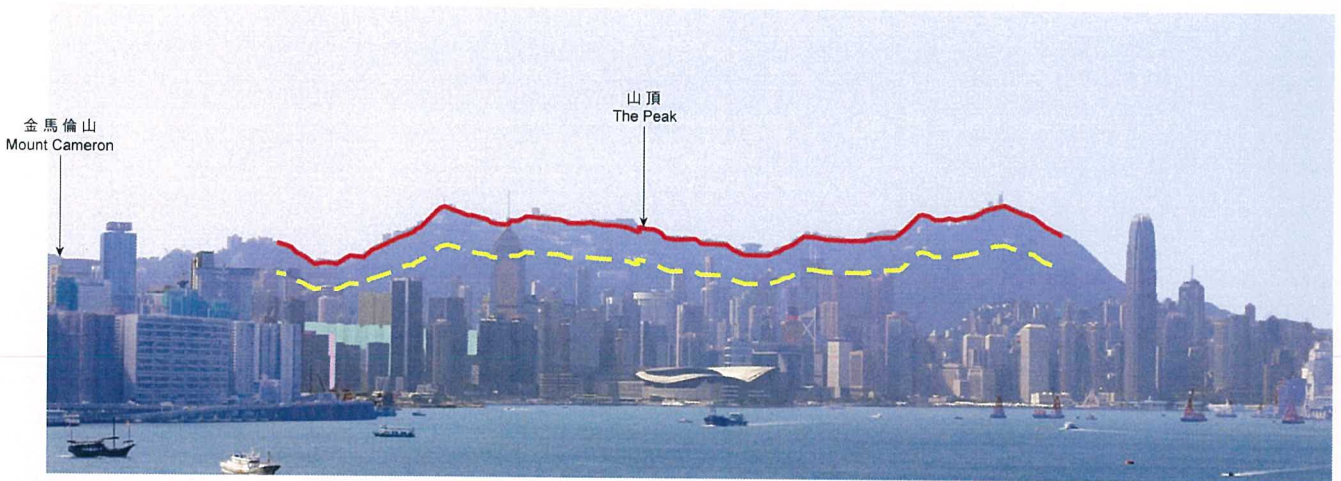
- 6.3.1 VP C captures a panoramic view of the Hong Kong Island shore from North Point to Central, with Wan Chai lying in between. Sensitivity of the public viewers at this long range VP is medium.
- 6.3.2 **Key visual elements and resources** – The Victoria Harbour and the compact high-rise developments with the mountain backdrop are the key visual elements and resources. The ridgeline of the Peak's for preservation is relatively long. Some existing high-rise buildings including Central Plaza (293mPD) and Bank of China Tower (310mPD) have breached the 20% 'building-free zone'.

Visual Changes

- 6.3.3 **Visual composition** – The high-rise developments in Wan Chai North and the northern part of the Area have screened off the developments with relatively lower development intensity and BH in the inland area of the Area. The relaxation of the BHRs on the OZP would generate an increase in the height of the redevelopments which are mainly appeared to the east of Central Plaza at this VP.
- 6.3.4 **Visual obstruction and effect on visual resources** – The increase in height of the redevelopments under the proposed BHRs relaxation will slightly reduce the visual permeability. However, the relaxed BHRs proposed would not affect the ridgelines and mountain backdrops of the Peak as well as breaching the 20% 'building-free zone'.
- 6.3.5 **Effect on the public viewers** – Although the visual permeability of the VP is reduced, the redevelopments with the proposed relaxed BHs do not appear out of place from visual context and the view of the city's skyline will remain changed. The effect on public viewers is considered slight.

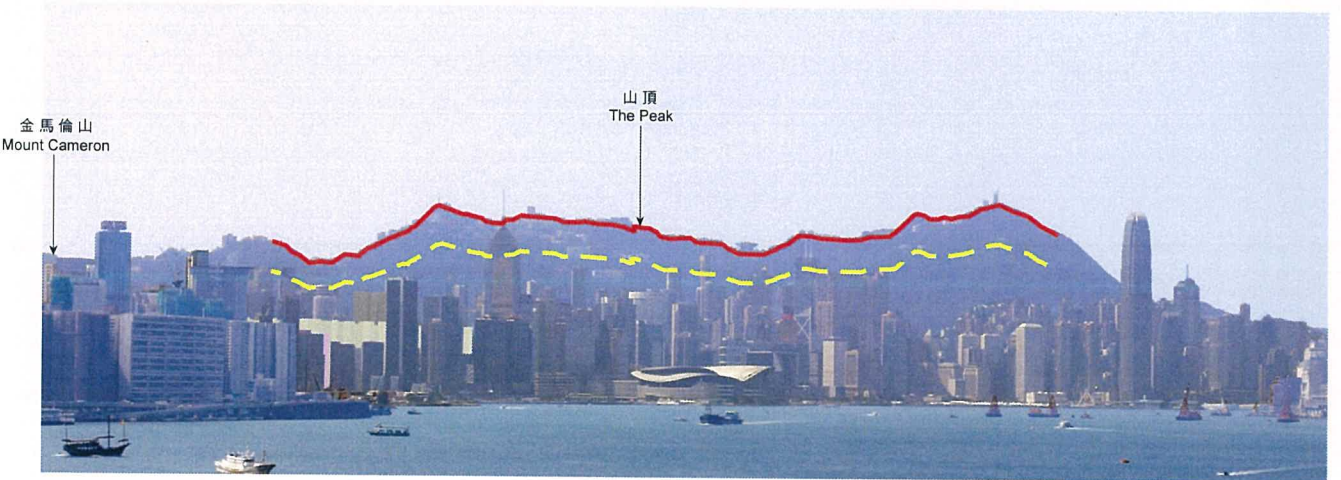


現有景觀 EXISTING VIEW



現時的建築物高度限制
 CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
 COMMITTED DEVELOPMENT



擬議的建築物高度限制
 PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
 COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)
 VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

	須保存的山脊線 RIDGELINES TO BE PRESERVED	建築物高度在主水平基準上若干米 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD) 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
	虛線以上為保留20%不受建築物遮擋地帶 ABOVE THE DOTTED LINE, 20% BUILDING FREE ZONE	

Figure 6C
 VP C – Kai Tak Cruise Terminal Park

6.4 VP D – Lion Pavilion at The Peak (Figure 6D)

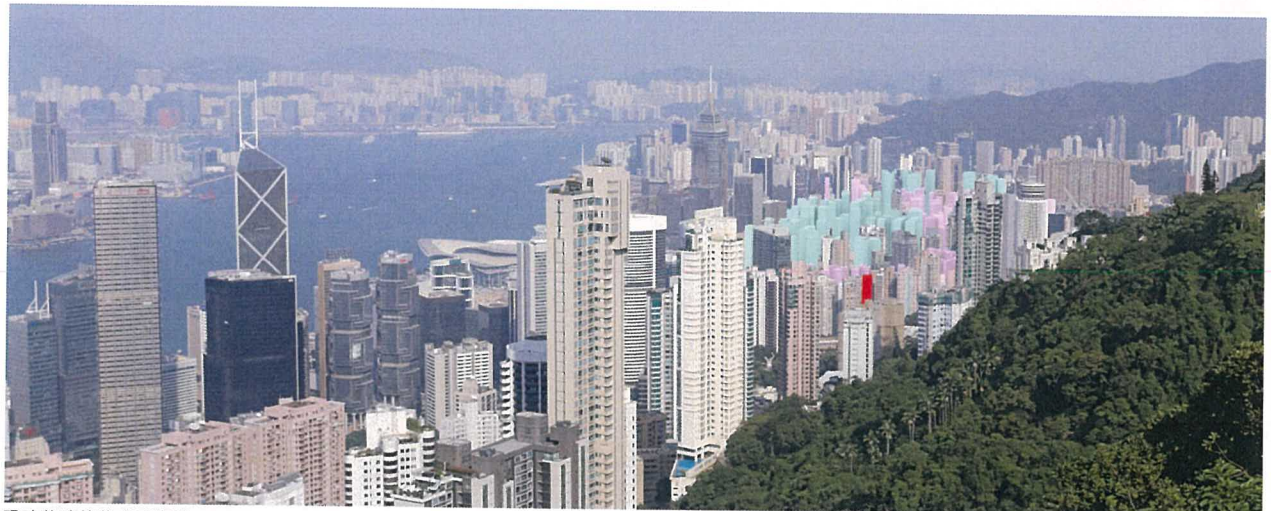
- 6.4.1 The panoramic view from the Peak to Victoria Harbour is world famous. The VP captures a slightly far view of the Area. Sensitivity of the public viewers at this long range VP is medium.
- 6.4.2 **Key visual elements and resources** – The key visual elements and resources mainly include the Victoria Harbour as well as the compact high-rise developments from Central to North Point, with Wan Chai lying in between.

Visual Changes

- 6.4.3 **Visual composition** – The redevelopments upon the relaxed BHRs on the OZP would not affect the view of harbour. Since the presence of developments with relatively lower development intensity and BH are in the inland area of the Area, the redevelopments respect the character of the neighbourhood and be compatible with the landscape setting.
- 6.4.4 **Visual obstruction and effect on visual resources** – The increase in height of the redevelopments under the proposed BHRs relaxation will blend in with the existing buildings.
- 6.4.5 **Effect on the public viewers** – The view of harbour and the perception of the area from Central to North Point as compact high-rise developments would not be affected. The effect on public viewers is considered slight.



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 140mPD 已批准之發展
 COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展
 COMMITTED DEVELOPMENT

從山頂獅子亭遠眺
 VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米
 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
 界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

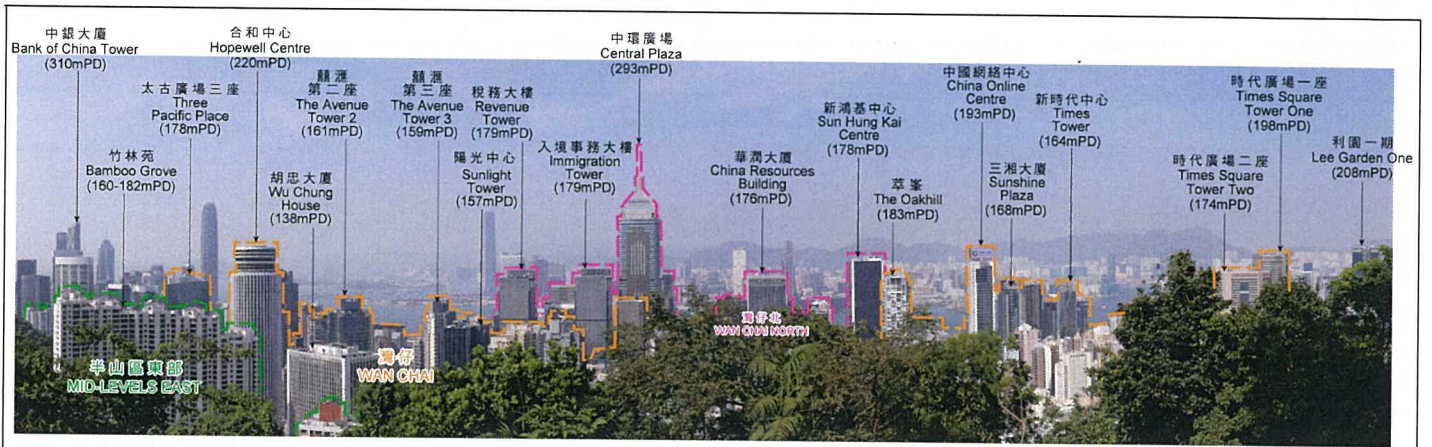
Figure 6D
VP D – Lion Pavilion at The Peak

6.5 VP E – Stubbs Road Lockout (Figure 6E)

- 6.5.1 VP E is a popular spot and a well-travelled route for tourists and the locals to take a panoramic view of the Victoria harbour and appreciation of the city's skyline. Sensitivity of the public viewers at this long range VP is medium.
- 6.5.2 **Key visual elements and resources** – The key visual elements and resources would be the city's skyline and the further view of the coastal area of Kowloon. The harbour view is located at the east and west of this VP.

Visual Changes

- 6.5.3 **Visual composition** – It is considered the redevelopments in the Area are not incompatible in scale with the surroundings comprising mainly compact and mixed high-rise developments particularly in Wan Chai North. However, part of the harbour view would be affected.
- 6.5.4 **Visual obstruction and effect on visual resources** – The increase in height of the redevelopments under the proposed BHRs relaxation would result in visual obstruction to part of the harbour view and slight reduce the visual permeability.
- 6.5.5 **Effect on the public viewers** – Although the visual permeability of the VP is reduced, the redevelopments with the proposed relaxed BHs do not appear to be out of place from visual context. While the harbour view at this VP would be affected, the visual impact has been minimised by maintaining a BHR of 110mPD for the "C" sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road.



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從司徒拔道眺望遠處透視
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Figure 6E
VP E – Stubbs Road Lookout

7. CONCLUSION

As demonstrated in the visual appraisal, with the proposed relaxation of BHRs, the resultant BH profile would not affect the ridgelines and mountain backdrops of Mount Cameron, Mount Nicholson, Mount Gough and The Peak. Though the building bulk of the future redevelopments near the waterfront with the relaxed BHR would be greater, which would reduce the visual permeability, and blocking part of the view to harbour from Stubbs Road Lookout Point, it is still considered not incompatible in scale with the surroundings comprising mainly compact and mixed high-rise developments of varying BHs and forms as illustrated in **Figures 6A to 6E**. Moreover, the visual impact in particular on the view to harbour from Stubbs Road Lookout Point has been minimized by maintaining a BHR of 110mPD for the “C” sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road. Moreover, the BHRs relaxation is to allow design flexibility for future redevelopments in meeting SBDG which will improve the overall building permeability and the visual amenity of the pedestrian environment. The proposed BHRs would be a matter of trade-off amongst different urban design considerations in the dense urban core like Wan Chai. Variation in lot size and development scale as well as differences in design styles and consideration would also contribute to varieties in BH and outlook over the area. In overall terms, the proposed BHRs relaxation will not result in unacceptable visual impact.

Summary of Representations and Proposals

Representation No. R34 (Representer : The Real Estate Developers Association of Hong Kong)

SUBJECTS OF REPRESENTATION	REPRESENTER'S PROPOSALS
<p>R34 (General)</p> <ul style="list-style-type: none"> • Oppose the stipulation of building height restrictions (BHRs) • Oppose the spot zoning approach with stipulations of non-building area (NBA), as well as setback (SB) and building gap (BG) requirements • No public consultation prior to imposition of the restrictions on building height (BH), gross floor area (GFA), NBAs and SBs • Oppose the rezoning of "Commercial/Residential" ("C/R") zones to other development zones • Oppose the rezoning of the Ex-Wai Chai Police Station and Ex-Wai Chai Police Married Quarters (Ex-WCPMQ) sites to "Other Specified Uses" ("OU") and "Commercial(4)" ("C(4)") zones respectively • Oppose the rezoning of sites to reflect the completed developments covered by planning applications 	<ul style="list-style-type: none"> • Relax the BHRs for the area north and south of Hennessy Road to generally 130mPD and 150mPD respectively, except for the taller, existing and committed development and "G/IC" sites • Delete spot zoning, NBA, SB and BG requirements • Amend the minor relaxation clause • Include a standard clause to permit plot ratio (PR) to be exceeded under Building (Planning) Regulations (B(P)R) 22(1) or (2) for dedication of site for public passage etc. • Introduce a relaxation or incentive scheme, similar to that adopted on Tsim Sha Tsui Outline Zoning Plan (OZP), to encourage amalgamation of small sites for development/redevelopment, e.g. site of not less than 1,500m² in commercial zones • Re-instate the "C/R" zoning • Rezone the Ex-WCPMQ site for open space

GROUNDS OF REPRESENTATION	RESPONSES
<p>Building Height Restrictions</p> <ul style="list-style-type: none"> • The BHRs need to respect existing BHs and the height of the building plan approvals. • The BHRs are too low and restricting the future development to the existing development design and form, which unnecessarily 	<ul style="list-style-type: none"> • In formulating the BHRs, relevant considerations including overall BH concept protection of ridgeline, existing BH profile, topography, site formation level, local characteristics, waterfront and foothill setting, compatibility with the surrounding areas, predominant land uses and development potential, air ventilation, visual impact and a

<p><u> GROUNDS OF REPRESENTATION </u></p>	<p><u> RESPONSES </u></p>
<p>constrain design flexibility for innovative buildings. The private property rights should not be unnecessarily and disproportionately restricted or affected.</p> <ul style="list-style-type: none"> • A more rational and generalised approach in imposing BHRs should be adopted. • No down-zoning effect. The development potential of the existing buildings could be reasonably achieved within the BHRs without the need to make section 16 application. <p>Sustainable Building Design Guidelines</p> <ul style="list-style-type: none"> • The Sustainable Building Design Guidelines (SBDG) are in conflict with the BHRs, and the NBA, SB and BG requirements imposed on the OZP. These requirements would prevent the SBDG to be implemented. This impact had not been assessed in preparing the amendments to the OZP. The SBDG has provided a more appropriate form to achieve the same objectives of such requirements. • The basis of the assumptions made in determining the BHRs such as floor-to-floor heights, non-accountable GFA, bonus GFA, flexibility to building form and shape and impacts on development intensity have not been justified. <p>Urban Design Consideration</p> <ul style="list-style-type: none"> • The concept for the BH profile is not clearly indicated. The development pattern and topography have generally made Wan Chai a canyon, particularly in areas on both sides of Queen’s 	<p>proper balance between public interest and private development right have been taken into account.</p> <ul style="list-style-type: none"> • While the building plans approved by the Building Authority before the imposition of BHRs would be allowed to proceed, the piecemeal relaxation of the BHRs for the individual sites as proposed by the representers would result in proliferation of high-rise development which is not in line with the planning control. • To follow up on the Court’s ruling, a review of the BHRs raking into account the implications of SBDG has been conducted. It is proposed to relax the BHRs in “C” zones (except the zonings bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road to maintain BHR of 110mPD), sub-area (b) for “C(6)” zone and “OU(MU)” zones to 135mPD; “C(4)” zone to 110mPD; some “R(A)” sites to 110mPD/140mPD; some “R(B)” sites to 150mPD; and “R(A)5” site to 110mPD to make allowance for future redevelopment to comply with SBDG. In general, the proposed BHRs have taken into account the permissible development intensity with a floor-to-floor height (FTFH) of 4m (typical floor)/5m (podium) for commercial buildings in “C” and “OU(MU)” zones and a FTFH of 3m (typical floor)/ 5m (podium) for composite buildings in “R(A)” zone. The various setback requirements on the OZP have also been taken into account in the BH assessment in Annexes E1 to E5. • The proposed BHRs have allowed a reasonable FTFH for redevelopment and do not preclude the incorporation of innovative architectural features as well as provision of quality buildings.

<u>FOUNDATIONS OF REPRESENTATION</u>	<u>RESPONSES</u>
<p>Road East. BHRs are set too low to free up site area for BGs, green area and open space.</p>	<ul style="list-style-type: none"> The BHR of the "C" sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road are currently subject to BHR of 110mPD and it is proposed to be maintained at 110mPD so as to minimise the impact on the view to harbour from Stubbs Road Lookout Point (Plans 6 and 9E). For the future redevelopment thereat, design approach and/or less desirable building design such as lower FTFH would need to be applied for the future redevelopment without breaching the BHR of 110mPD (Annex E2). This is to achieve a balance between development rights and public interest Given that the existing high-rise development in Wan Chai North and the predominant commercial developments in the northern part of the Wan Chai, the stepped height concept ascending from the harbour and gradually arising towards landward side would not be achievable in the draft Wan Chai OZP.
<p>Non-building Areas/Set-back/Building Gaps Requirements</p> <ul style="list-style-type: none"> The NBAs do not fall into the categories of the Town Planning Ordinance (TPO) under plan making as they are not 'buildings'. The term 'NBA' causes uncertainty and confusion. To delete the NBAs and to replace such requirements with "Open Space" ("O") zoning. The proposed SB requirements are taking away of private land without compensation for the loss of property value or resumption and without adequate grounds for justifying them as a recognised public purpose. 	<ul style="list-style-type: none"> Court of Appeal (CA) has held that 'spot zoning' is not ultra vires and falls within the Board's statutory power under the TPO and that there is no uncertainty in the meaning of the restriction imposed. The objectives of NBA and SB are set out in the ES. Both NBA and SB requirements are for air ventilation purpose, but they serve different functions. NBA is designated to facilitate air penetration and SB is designated to facilitate the formulation of air paths through roads. It has already indicated in the ES that the NBA and SB requirements will not apply to underground developments. Minor structures which are designed with high porosity may be allowed.

<p><u> GROUNDS OF REPRESENTATION </u></p>	<p><u> RESPONSES </u></p>
<p>• Insufficient BH to accommodate GFA for implementation of SB, particularly for bonus GFA granted.</p> <p>• There is no provision in the Notes or ES indicating that the private land taken for SB/BG, etc. may be considered by the Building Authority for bonus GFA. A standard clause to permit PR to be exceed under B(P)R 22(1) or (2) for dedication of site for public passage etc. should be included.</p> <p>Air Ventilation Consideration</p> <ul style="list-style-type: none"> • Without a reasonable BH to accommodate the GFA, the sites cannot free up for providing gaps for air ventilation. The BHRs fail to achieve air ventilation purpose to a reasonable extent. • With the BHRs, developments will be built to the maximum allowable height, which will result in bulky buildings forming walls of development blocking air flows, light and view. 	<ul style="list-style-type: none"> • The SB requirements will only be implemented upon redevelopment. Should these areas be zoned to “O” as suggested, land resumption would be involved and the development potential of the concerned sites would be affected. • Since there is no PR restriction for the respective zones on the OZP, the inclusion of provision in the Notes of the OZP for PR to be exceeded as defined in B(P)R 22(1) or (2) is not necessary. • The proposed BHRs have allowed flexibility for incorporation of various design elements including SBDG, which would in general better improve air ventilation. • The AVA by EE in 2010 was considered an appropriate approach for overall review of the BH for the Area. The AVA has been carried out in accordance with the Technical Circular on AVAs promulgated by the Government. The AVA 2010 assessed the existing wind environment in the Area and made a qualitative evaluation of the likely impact of the developments in accordance with the BHRs on the pedestrian wind environment, including identification of areas of concern and recommending possible measures to address the potential problems. • An updated AVA (EE) has been undertaken in 2018 to assess the air ventilation implications should the relaxed BHRs proposed be incorporated into the OZP. It is anticipated that the general wind environment of the city would be improved in the long run when the number of redeveloped buildings following SBDG increases gradually. However, relying on SBDG alone would not be sufficient

<u> GROUNDS OF REPRESENTATION </u>	<u> RESPONSES </u>
<p>Minor Relaxation of BHRs for Buildings Exceeding the BHRs</p> <ul style="list-style-type: none"> • The relaxation should not be bound by the word “minor” to allow consideration of schemes which have to meet specific requirements and result in improved townscape and better building form. • The wording of the Notes for the minor relaxation clause should be amended to the effect that minor relaxation of all restrictions were considered based on ‘individual merits’ instead of ‘under exceptional circumstances’. 	<p>to ensure good air ventilation at district level, therefore it is necessary to incorporate air ventilation measures at strategic locations on the OZP to maintain major air paths or create inter-connected air paths of district importance. It is recommended that the SB requirements for narrow streets perpendicular to Queen’s Road East and the NBA at the junction of Oi Kwan Road and Tai Yan Street on the OZP are still considered essential to benefit not only the local pedestrian environment, but also the area in a wider context.</p>
<p>Spot Zoning</p> <ul style="list-style-type: none"> • Spot zoning approach is inconsistent with the TPO. A broad brush approach applied through imposition of broad height bands in only parts of the OZP. The approach is unnecessarily restrictive. • Sites should be covered by a broad height band restriction rather than with spot zoning. The imposition of BHRs constitutes a form 	<ul style="list-style-type: none"> • Relaxation of the BHRs of excessively tall buildings upon redevelopment would aggravate the problem of mismatch and jeopardise the overall BH concept for the OZP. As such, for existing buildings already exceeding the BHR stipulated on the OZP, there is a general presumption against application for minor relaxation unless under exceptional circumstances and minor relaxation should only be granted to proposals with special planning and design merits. This is to avoid even taller buildings resulting in out-of-context developments. This principle is generally applicable to all the OZPs with BHRs and should not be amended.
<ul style="list-style-type: none"> • CA has held that ‘spot zoning’ is not ultra vires and falls within the Board’s statutory power under the TPO. 	

<p><u> GROUNDS OF REPRESENTATION </u></p>	<p><u> RESPONSES </u></p>
<p>of spot zoning. It is not permitted under sections 3 and 4 of the TPO requires a 'broad brush' approach. To adopt a more rational and generalized approach in imposing BHRs.</p> <p>Retention of "C/R" Zone</p> <ul style="list-style-type: none"> • "C/R" zone provides flexibility and vibrant form of development and respect existing property rights. • The introduction of "OU(MU)" zone is without consultation with landowners and development industry. The zoning does not provide adequate flexibility for development and creates a lot of uncertainty. • Relaxation or incentive scheme should be adopted to the "C" and "OU(MU)" zones, similar to that adopted by the Board for the Tsim Sha Tsui OZP, to encourage amalgamation of small sites for development/redevelopment of quality and well designed commercial/office buildings. • The "C/R" zone should be re-instated. Otherwise, the flexibility of the "OU(MU)" zone should be demonstrated for extensive use e.g. the "R(A)" area along the western side of Morrison Hill Road and southern side of Wan Chai Road and the area between Stewart Road and Percival Street may be zoned "OU(MU)". 	<ul style="list-style-type: none"> • According to the recommendations of the Metroplan Review which was completed in 2003 after wider public consultation, the "C/R" zoning is considered obsolete and has inherent problems, including undesirable land-use mix (e.g. mixture commercial and residential uses on the same floor or without segregation between the commercial and residential portions) and uncertainty in infrastructure planning. The Study recommended the "C/R" zones be rezoned to other more appropriate zonings for more effective infrastructure planning and better land use management. • The "OU(MU)" zoning was first introduced in the revised Master Schedule of Notes to the Statutory Plans (MSN) endorsed by the Board in 2003. The professional institutes and the Planning Sub-committee of the Land and Building Advisory Committee were consulted on the revised MSN, and the views collected have been taken into account in refining the proposed zoning. The zoning permits as of rights new residential, non-residential or mixed development with proper segregation of residential and non-residential uses, while allowing some commercial uses in the existing composite buildings before redevelopment, and converted building. The introduced Schedule III is in respect of control for existing buildings mainly to cater for change of use within part of an existing building. There is no ambiguity in the planning control. The stakeholders were consulted on a set of draft TPB Guideline on the

<u> GROUNDS OF REPRESENTATION </u>	<u> RESPONSES </u>
	<p>“OU(MU)” zone.</p> <ul style="list-style-type: none"> According to the Urban Design Guidelines, Tsim Sha Tsui is recognised as a new major commercial high-rise node and no additional high-rise nodes should be designated outside this area. In accordance with the Urban Design Guidelines, it is inappropriate to apply the suggested approach used in Tsim Sha Tsui OZP to the subject OZP. Rezoning of the “C/R” sites would not unify future developments and the character of the Area as flexibility for change of use is allowed through the planning permission system. There are provisions for residential developments under the “C” zoning and commercial and hotel developments under “R(A)” zoning through the planning permission system.
<p>Open Space Provision</p> <ul style="list-style-type: none"> Tall buildings would help to provide ground level open space to ease severe deficit in the provision of open space in the area. The unused government sites in the area should be retained for open space (e.g. to retain the Wan Chai Police Married Quarters (WCPMQ) site), in order to avoid the need to provide open space in private land to address the open space shortfall in Wan Chai. 	<ul style="list-style-type: none"> There is no planning justification to convert unused government sites into public open space. The overall provision of the open space in the Wan Chai District will be adequate to meet the requirement of the planned population in the area.
<p>Public Consultation/Hearing Arrangement</p> <ul style="list-style-type: none"> Prior to the exhibition of the OZP amendments, there was no consultation with the affected owners and the development industry. The public have not been informed of the justifications 	<ul style="list-style-type: none"> It is an established practice that proposed amendments involving BHRs should not be released to public prior to gazetting. The reason is that premature release of such information before exhibition of

GROUNDS OF REPRESENTATION

and visual impact assessment for the BHRs and other development restrictions. Without such information, the public cannot reasonably comment on the need for the restrictions.

- A genuine consultation should be undertaken with REDA and the relevant professional institutes on technical issues such as assumption for floor-to-floor height.
- Arrangement of the Board meeting should be improved to allow representatives to inspect the meeting documents in advance of the hearing.

RESPONSES

the amendments might prompt an acceleration of submission of building plans by developers to establish "fait accompli", pre-empting and defeating the purpose of imposing BHRs and other development restrictions.

- Amendments to the OZP were exhibited for public inspection for a period of two months in accordance with the provisions of the TPO. The exhibition process itself is a public consultation to seek representations and comments on the draft OZP. During the plan exhibition period, PlanD also provided briefings on the OZP amendments to the Development, Planning and Transport Committee, Wan Chai District Council (WCDC), Wan Chai East Area Committee and local residents in the local consultation forum.
- Subject to the agreement of the proposed development restrictions by the Board for gazetting the amended draft OZP under section 7 of the TPO, WCDC will be consulted during the two-month stator plan exhibition period. Members of the general public including REDA can submit representation on the OZP amendments under the same period.
- The arrangement of the hearing meeting by the Board has been improved and made in accordance with the provision of the TPO.

Summary of Representations and Proposals

Representation No. R97 (Representer : Leighton Property Company Limited and Lee Theatre Realty Limited)

SUBJECTS OF REPRESENTATION (REPRESENTATION SITE)	REPRESENTER'S PROPOSALS
<p>R97 (The "C" zone particularly at the sites of No. 77 Leighton Road (Leighton Centre) & No. 99 Percival Street (Lee Theatre Plaza))</p> <ul style="list-style-type: none"> • Oppose BHR of 130mPD of the "C" zone, particularly for the sites of Leighton Centre and Lee Theatre Plaza • Oppose rezoning of the area to the east of Canal Street from "C/R" to "C" and stipulation of BHRs • Oppose paragraph 7.9 of the ES indicating a general presumption against minor relaxation of BHRs for existing buildings already exceeding BHRs unless under exceptional circumstances 	<ul style="list-style-type: none"> • Relax BHR of the Leighton Centre/Lee Theatre and their surrounding neighbourhood to 200mPD or relax the BHR of the Leighton Centre to 200mPD to reflect the development as shown on the approved building plans • To delete paragraph 7.9 of ES so that applications for minor relaxation under the "C" zone would be considered on its own merits.

<u>GROUNDS OF REPRESENTATION</u>	<u>RESPONSES</u>
<p>Building Height Restrictions</p> <ul style="list-style-type: none"> • The BHRs are too low and restricting the future development to the existing development design and form which unnecessarily constrain design flexibility for innovative buildings. The private property rights should not be unnecessarily and disproportionately restricted or affected. • The BHRs imposed were not well justified and were unreasonably low given the relevant circumstances and planning context. • Insufficient recognition to the approved building plans for Leighton Centre with BH of 200mPD. 	<ul style="list-style-type: none"> • In formulating the BHRs, relevant considerations including overall BH concept protection of ridgeline, existing BH profile, topography, site formation level, local characteristics, waterfront and foothill setting, compatibility with the surrounding areas, predominant land uses and development potential, air ventilation, visual impact and a proper balance between public interest and private development right have been taken into account. • While the building plans approved by the Building Authority before the imposition of BHRs would be allowed to proceed, the piecemeal relaxation of the BHRs for the individual sites as proposed by the representers would result in proliferation of high-rise development

<p><u>GROUNDS OF REPRESENTATION</u></p>	<p><u>RESPONSES</u></p>
<p>• A reasonable BH is required to allow flexibility for the design of future redevelopment to meet the need of a changing need.</p> <p>Sustainable Building Design Guidelines</p> <ul style="list-style-type: none"> • The requirements of the SBDG including building SB, building separation and green coverage are in conflict the BHRs imposed on the OZP. This impact had not been assessed in preparing the amendments to the OZP. • The basis of the assumptions made in determining the BHRs such as assumptions of floor-to-floor heights, non-accountable GFA, bonus GFA, flexibility to building form and shape and impacts on development intensity have not been justified. • Only if BHR to be relaxed to 150mPD at the “C” sites of Leighton Centre and Lee Theatre Plaza could facilitate development of commercial buildings with appropriate floor-to-floor height which fulfill the SB requirement plus granting GFA concessions. <p>Floor-to-Floor Height</p> <ul style="list-style-type: none"> • The floor-to-floor height assumed for the preparation of the OZP appears to be about 3.5m. This would not meet the contemporary standard for international quality Grade A office building with floor-to-floor height of about 4.5m. <p>Urban Design Consideration</p> <ul style="list-style-type: none"> • Unreasonable BH profile for the two BH bands of 200mPD (for Times Square) and 130mPD (for the surrounding business core area) making Times Square disharmonious in the area by a height 	<p>which is not in line with the planning control.</p> <ul style="list-style-type: none"> • To follow up on the Court’s ruling, a review of the BHRs raking into account the implications of SBDG has been conducted. It is proposed to relax the BHRs in “C” zones (except the zonings bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road to maintain BHR of 110mPD), sub-area (b) for “C(6)” zone and “OU(MU)” zones to 135mPD; “C(4)” zone to 110mPD; some “R(A)” sites to 110mPD/140mPD; some “R(B)” sites to 150mPD; and “R(A)5” site to 110mPD to make allowance for future redevelopment to comply with SBDG. In general, the proposed BHRs have taken into account the permissible development intensity with a floor-to-floor height (FTFH) of 4m (typical floor)/5m (podium) for commercial buildings in “C” and “OU(MU)” zones and a FTFH of 3m (typical floor)/ 5m (podium) for composite buildings in “R(A)” zone. The various setback requirements on the OZP have also been taken into account in the BH assessment in Annexes E1 to E5. • The proposed BHRs have allowed a reasonable FTFH for redevelopment and do not preclude the incorporation of innovative architectural features as well as provision of quality buildings. • The BHR of the “C” sites bounded by Tonnochy Road/Hennessy Road/Percival Street/Gloucester Road are currently subject to BHR of 110mPD and it is proposed to be maintained at 110mPD so as to minimise the impact on the view to harbour from Stubbs Road Lookout Point (Plans 6 and 9E). For the future redevelopments thereat, design approach and/or less desirable building design such as lower FTFH would need to be applied for the future

<u>FOUNDATIONS OF REPRESENTATION</u>	<u>RESPONSES</u>
<p>profile variation of 70m.</p> <ul style="list-style-type: none"> The zoning and development should be viewed in a wider context and in sympathy with the Planning Objectives for the Causeway Bay area in general. The conceptual approach adopted in formulating the BHRs was flawed and inconsistent. The stepped BH concept has to be based on reality. The approved building plans should also be reflected. The three dominant buildings (Times Square, The Lee Gardens and Hysan Place) in the area formed a triangle, each with heights of approximately 200mPD. The sites of Leighton Centre and Lee Theatre Plaza are located within the triangle between Times Square and The Lee Gardens. They are therefore within the high-rise commercial triangle. A relaxation of the BHR of the sites of Leighton Centre and Lee Theatre from 130mPD to 150mPD could still follow the stepped height profile in the area as well as to meet requirements of SBDG. A comprehensive Urban Design Master Plan for the Causeway Bay area may provide different solutions for long-term benefit. 	<p>redevelopment without breaching the BHR of 110mPD (Annex E2). This is to achieve a balance between development rights and public interest</p> <ul style="list-style-type: none"> The sites of Hopewell Centre, Times Square and Three Pacific Place in Wan Chai Area were the subject of planning applications approved by the Board in 1975, 1989 and 1994 respectively for area redevelopment. These three developments were identified as “tall buildings” in the Urban Design Guidelines. In respect of Times Square (198mpd), the development falls outside the ‘view fan’ of the vantage points at Tsim Sha Tsui Cultural Complex and West Kowloon Cultural District. The Times Square together with the two other developments in the Causeway Bay Area, namely Lee Garden (208mPD) and Hysan Place (199mPD), have been recognised as landmark developments which form a key destination for shopping and entertainment in Causeway Bay. There is no intention to have piecemeal relaxation of the BHRs for the individual sites in formulating the BHRs since this would result in proliferation of high-rise development which is not in line with the planning control.
<p>Minor Relaxation of BHRs for Buildings Exceeding the BHRs</p> <ul style="list-style-type: none"> There is general presumption against minor relaxation of BHRs for existing buildings already exceeding BHRs unless under exceptional circumstances. The wording of the Notes for the minor relaxation clause should be amended to the effect that minor relaxation of all restrictions were considered based on ‘individual merits’ instead 	<ul style="list-style-type: none"> Relaxation of the BHRs of excessively tall buildings upon redevelopment would aggravate the problem of mismatch and jeopardise the overall BH concept for the OZP. As such, for existing buildings already exceeding the BHR stipulated on the OZP, there is a general presumption against application for minor relaxation unless

<u> GROUNDS OF REPRESENTATION </u>	<u> RESPONSES </u>
<p>of 'under exceptional circumstances'.</p>	<p>under exceptional circumstances and minor relaxation should only be granted to proposals with special planning and design merits. This is to avoid even taller buildings resulting in out-of-context developments. This principle is generally applicable to all the OZPs with BHRs and should not be amended.</p>
<p>Spot Zoning</p> <ul style="list-style-type: none"> The imposition of BHRs constitutes a form of spot zoning. It is inconsistent with sections 3 and 4 of the TPO and lack of legal basis. 	<ul style="list-style-type: none"> CA has held that 'spot zoning' is not ultra vires and falls within the Board's statutory power under the TPO.
<p>Public Consultation/Hearing Arrangement</p> <ul style="list-style-type: none"> No prior public consultation on the restrictions imposed on the OZP. The public have not been informed of the justifications and visual impact analysis for the BHRs and other development restrictions. Without such information, the public cannot reasonably comment on the need for the restrictions. BHRs have been systematically imposed in neighbouring planning areas since 2007, and land owners in the Area have known that BHRs were likely to be imposed on the Area. The increase in submission of building plans should have occurred a long time ago. There is no public benefit in not doing the prior public consultation. 	<ul style="list-style-type: none"> It is an established practice that proposed amendments involving BHRs should not be released to public prior to gazettement. The reason is that premature release of such information before exhibition of the amendments might prompt an acceleration of submission of building plans by developers to establish "fait accompli", pre-empting and defeating the purpose of imposing the BHRs and other development restrictions. Amendments to the OZP were exhibited for public inspection for a period of two months in accordance with the provisions of the TPO. The exhibition process itself is a public consultation to seek representations and comments on the draft OZP. During the plan exhibition period, PlanD also provided briefings on the OZP amendments to Development, Planning and Transport Committee, Wan Chai District Council (WCDC), Wan Chai East Area Committee and local residents in the local consultation forum.

<u>GROUNDS OF REPRESENTATION</u>	<u>RESPONSES</u>
	<ul style="list-style-type: none">• Subject to the agreement of the proposed development restrictions by the Board for gazetting the amended draft OZP under section 7 of the TPO, WCDC will be consulted during the two-month stator plan exhibition period. Members of the general public can submit representation on the OZP amendments under the same period.



航攝照片 AERIAL PHOTO

灣仔規劃區
WAN CHAI PLANNING SCHEME AREA

本圖於2018年4月3日擬備，所根據的資料為地政總署於2017年9月14日拍得的航攝照片編號E029978C及E029979C

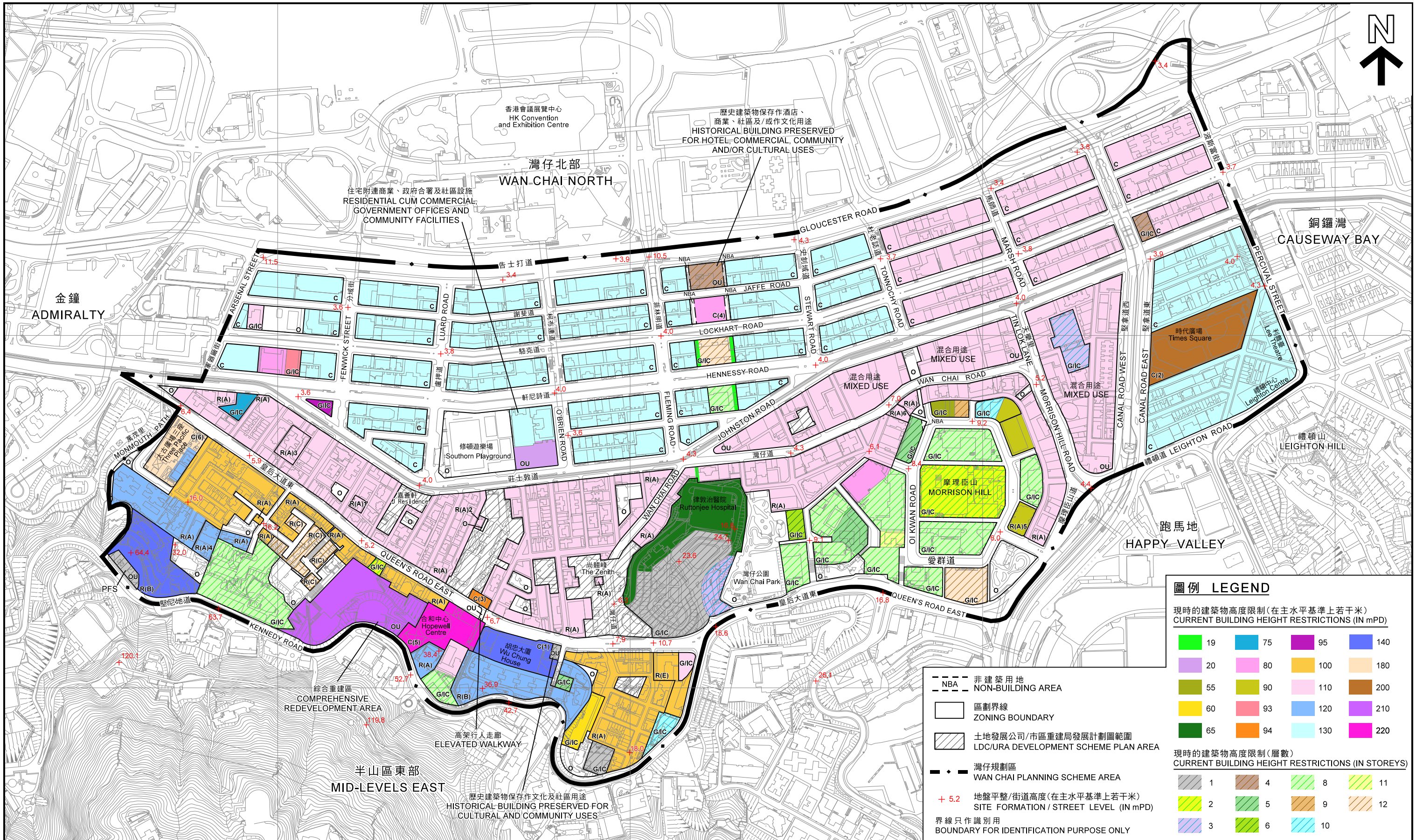
PLAN PREPARED ON 3.4.2018 BASED ON AERIAL PHOTOS No. E029978C AND E029979C TAKEN ON 14.9.2017 BY LANDS DEPARTMENT

規劃署
PLANNING DEPARTMENT



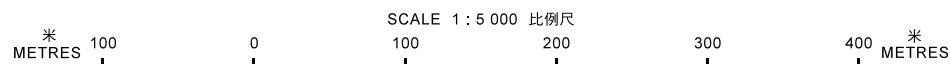
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
1



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A, B, C及D 和 11-SW-15A, B及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

灣仔區 WAN CHAI AREA
現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

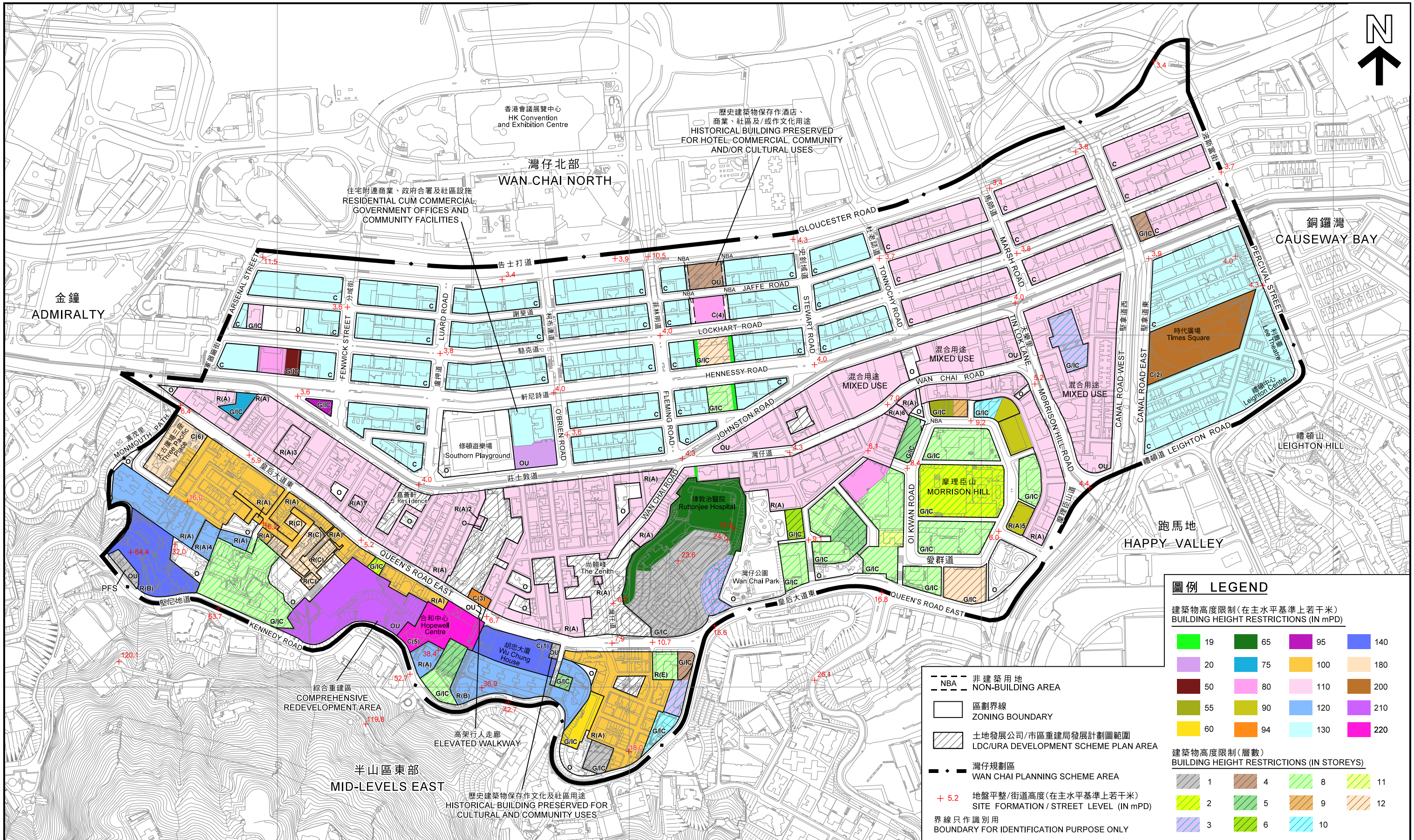


規劃署
PLANNING DEPARTMENT



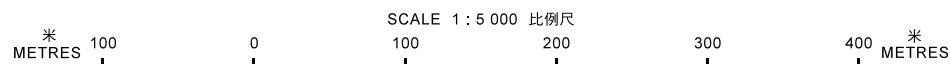
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
2A



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A, B, C及D 和 11-SW-15A, B及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

灣仔區 WAN CHAI AREA
2010年訂定的建築物高度限制
BUILDING HEIGHT RESTRICTIONS IMPOSED IN 2010

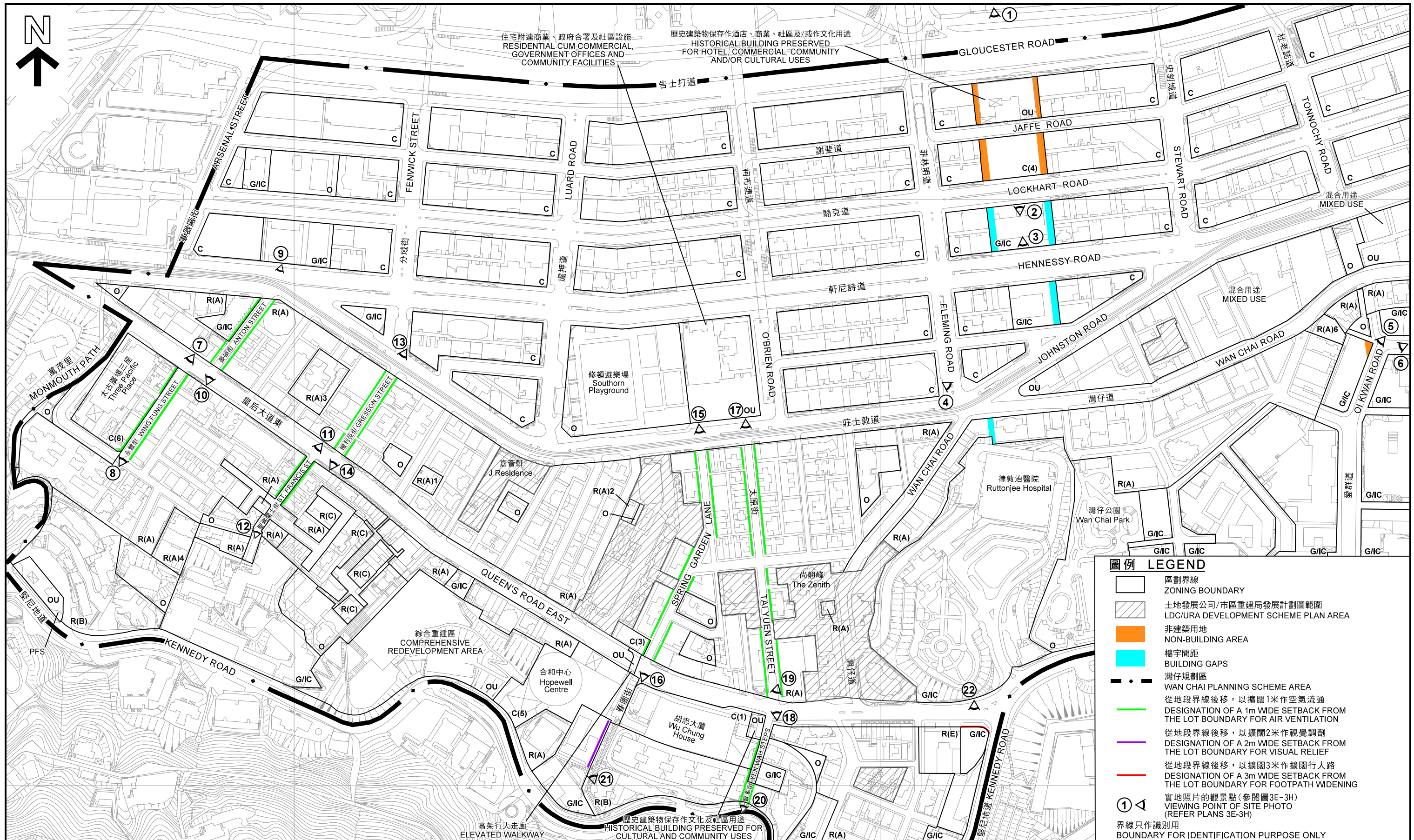


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
2B



圖例 LEGEND

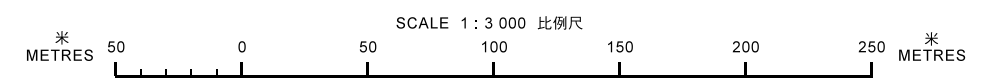
- 區劃界線 ZONING BOUNDARY
- 土地發展公司/市區重建局發展計劃圖範圍 LDC/URA DEVELOPMENT SCHEME PLAN AREA
- 非建築用地 NON-BUILDING AREA
- 樓宇間距 BUILDING GAPS
- 灣仔規劃區 WAN CHAI PLANNING SCHEME AREA
- 從地段界線後移，以擴闊1米作空氣流通 DESIGNATION OF A 1m WIDE SETBACK FROM THE LOT BOUNDARY FOR AIR VENTILATION
- 從地段界線後移，以擴闊2米作視覺調劑 DESIGNATION OF A 2m WIDE SETBACK FROM THE LOT BOUNDARY FOR VISUAL RELIEF
- 從地段界線後移，以擴闊3米作擴闊行人路 DESIGNATION OF A 3m WIDE SETBACK FROM THE LOT BOUNDARY FOR FOOTPATH WIDENING
- 實地照片的觀景點(參閱圖3E-3H) VIEWING POINT OF SITE PHOTO (REFER PLANS 3E-3H)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY


灣仔區 WAN CHAI AREA

**現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS AND SETBACK REQUIREMENTS**

本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9D、11-SW-10C、
11-SW-14A, B, C及D 和 11-SW-15A及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9D, 11-SW-10C,
11-SW-14A, B, C&D AND 11-SW-15A&C

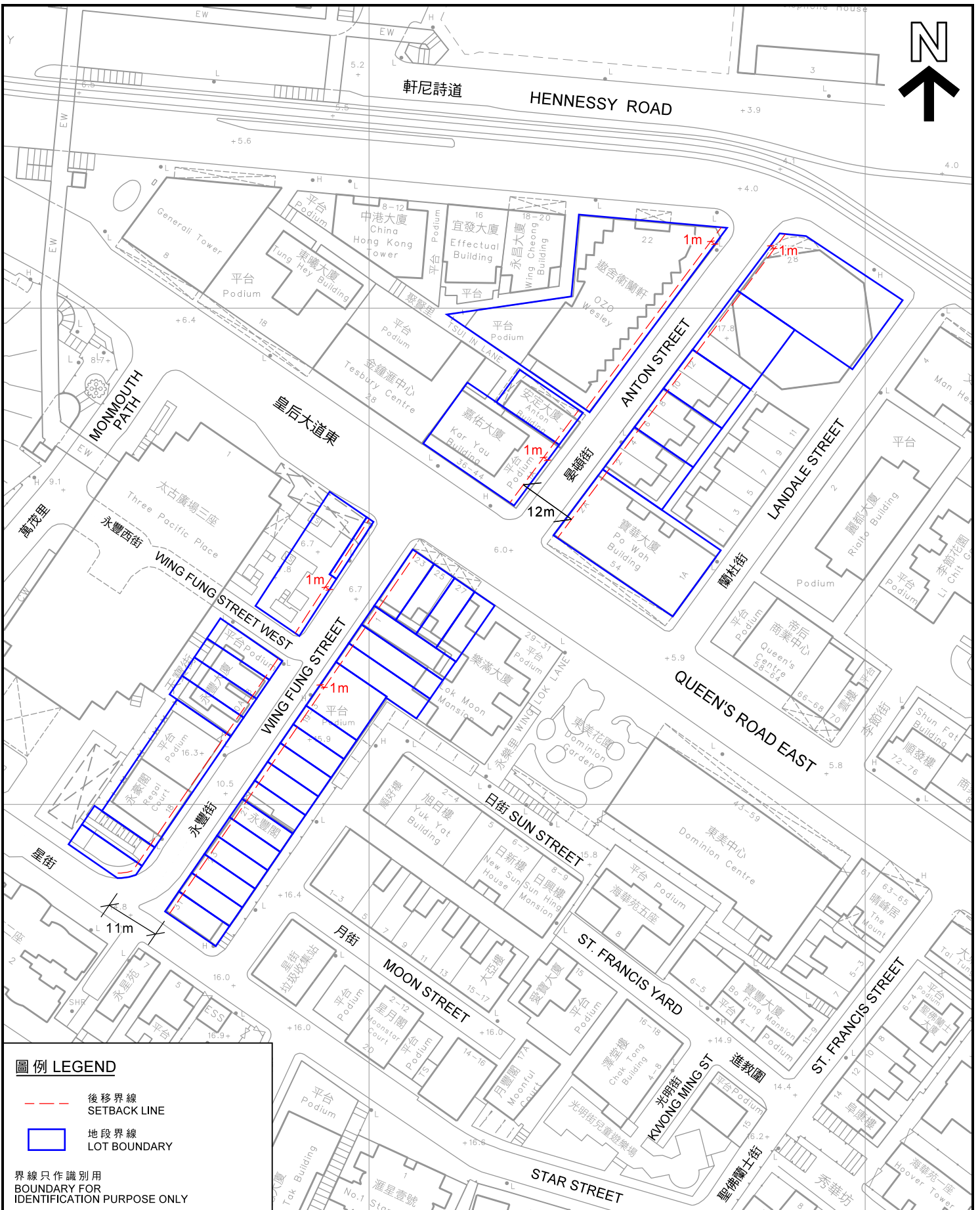


**規劃署
PLANNING DEPARTMENT**



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3



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

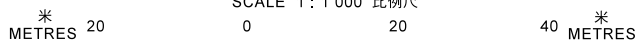
本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEET No.
11-SW-14B

灣仔區 WAN CHAI AREA

後移要求
(i) 永豐街/晏頓街
SETBACK REQUIREMENTS
(i) WING FUNG STREET / ANTON STREET

SCALE 1 : 1 000 比例尺

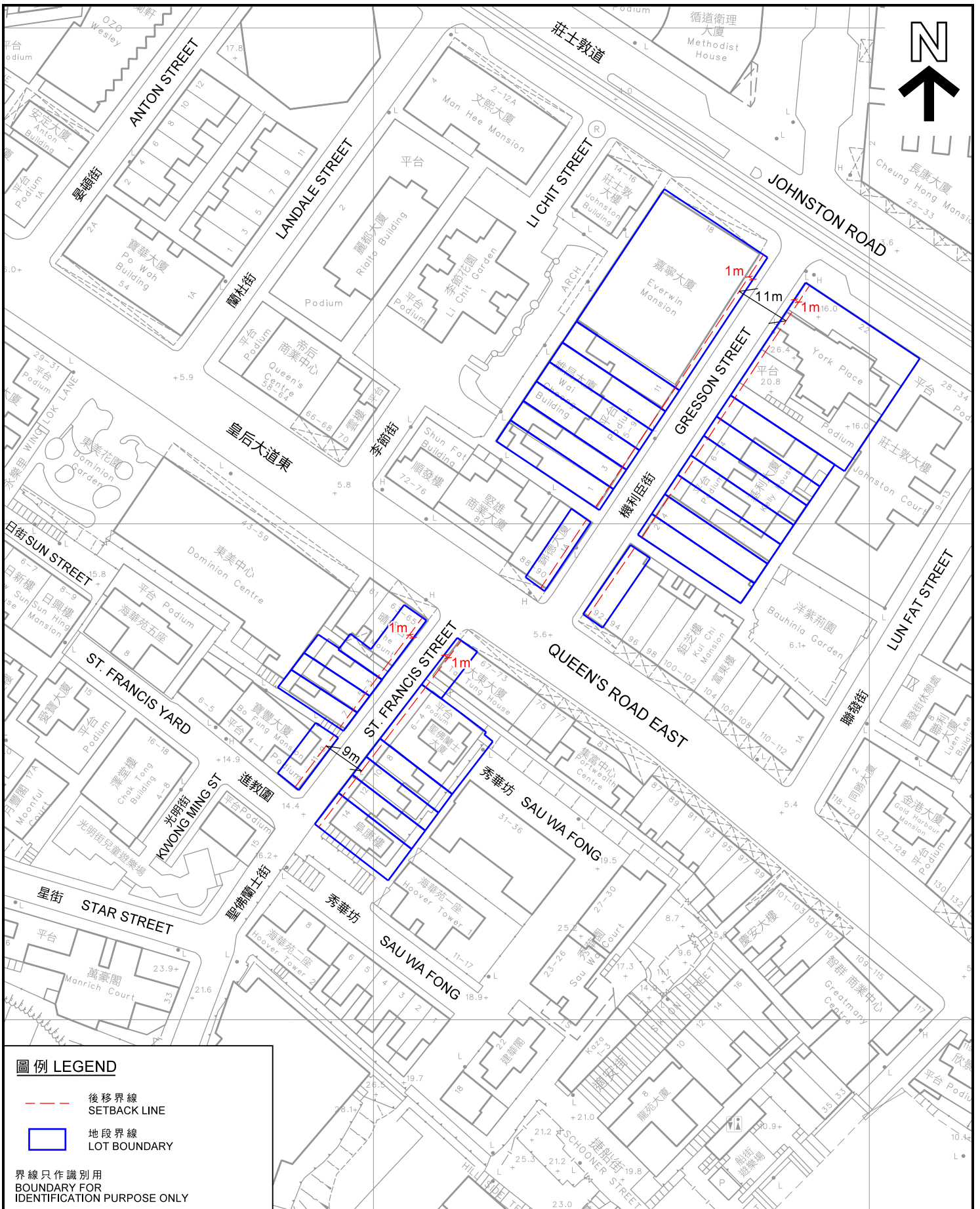


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3A



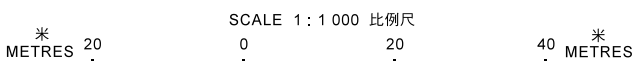
圖例 LEGEND

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

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

後移要求
(ii) 聖佛蘭士街/機利臣街
SETBACK REQUIREMENTS
(ii) ST. FRANCIS STREET / GRESSION STREET



規劃署
PLANNING
DEPARTMENT

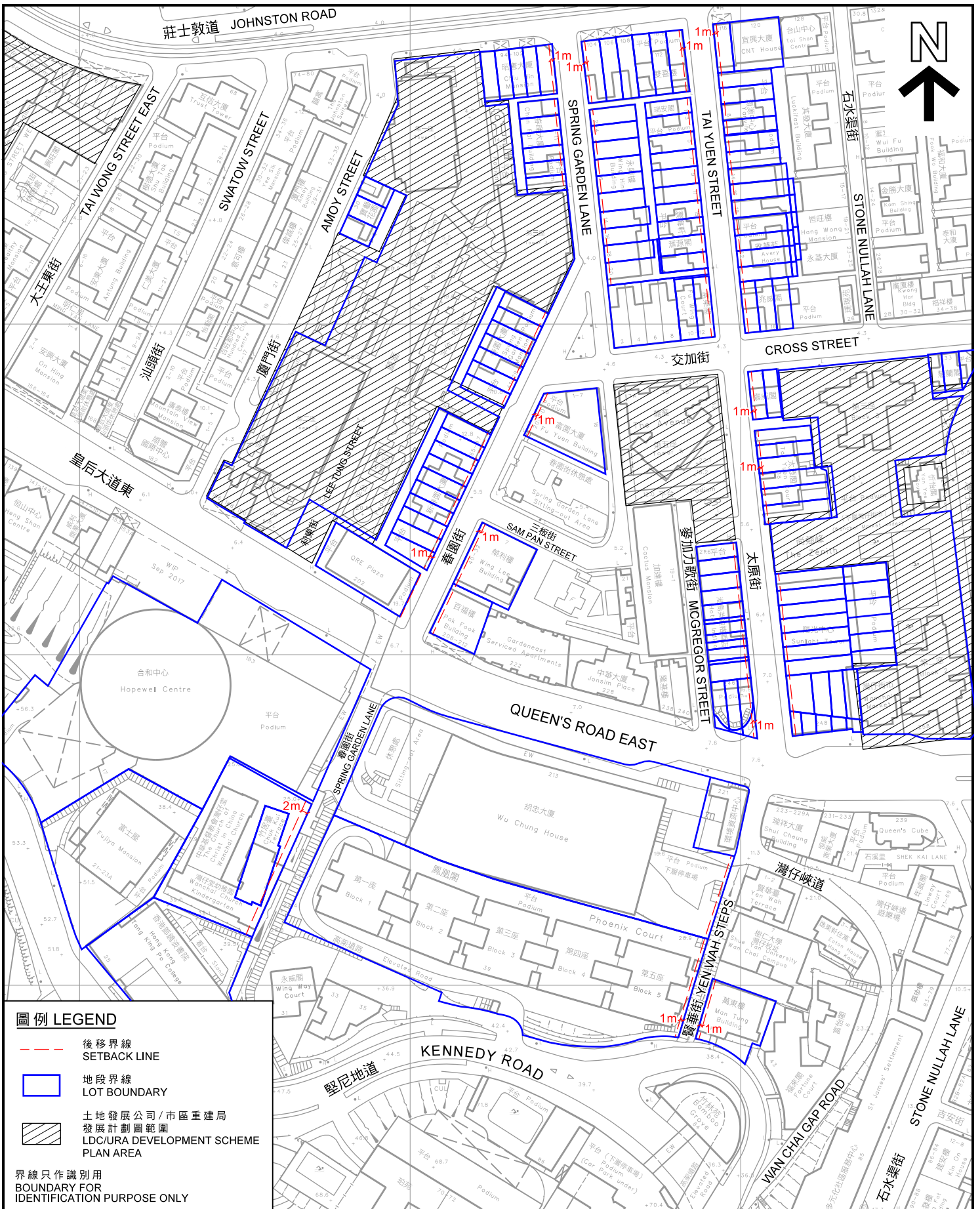


參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3B

本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEET No.
11-SW-14B



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-14B及D

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No.
11-SW-14B&D

灣仔區 WAN CHAI AREA

後移要求

(iii) 春園街及 (iv) 太原街/賢華街/灣仔峽道

SETBACK REQUIREMENTS

(iii) SPRING GARDEN LANE AND

(iv) TAI YUEN STREET / YEN WAH STEPS / WAN CHAI GAP ROAD

SCALE 1 : 1 500 比例尺

米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT

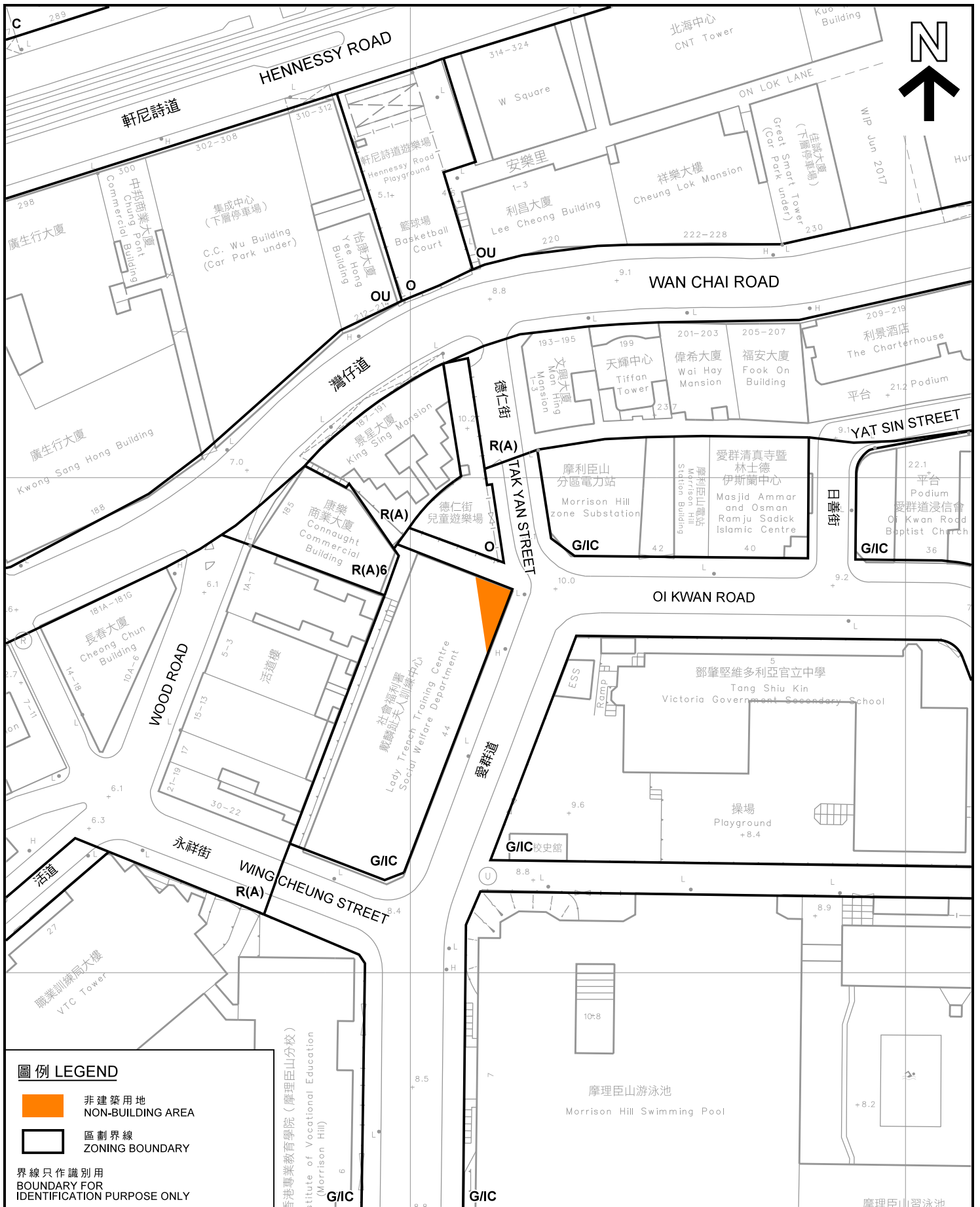


參考編號
REFERENCE No.

M/H5/18/3

圖 PLAN

3C



圖例 LEGEND

- 非建築用地
NON-BUILDING AREA
- 區劃界線
ZONING BOUNDARY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

位於愛群道的非建築用地
NON-BUILDING AREA AT OI KWAN ROAD

規劃署
PLANNING
DEPARTMENT

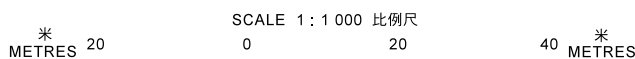


本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-15A

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEET No.
11-SW-15A

參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3D





告士打道
GLOUCESTER ROAD



軒尼詩道
HENNESSY ROAD



愛群道
OI KWAN ROAD



駱克道
LOCKHART ROAD



灣仔道
WAN CHAI ROAD



愛群道
OI KWAN ROAD

實地照片 SITE PHOTO

現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS AND SETBACK REQUIREMENTS

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年11月29日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTOS
TAKEN ON 29.11.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3E



永豐街
WING FUNG STREET



晏頓街
ANTON STREET



聖佛蘭士街
ST. FRANCIS STREET



永豐街
WING FUNG STREET



晏頓街
ANTON STREET



聖佛蘭士街
ST. FRANCIS STREET

實地照片 SITE PHOTO

現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS
AND SETBACK REQUIREMENTS

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3F

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年12月5日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTOS
TAKEN ON 5.12.2017



機利臣街
GRESSON STREET



春園街
SPRING GARDEN LANE



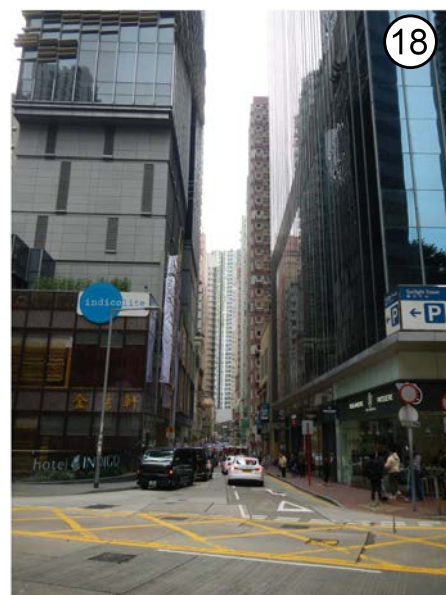
太原街
TAI YUEN STREET



機利臣街
GRESSON STREET



春園街
SPRING GARDEN LANE



太原街
TAI YUEN STREET

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年12月5日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTOS
TAKEN ON 5.12.2017

實地照片 SITE PHOTO

現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS
AND SETBACK REQUIREMENTS

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3G



賢華街
YEN WAH STEPS



春園街
SPRING GARDEN LANE



賢華街
YEN WAH STEPS



皇后大道東
QUEEN'S ROAD EAST

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年12月5日及
2018年3月28日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTOS
TAKEN ON 5.12.2017
AND 28.3.2018

實地照片 SITE PHOTO

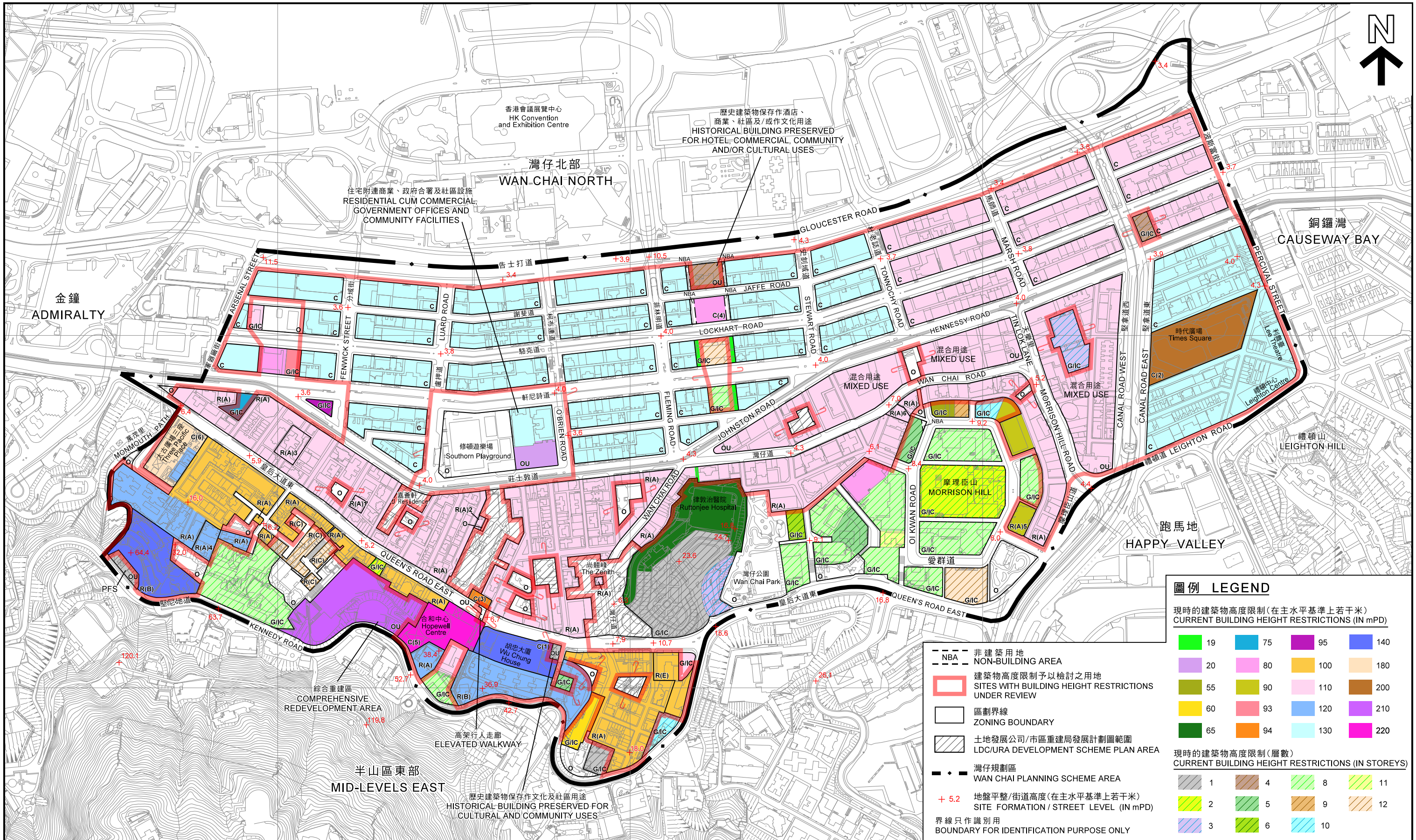
現時的非建築用地、樓宇間距及後移規定
CURRENT NON-BUILDING AREA, BUILDING GAPS
AND SETBACK REQUIREMENTS

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
3H



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A, B, C及D 和 11-SW-15A, B及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

灣仔區 WAN CHAI AREA
建築物高度限制予以檢討之用地
SITES WITH BUILDING HEIGHT RESTRICTIONS UNDER REVIEW

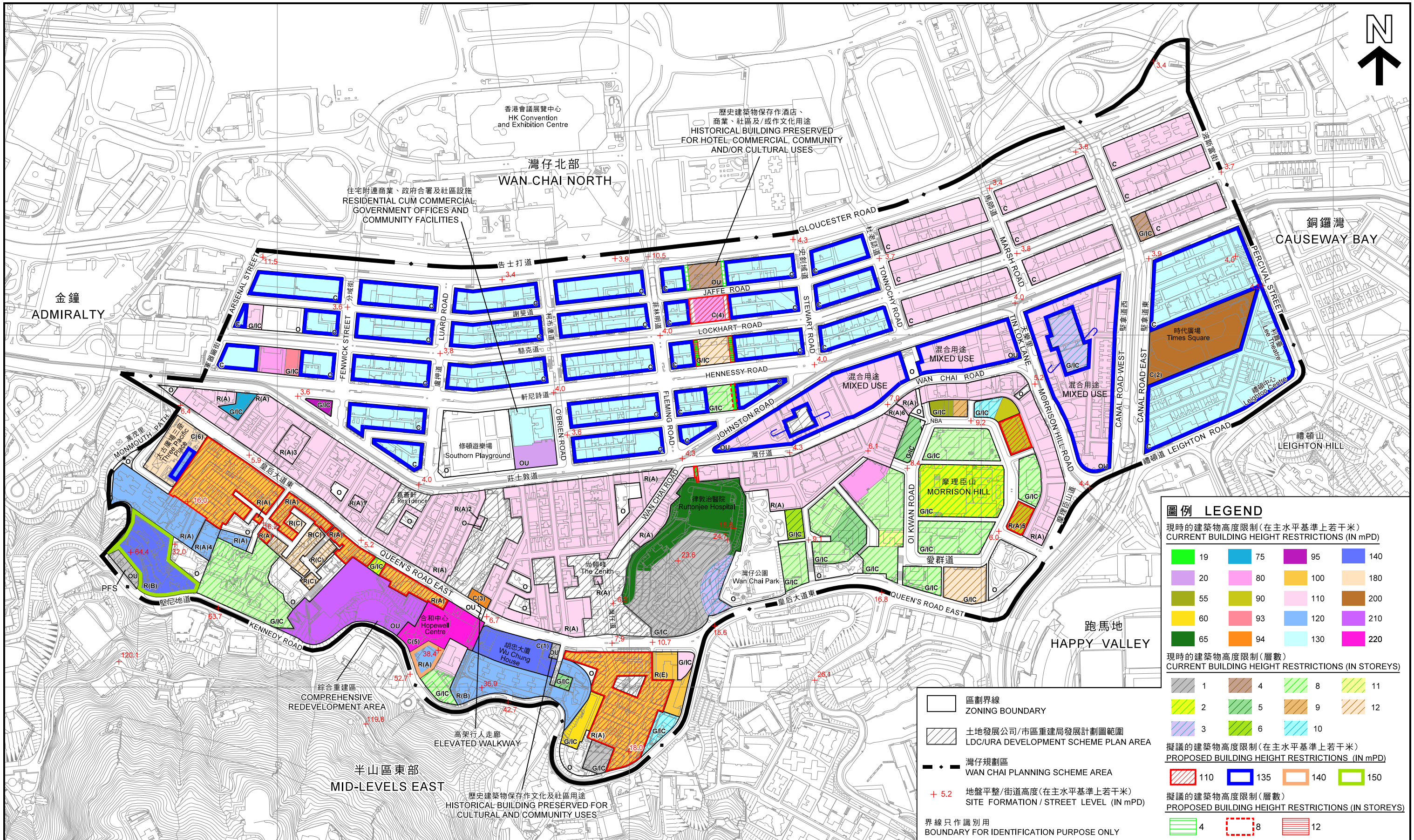
SCALE 1:5 000 比例尺
100 0 100 200 300 400 METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
4



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A, B, C及D 和 11-SW-15A, B及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

灣仔區 WAN CHAI AREA
擬議建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

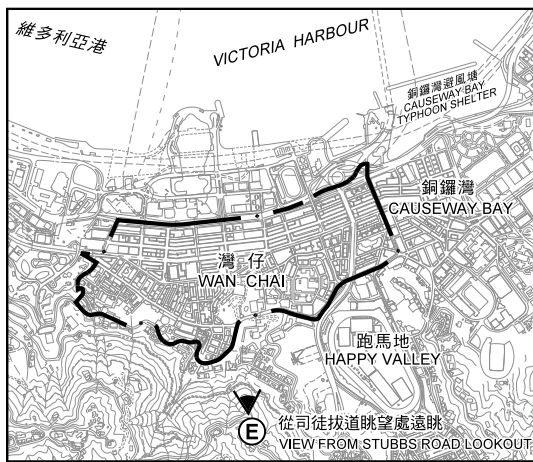
SCALE 1:5 000 比例尺
100 0 100 200 300 400 METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
5



觀景點位置
LOCATION OF VIEWING POINT



商業 (在主水平基準上110米)
COMMERCIAL (110mPD)

其他指定用途 (混合用途) (在主水平基準上135米)
OTHER SPECIFIED USES (MIXED USE) (135mPD)



商業 (在主水平基準上135米)
COMMERCIAL (135mPD)

其他指定用途 (混合用途) (在主水平基準上135米)
OTHER SPECIFIED USES (MIXED USE) (135mPD)

灣仔區 WAN CHAI AREA

「商業」地帶及「其他指定用途 (混合用途)」地帶的合成照片
建築物高度限制在主水平基準上110米及135米的比較

PHOTOMONTAGES OF "C" AND "OU (MIXED USE)" SITES
COMPARISON OF BUILDING HEIGHT RESTRICTION OF 110mPD AND 135mPD

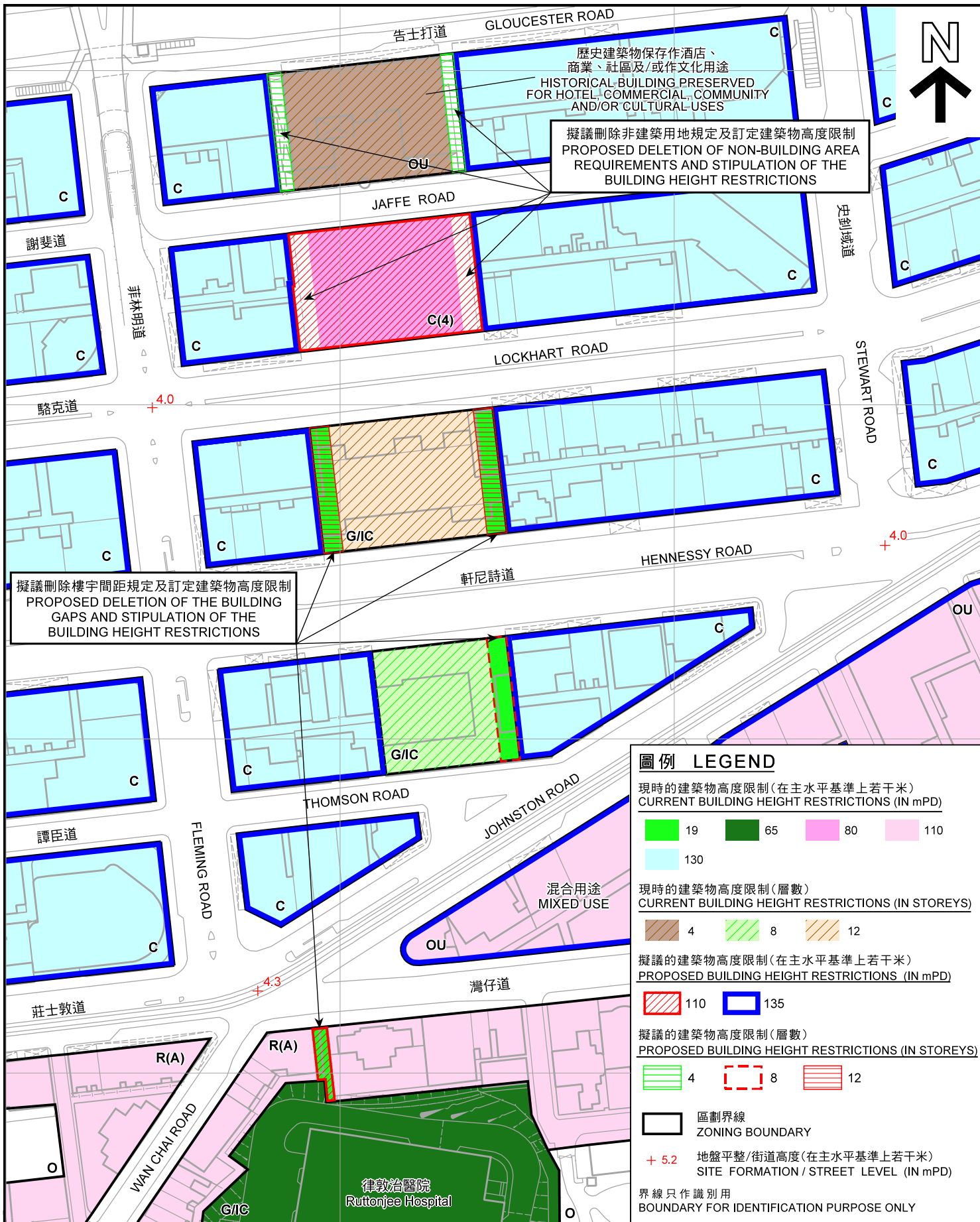
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
6

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號
11-SW-10C及15A

EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No.
11-SW-10C AND 15A

灣仔區 WAN CHAI AREA

擬議建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

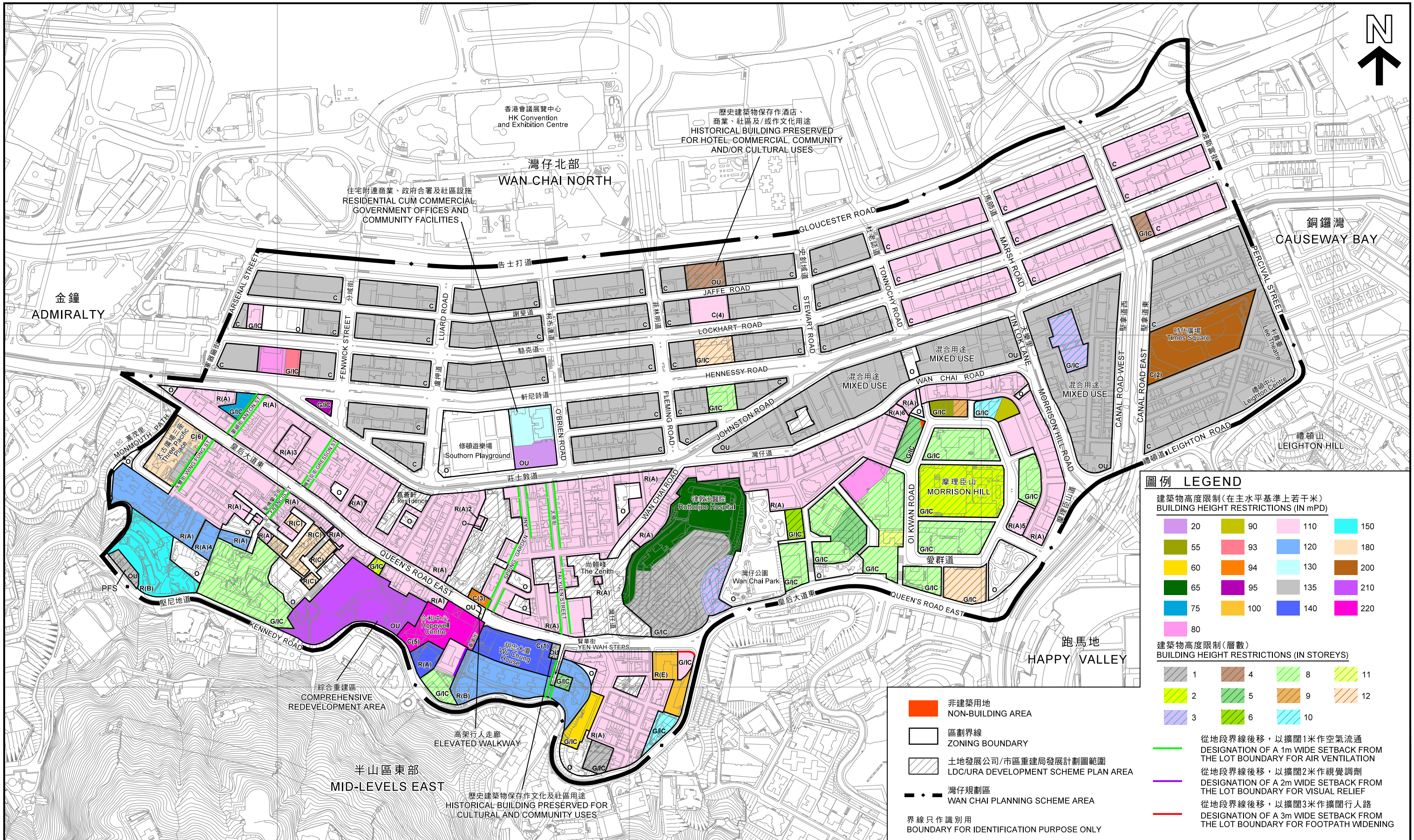
SCALE 1 : 1 500 比例尺

米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/H5/18/3

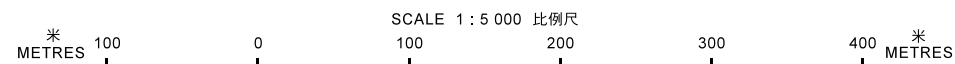
圖 PLAN
7



本摘要圖於2018年4月3日擬備，
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、
11-SW-14A, B, C及D 和 11-SW-15A, B及C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D,
11-SW-14A, B, C&D AND 11-SW-15A, B&C

灣仔區 WAN CHAI AREA

綜合發展限制建議 (包括建築物高度限制、非建築用地及後移規定)
CONSOLIDATED PROPOSALS OF DEVELOPMENT RESTRICTIONS
(INCLUDING BUILDING HEIGHT RESTRICTIONS, NON-BUILDING AREA AND SETBACK REQUIREMENTS)

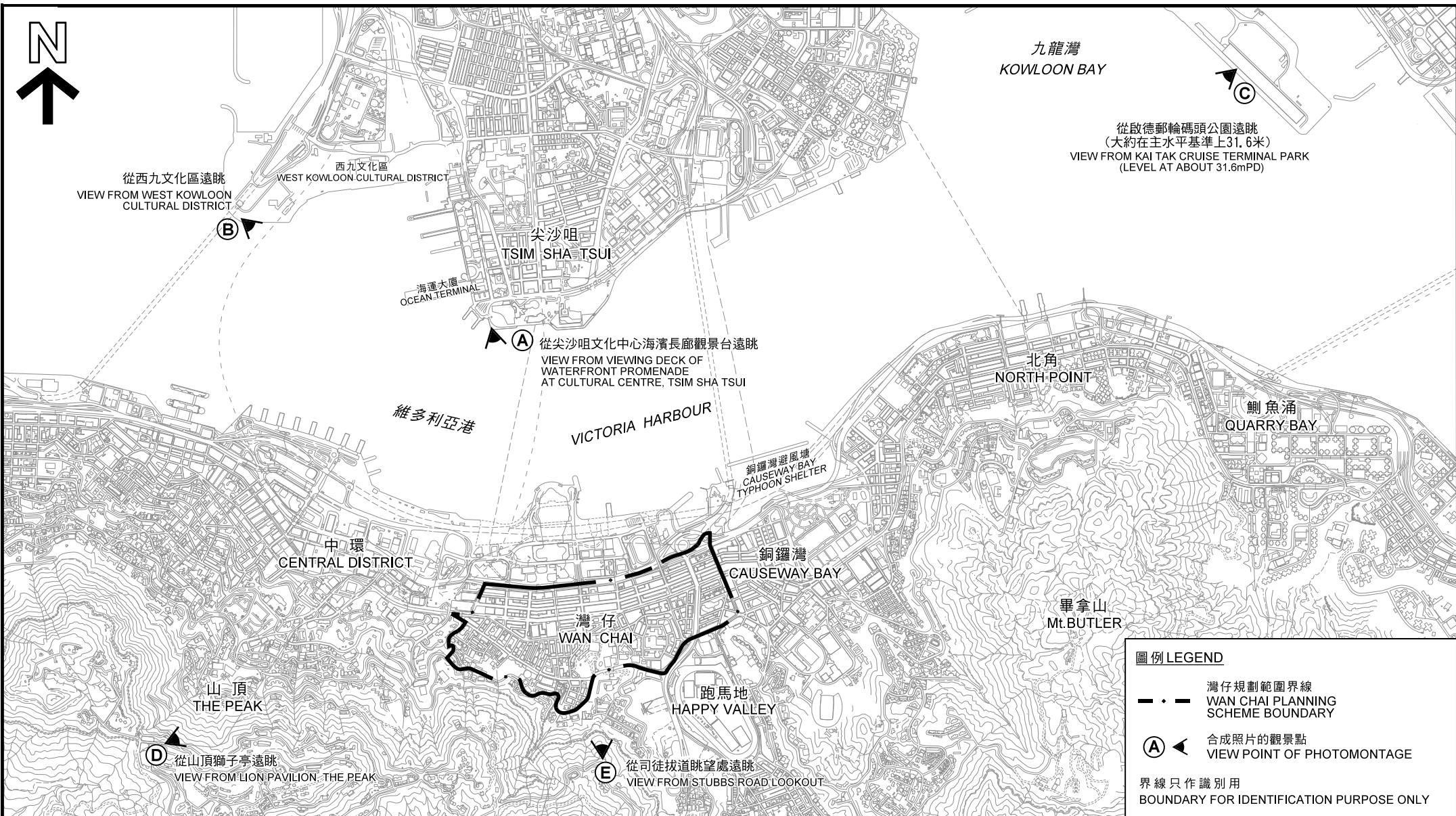


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

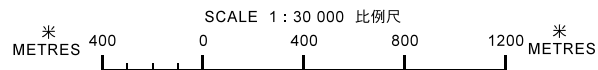
圖 PLAN
8



灣仔區 WAN CHAI AREA

觀景點
VIEWING POINTS

本摘要圖於2018年4月3日擬備，
所根據的資料為地形圖編號HM20C
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON TOPOGRAPHIC MAP
No. HM20C



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

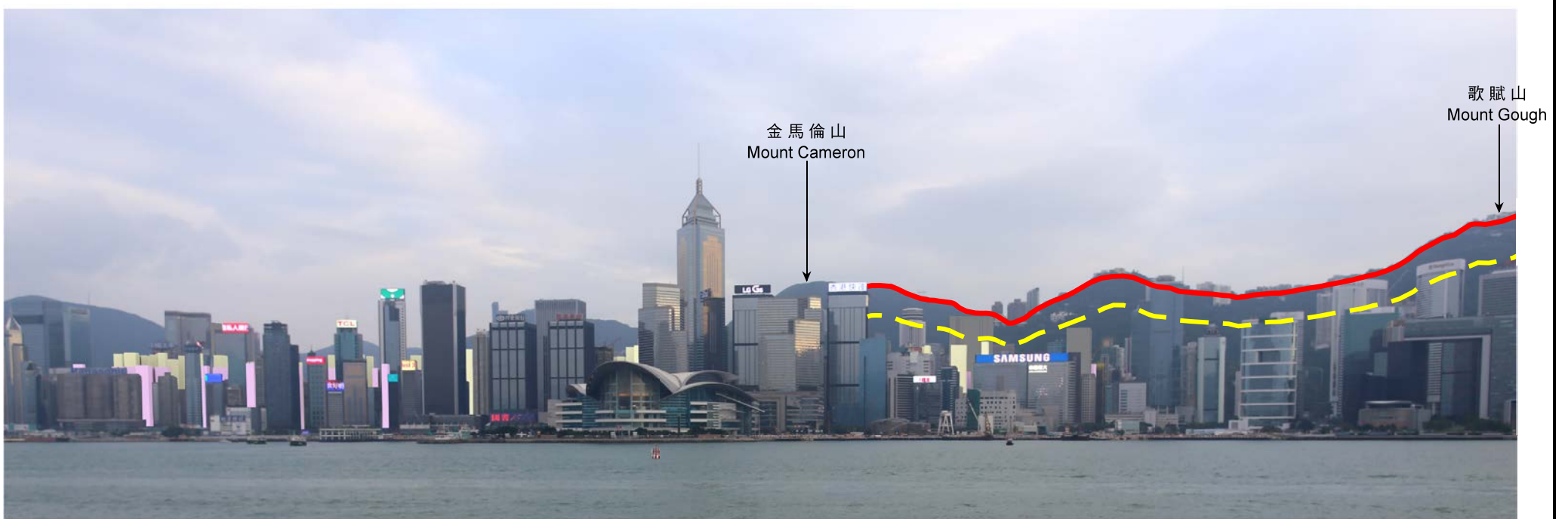
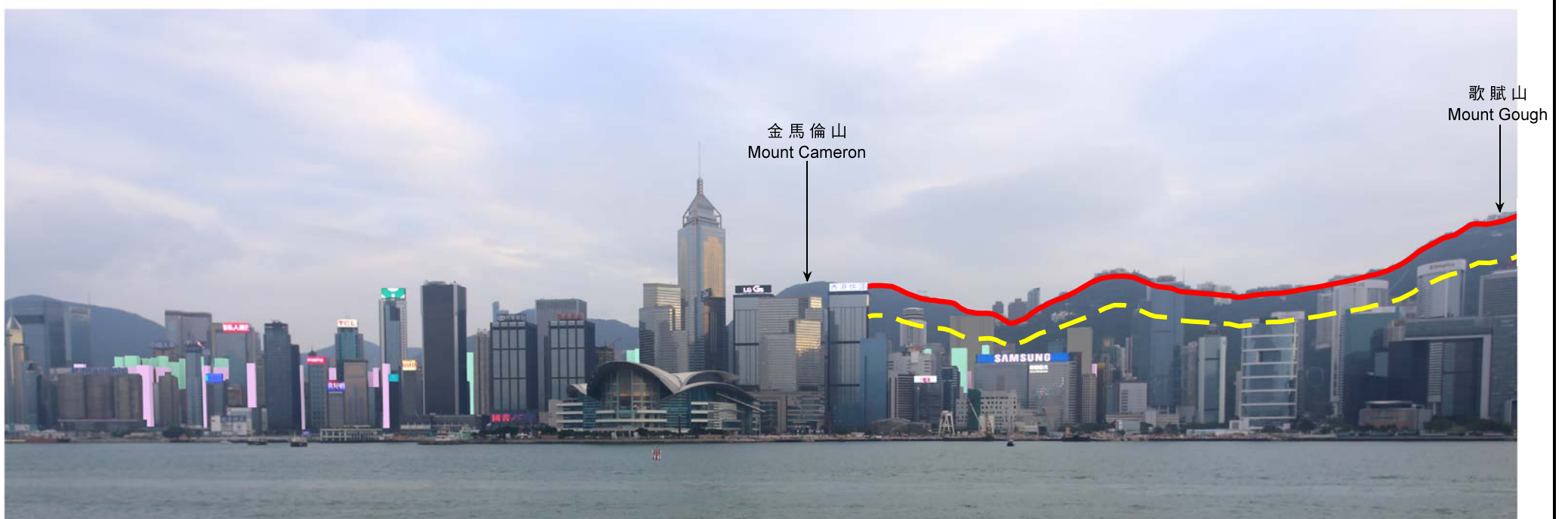
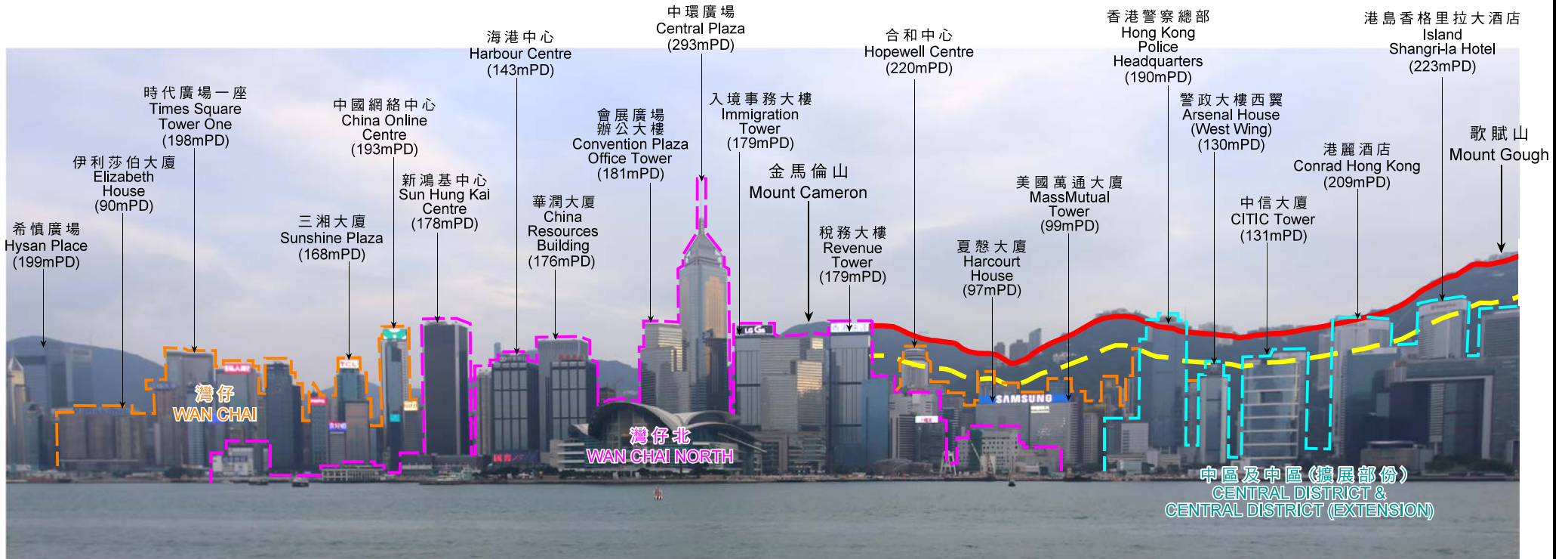
M/H5/18/3

圖 PLAN

9

觀景點 VIEWING POINT A

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



從尖沙咀(香港文化中心)遠眺
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線
RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING
DEPARTMENT



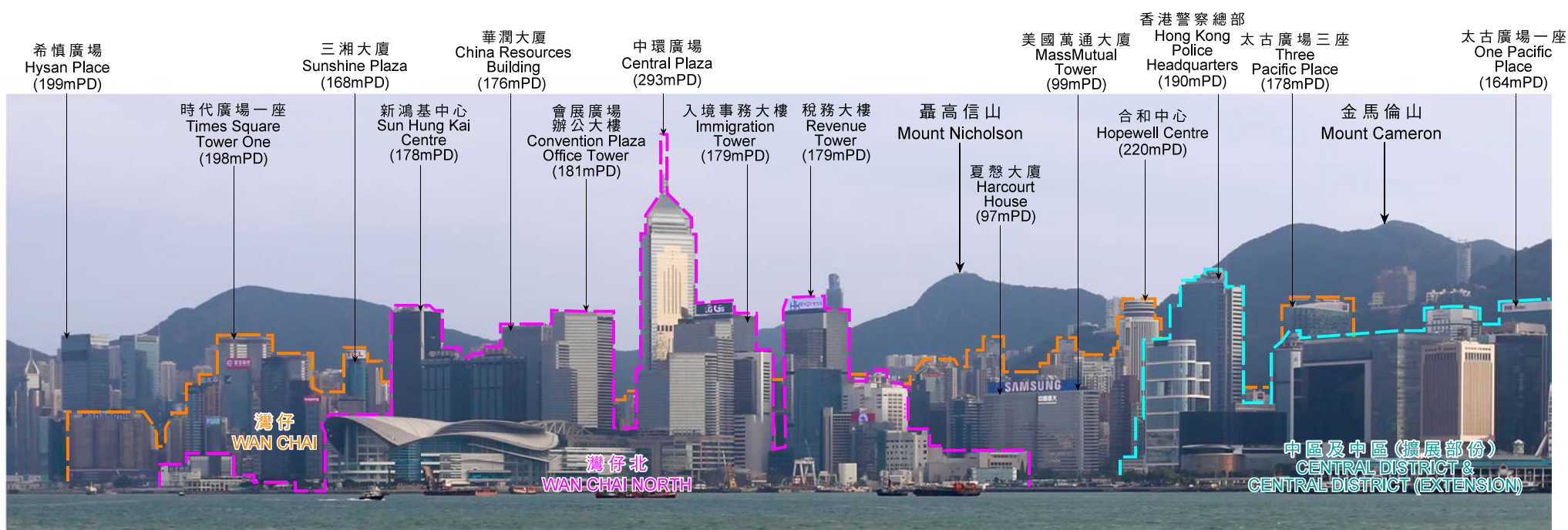
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
9A

本圖於2018年4月3日擬備，所根據的資料為攝於2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

觀景點 VIEWING POINT B

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從西九文化區遠眺
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

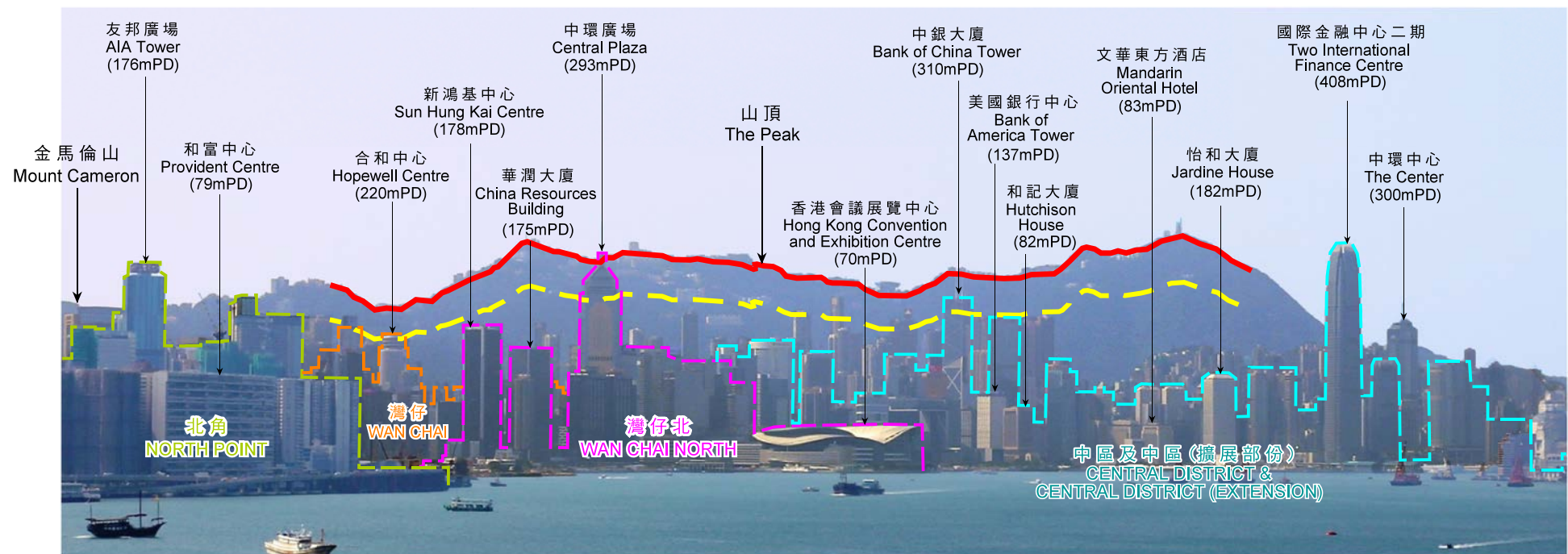
圖 PLAN
9B

本圖於2018年4月3日擬備，所根據的資料為攝於2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

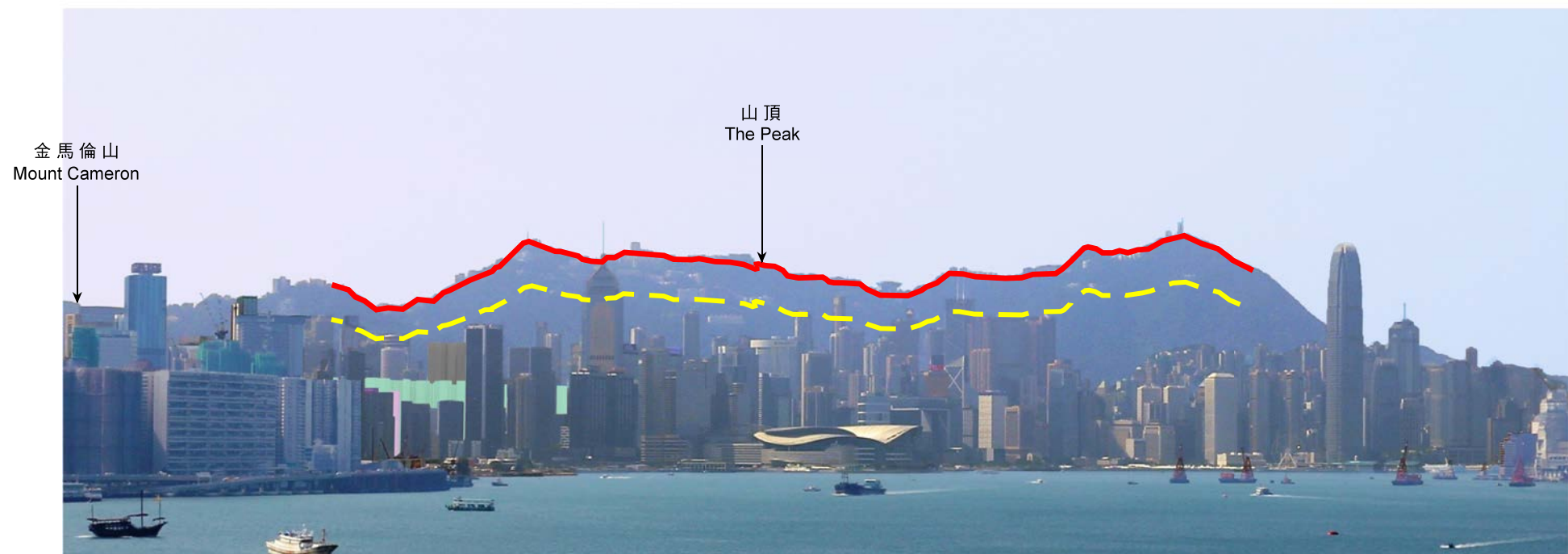
觀景點 VIEWING POINT C

(觀景點地點參閱圖9)

(LOCATION OF VIEW POINT REFER TO PLAN 9)



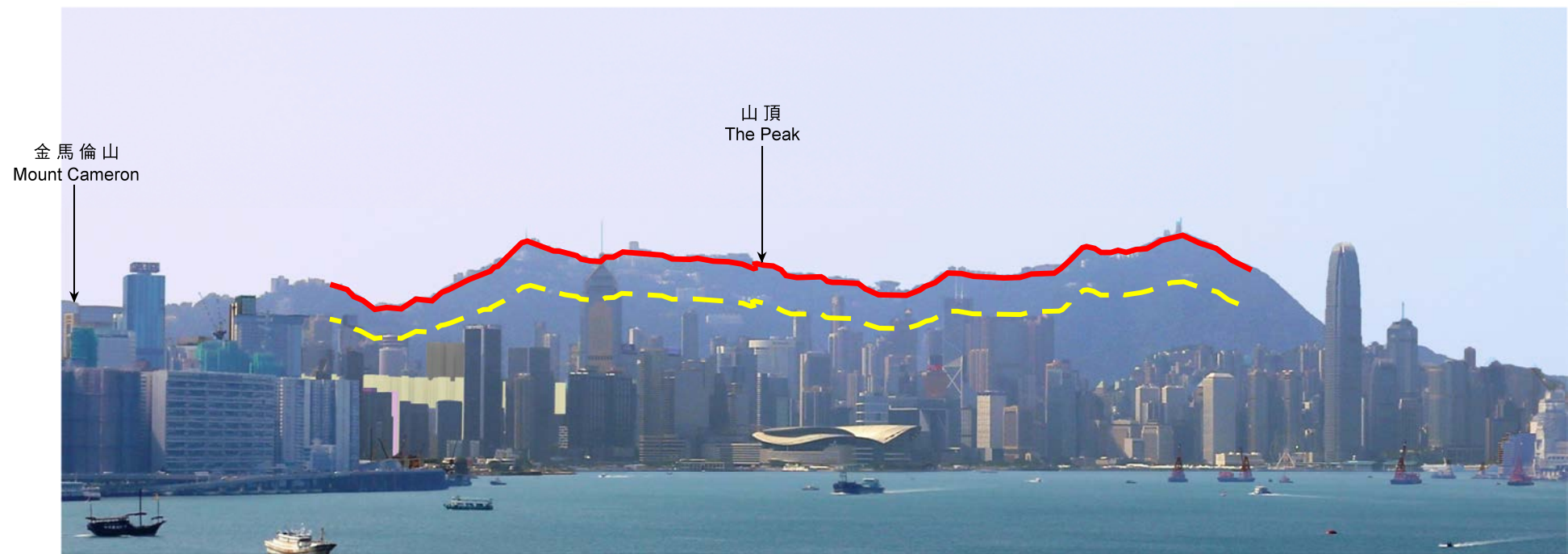
現有景觀 EXISTING VIEW



現時的建築物高度限制

CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



擬議的建築物高度限制

PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展 COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)
VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

須保存的山脊線 RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶 ABOVE THE DOTTED LINE: 20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING
DEPARTMENT



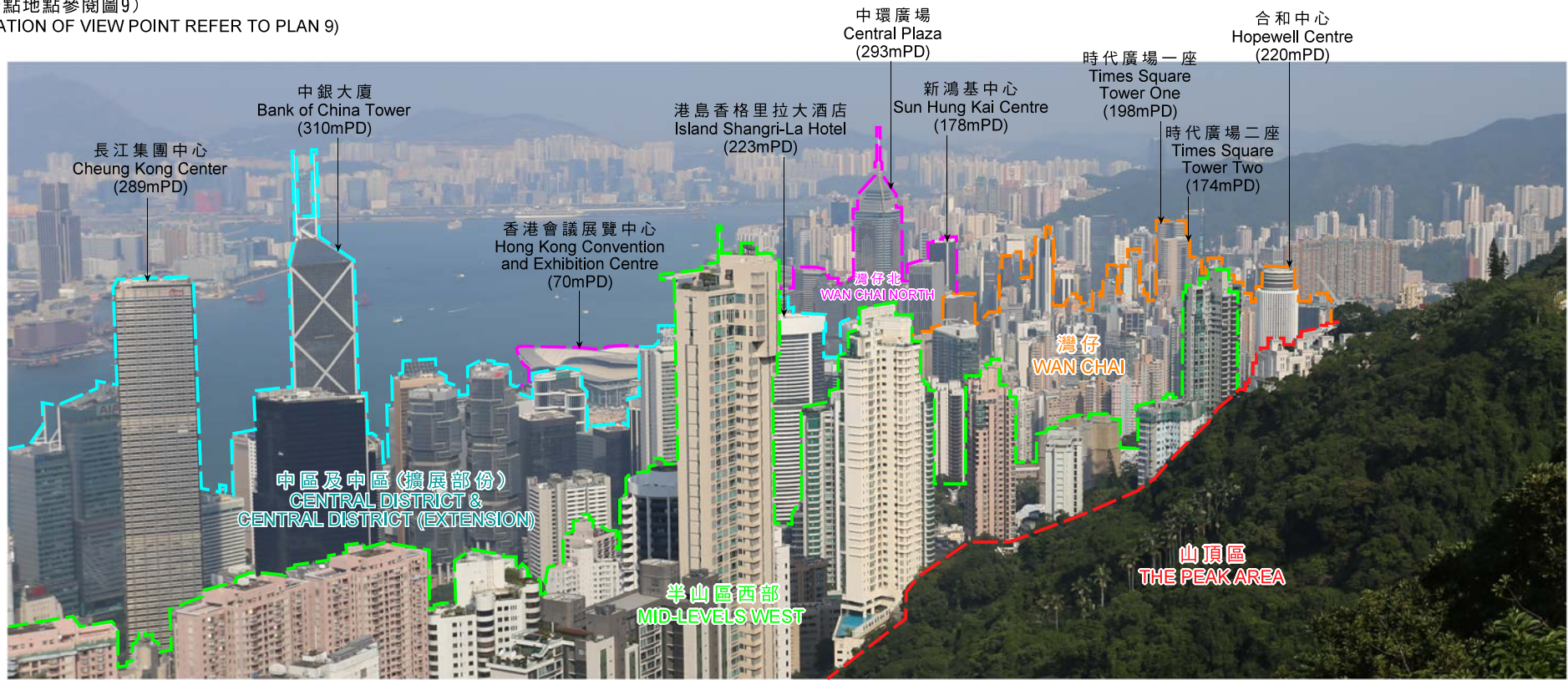
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
9C

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

觀景點 VIEWING POINT D

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 140mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展
COMMITTED DEVELOPMENT

從山頂獅子亭遠眺
VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING DEPARTMENT

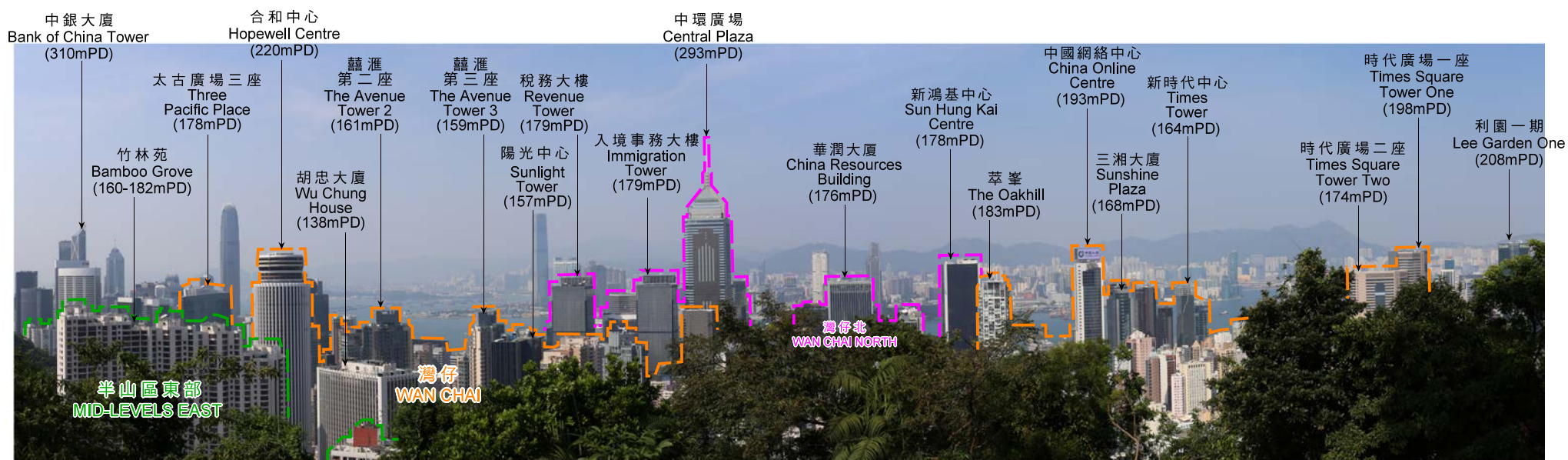


參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
9D

觀景點 VIEWING POINT E

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從司徒拔道眺望處遠眺
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING DEPARTMENT

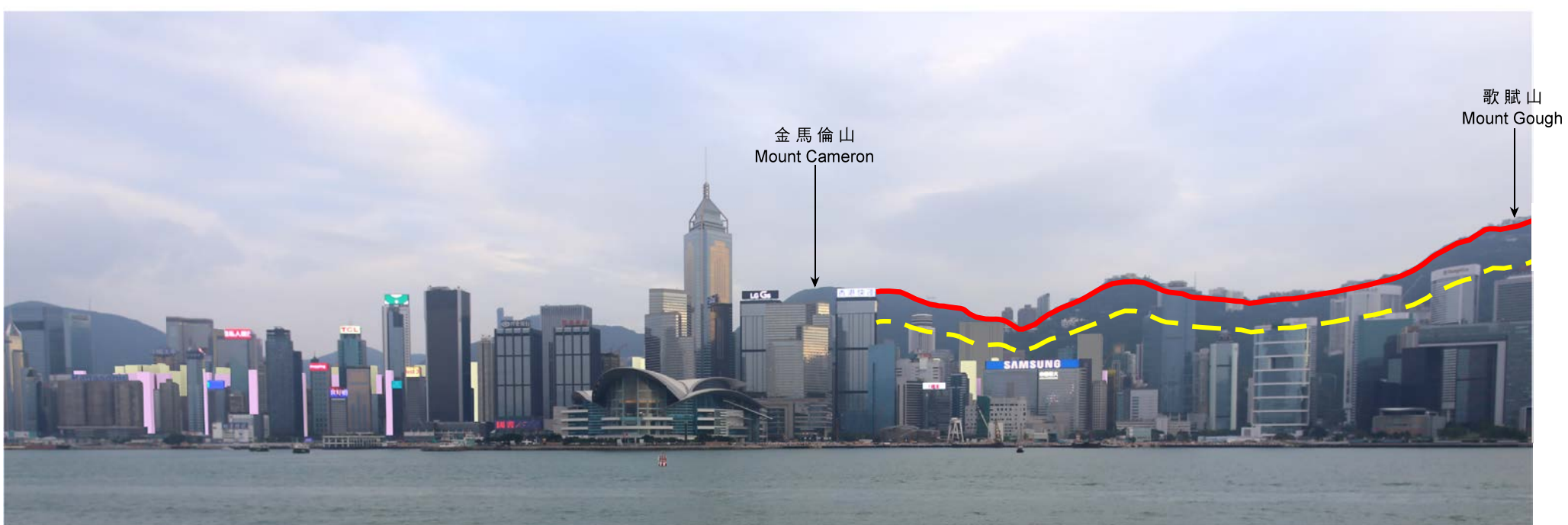
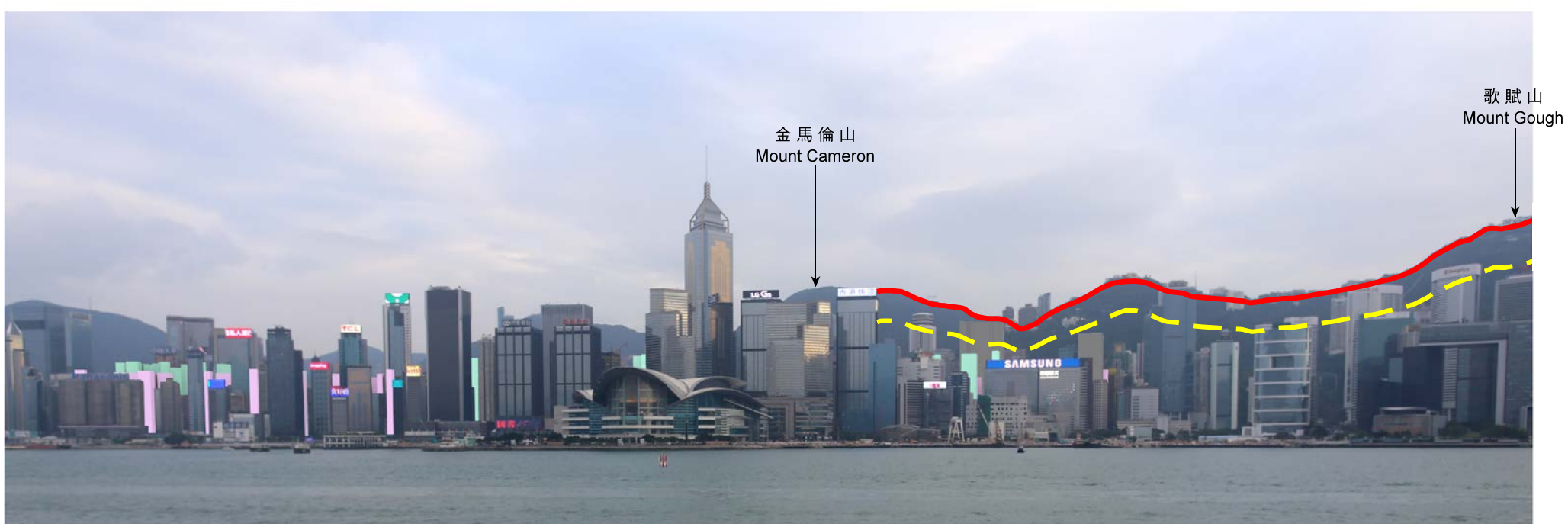
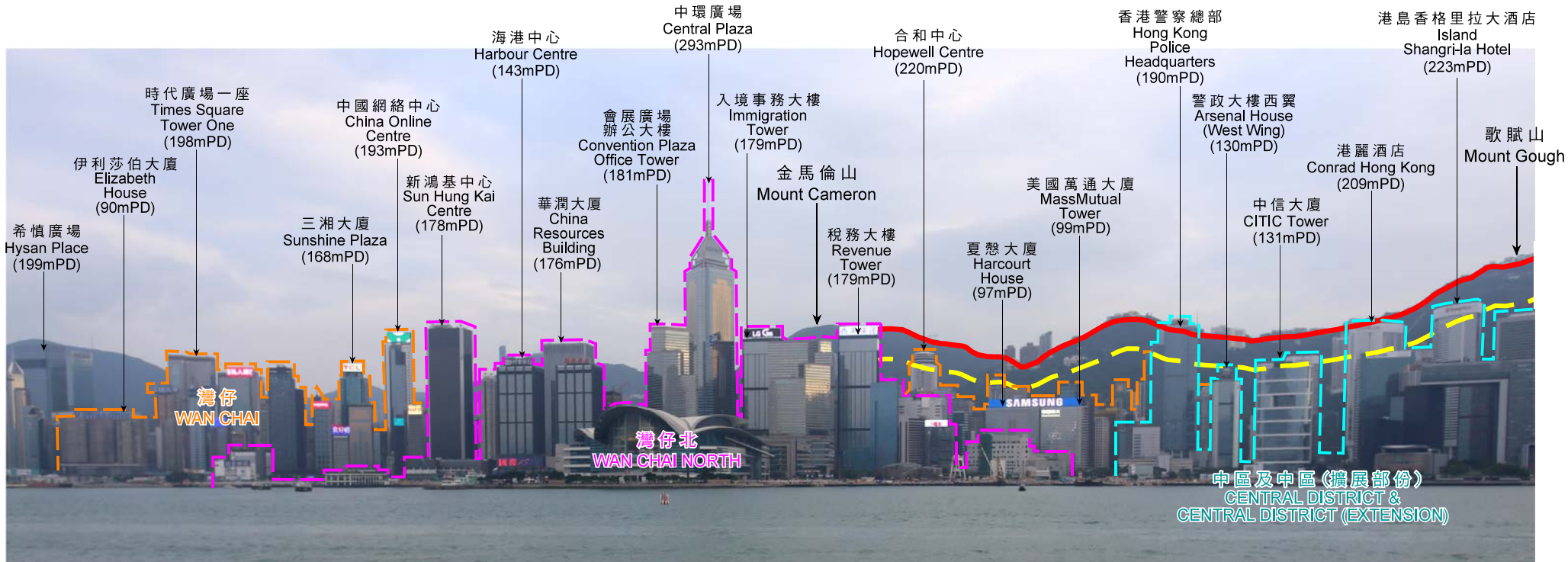


參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
9E

觀景點 VIEWING POINT A

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



從尖沙咀(香港文化中心)遠眺
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線
RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING
DEPARTMENT



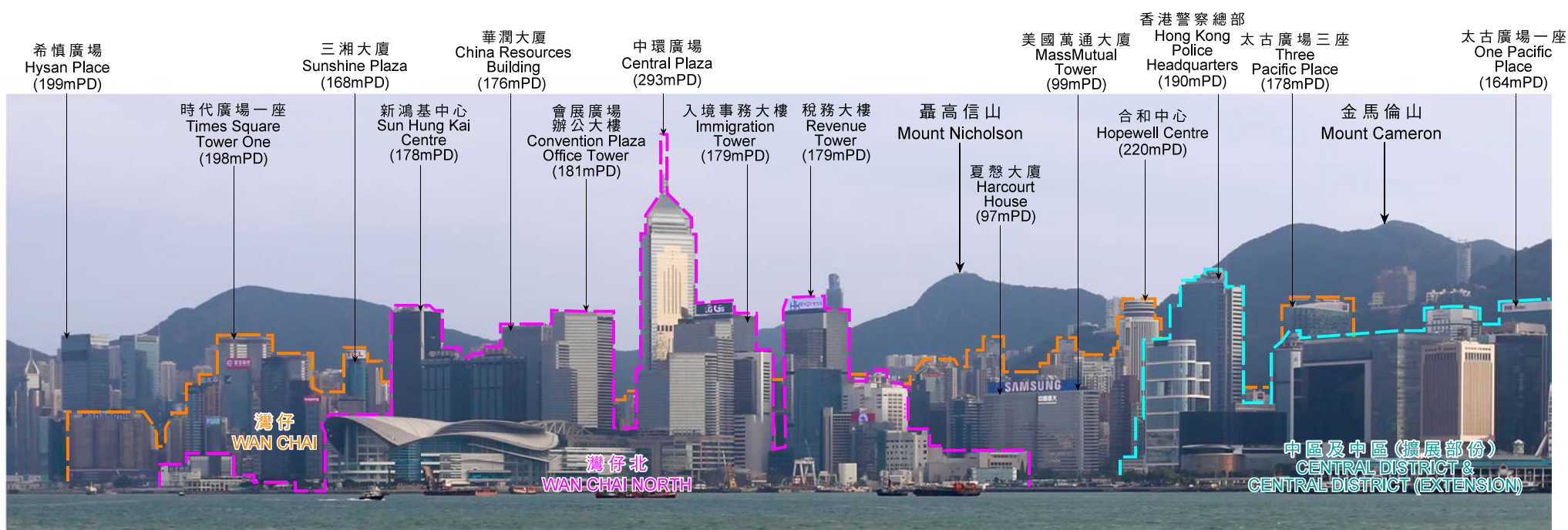
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
10A

本圖於2018年4月3日擬備，所根據的資料為攝於2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

觀景點 VIEWING POINT B

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從西九文化區遠眺
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



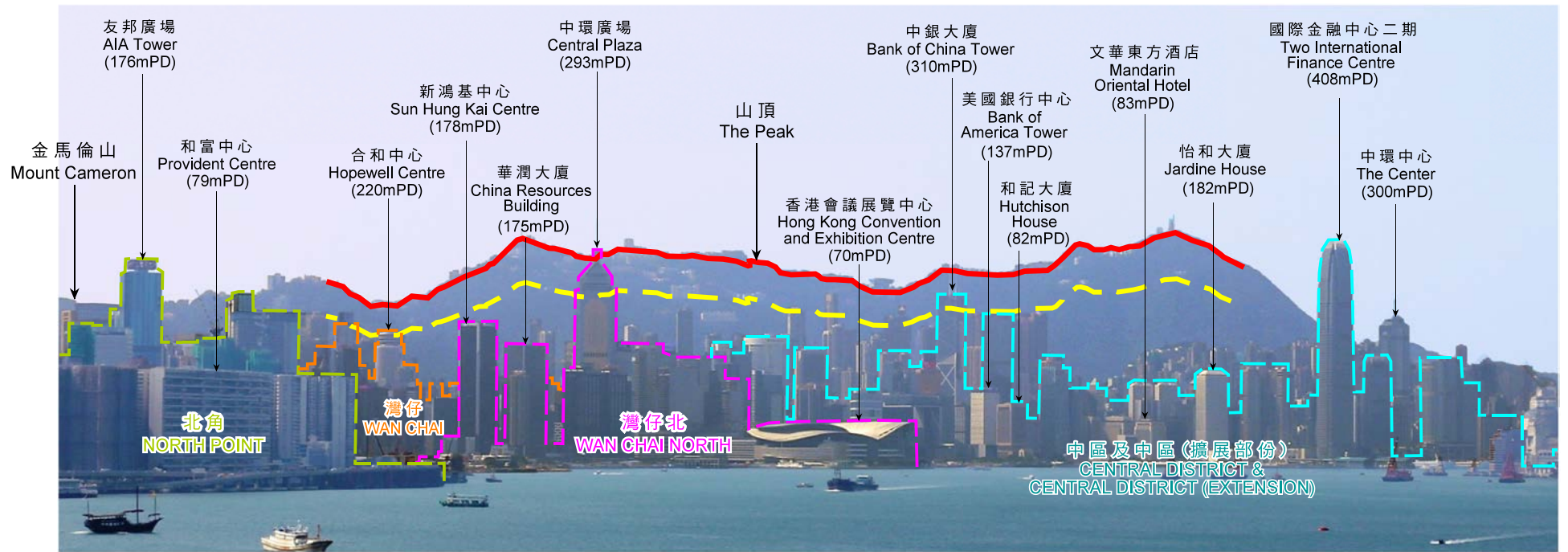
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
10B

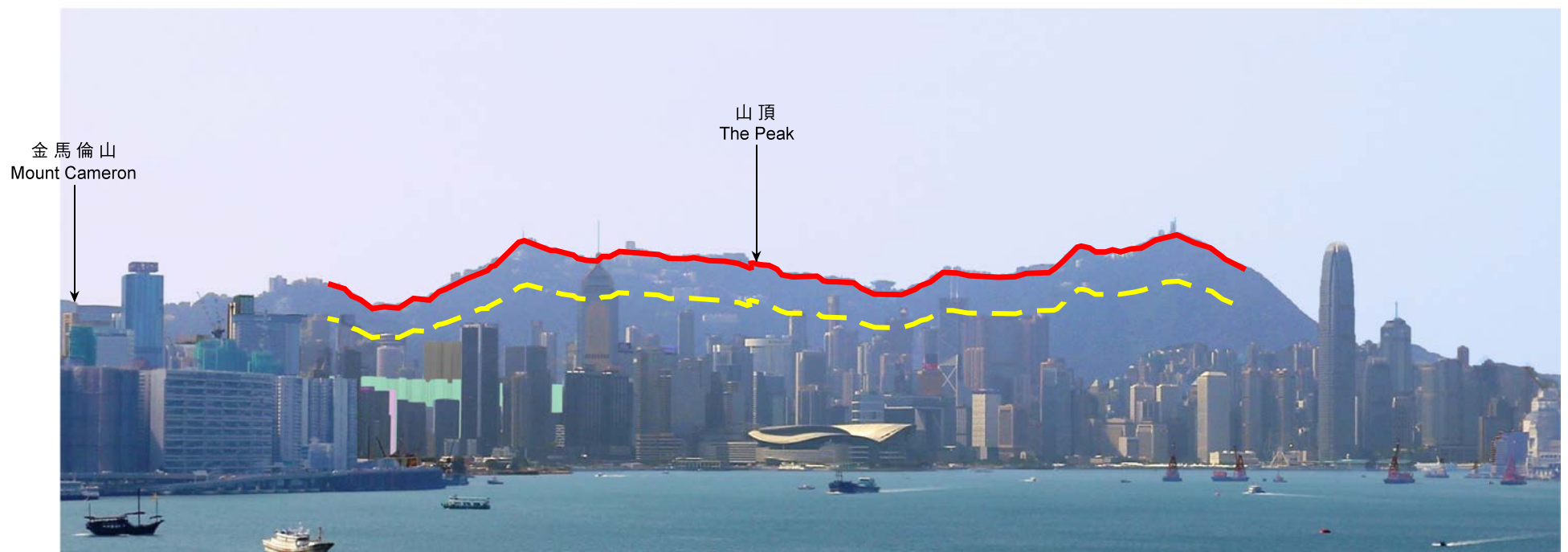
本圖於2018年4月3日擬備，所根據的資料為攝於2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

觀景點 VIEWING POINT C

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)

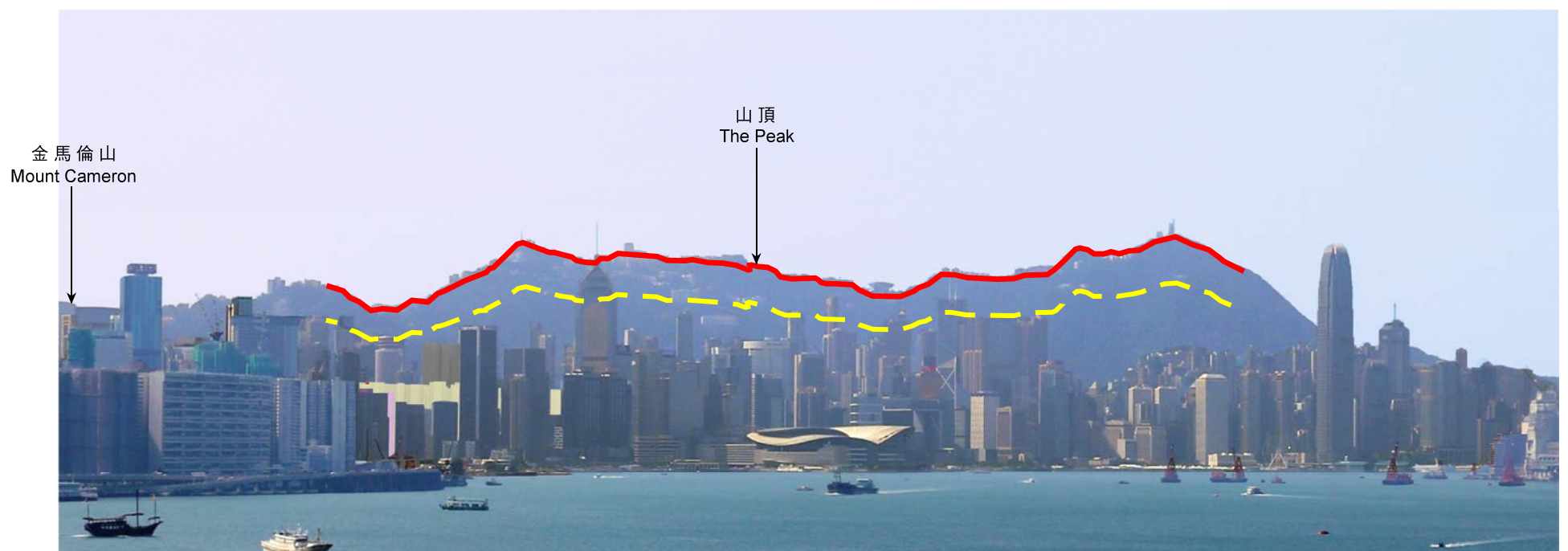


現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 140mPD 已批准之發展
COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)
VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

須保存的山脊線
RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE:
20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL
DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING
DEPARTMENT



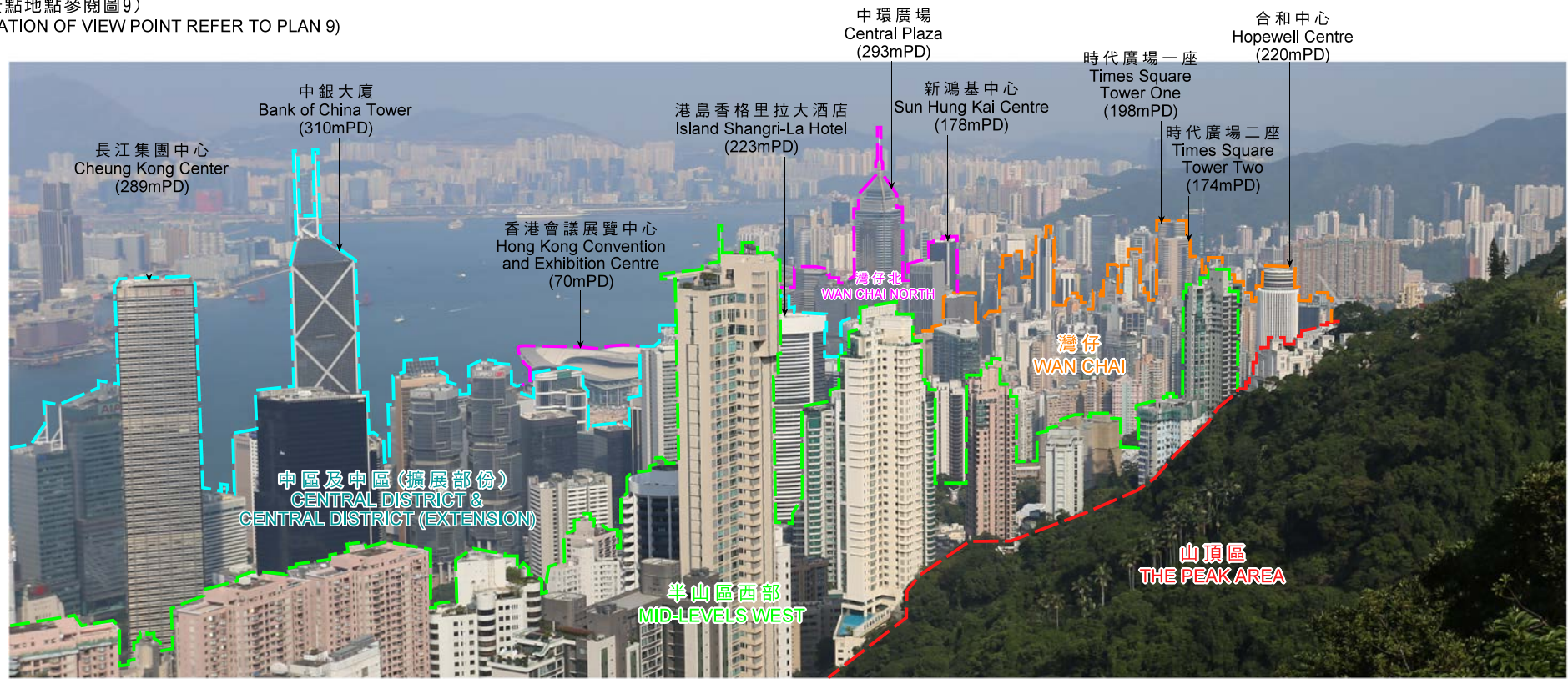
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
10C

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

觀景點 VIEWING POINT D

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制 CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 140mPD 已批准之發展 COMMITTED DEVELOPMENT



擬議的建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展 COMMITTED DEVELOPMENT

從山頂獅子亭遠眺
VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



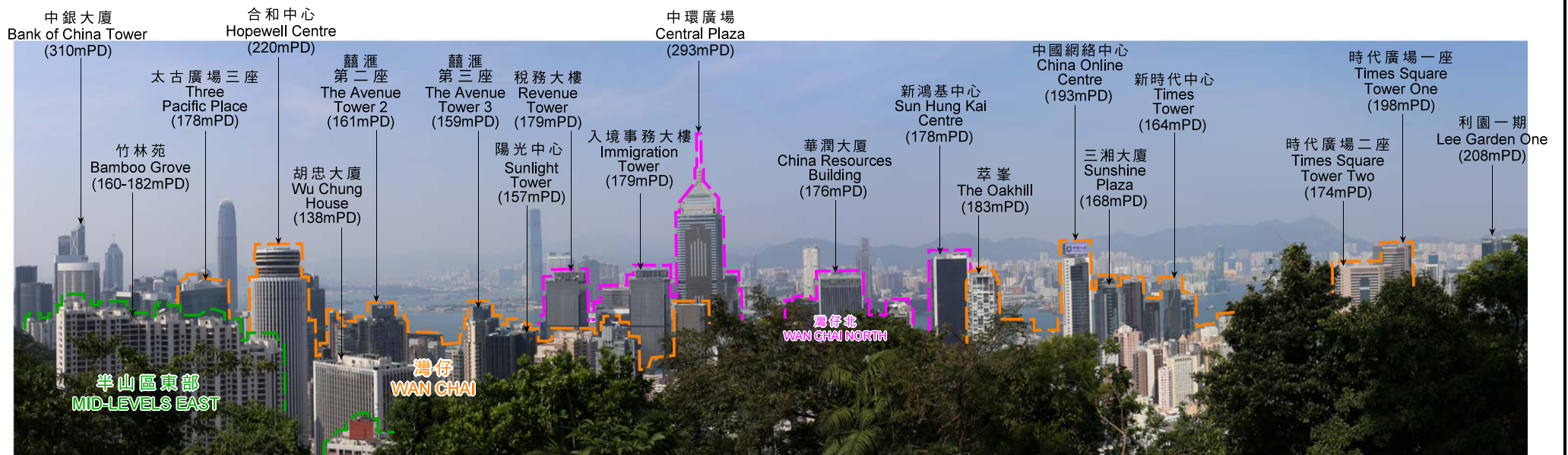
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
10D

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

觀景點 VIEWING POINT E

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制 CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



擬議的建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展 COMMITTED DEVELOPMENT

從司徒拔道眺望處遠眺
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING DEPARTMENT

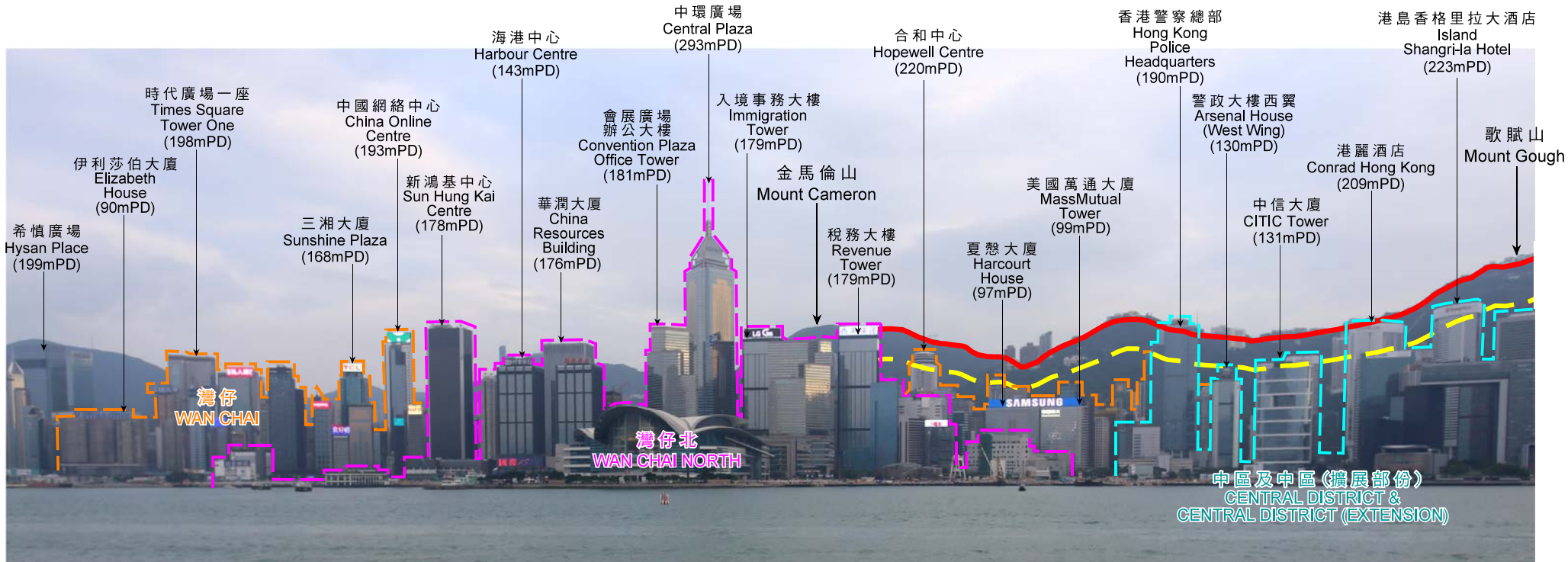


參考編號
REFERENCE No.
M/H5/18/3

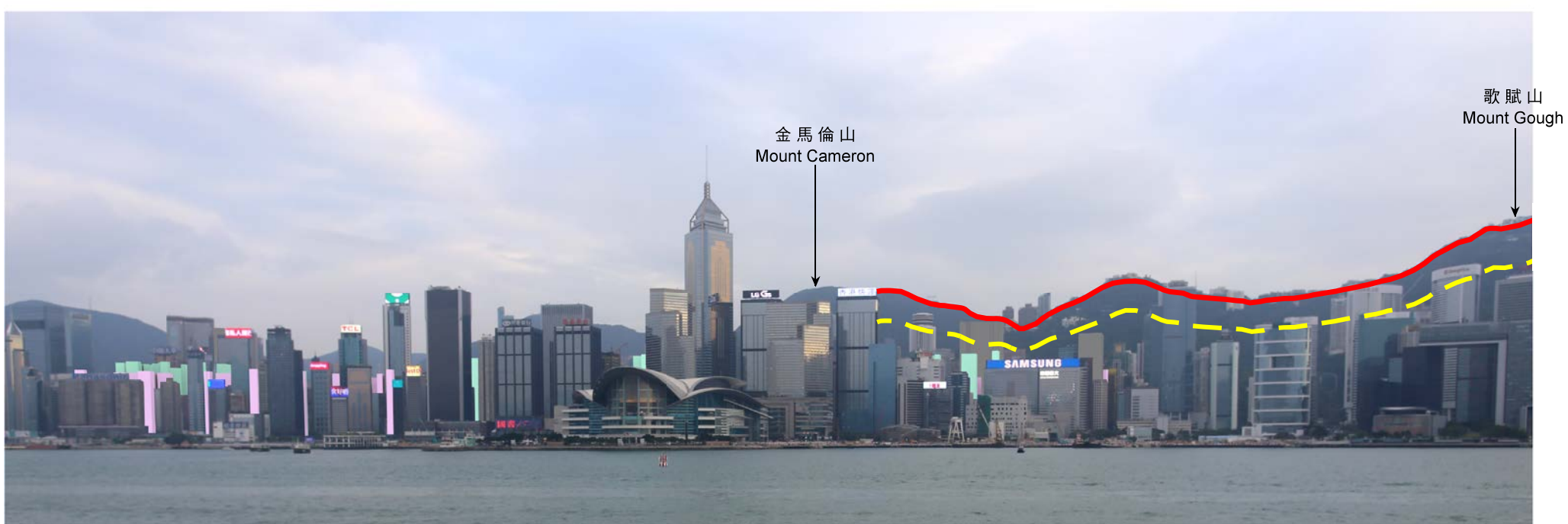
圖 PLAN
10E

觀景點 VIEWING POINT A

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)

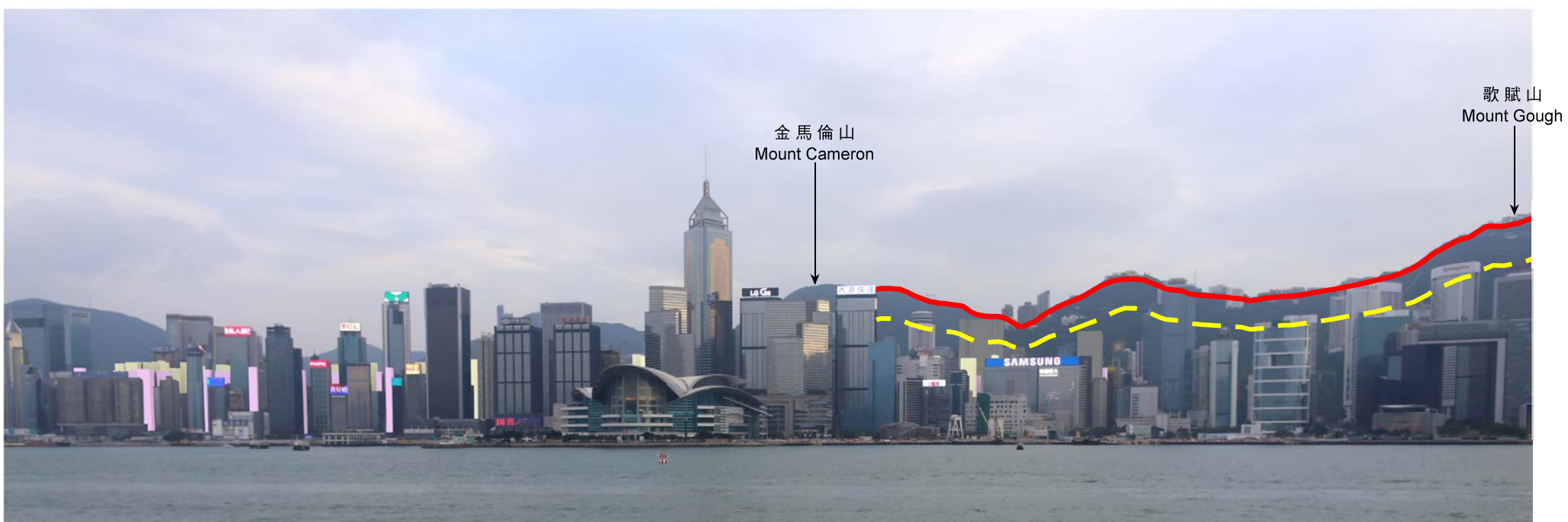


現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 已批准之發展 COMMITTED DEVELOPMENT

從尖沙咀(香港文化中心)遠眺
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線
RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING
DEPARTMENT



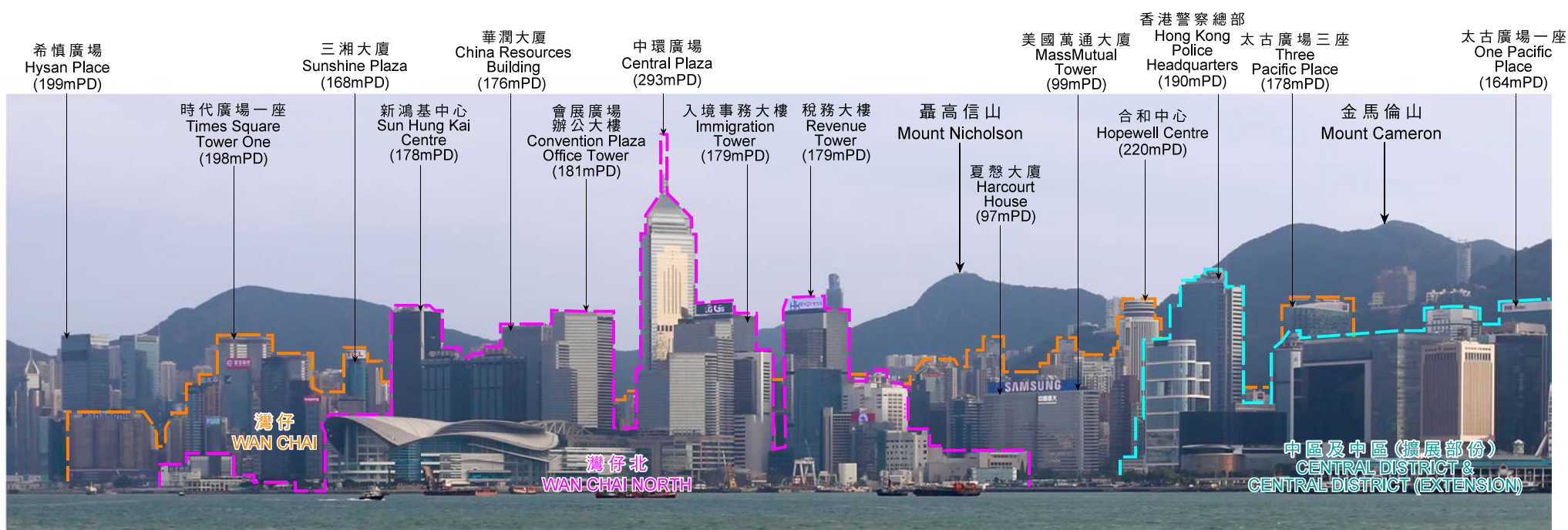
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
11A

本圖於2018年4月3日擬備，所根據的資料為攝於2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

觀景點 VIEWING POINT B

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD
 110mPD
 130mPD
 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD
 135mPD
 已批准之發展
COMMITTED DEVELOPMENT

從西九文化區遠眺
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



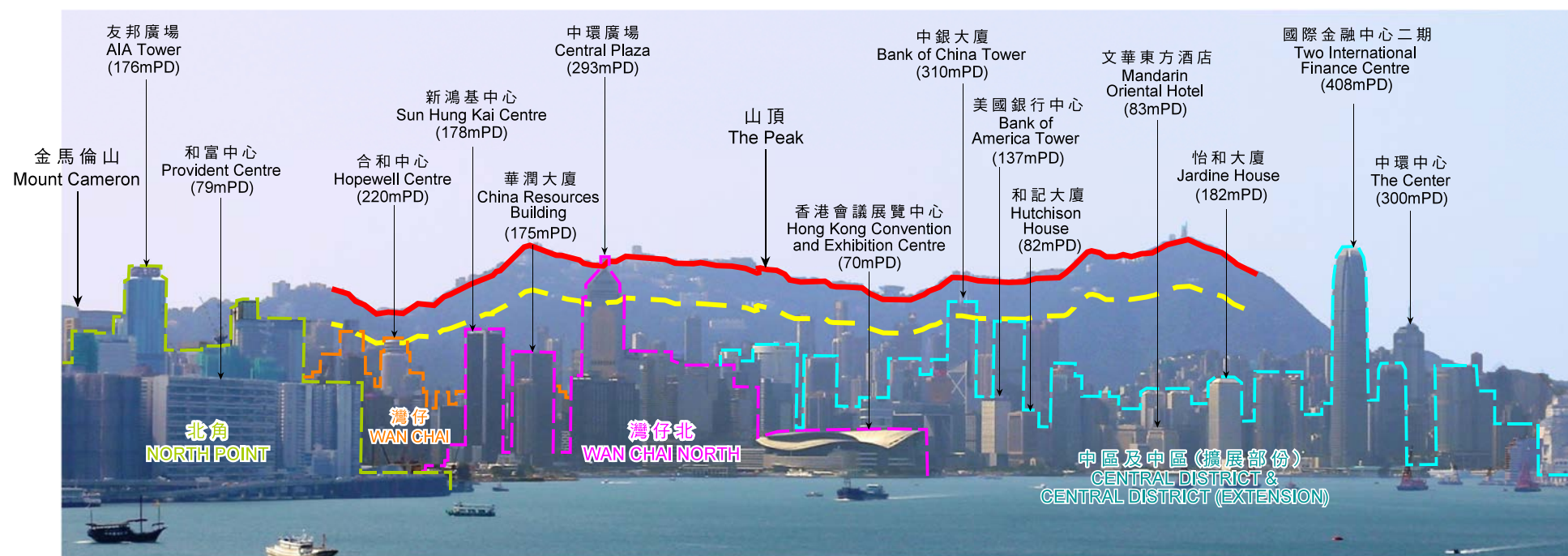
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
11B

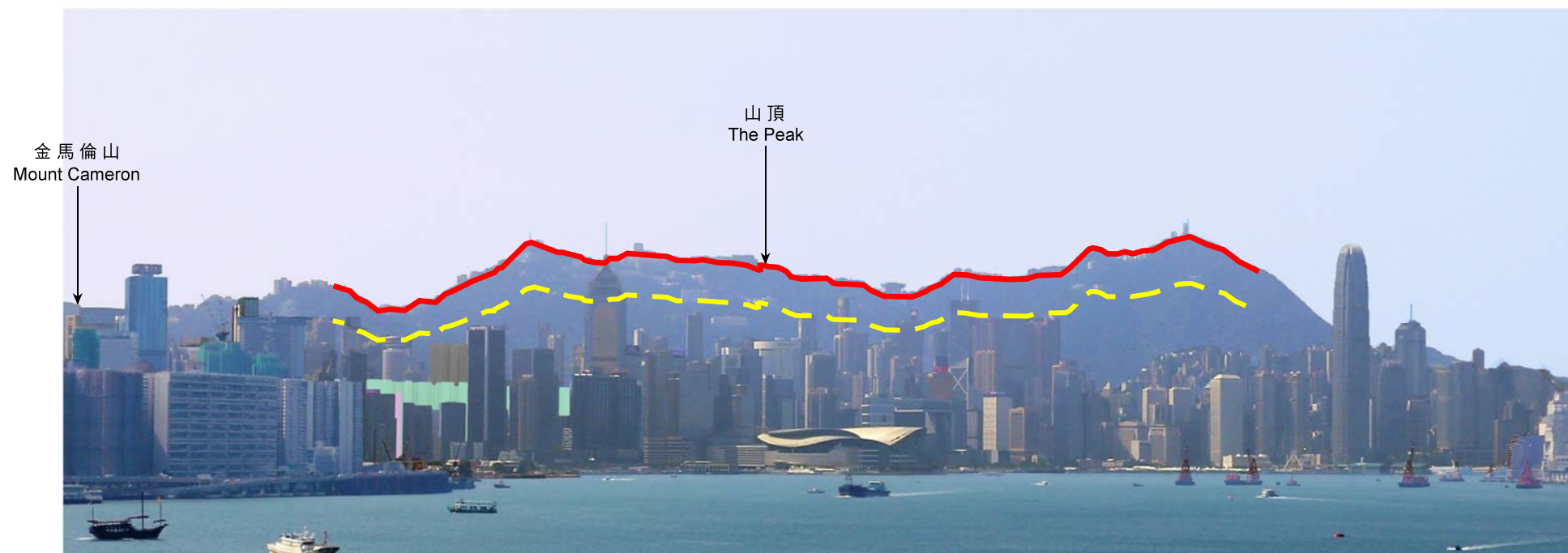
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PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

觀景點 VIEWING POINT C

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)

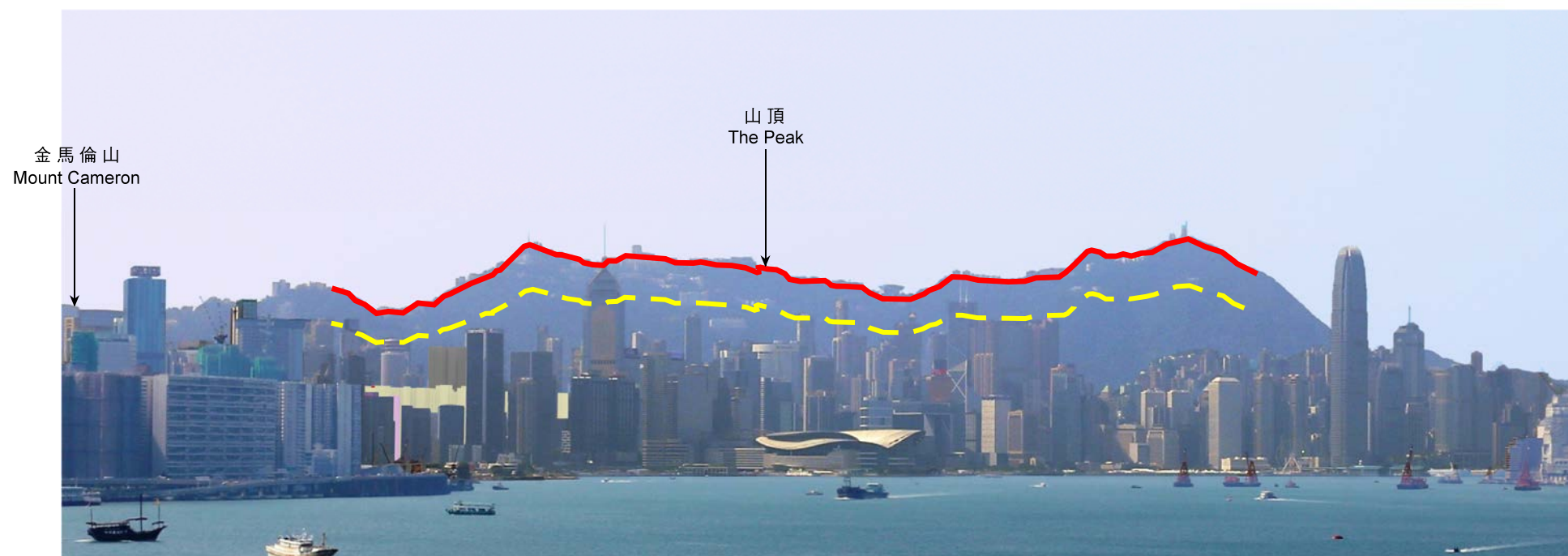


現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 140mPD 已批准之發展
COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)
VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

須保存的山脊線
RIDGELINES TO BE PRESERVED
虛線以上為保留20%不受建築物遮擋地帶
ABOVE THE DOTTED LINE:
20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL
DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING
DEPARTMENT

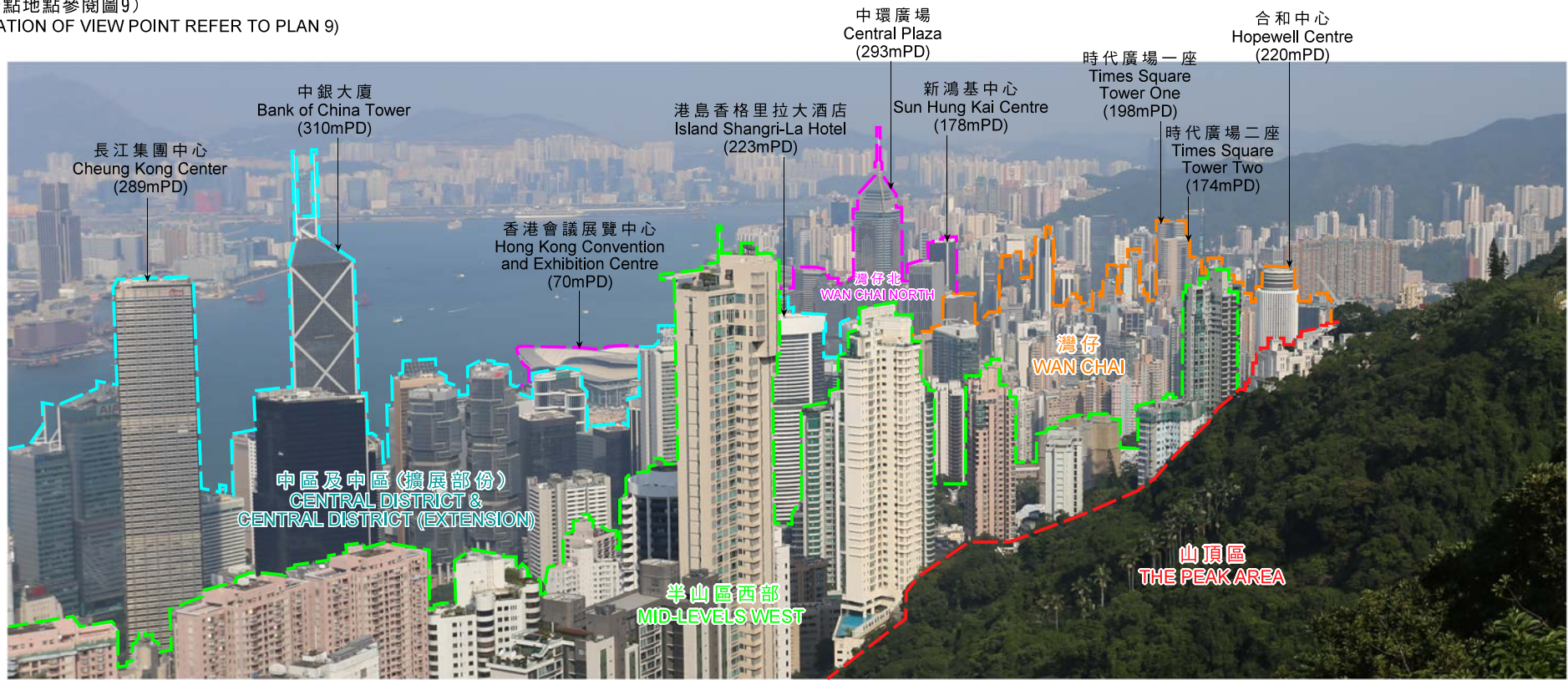


參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
11C

觀景點 VIEWING POINT D

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

100mPD 110mPD 130mPD 140mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展
COMMITTED DEVELOPMENT

從山頂獅子亭遠眺
VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

本圖於2018年4月3日擬備，所根據的資料為攝於2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING DEPARTMENT

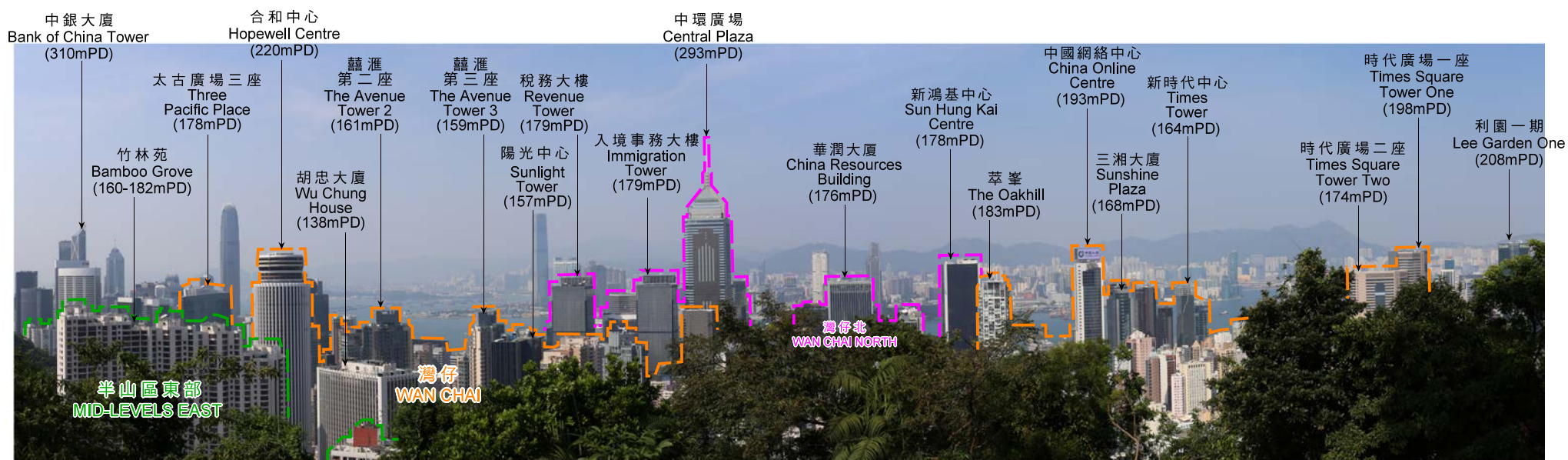


參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
11D

觀景點 VIEWING POINT E

(觀景點地點參閱圖9)
(LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

110mPD 135mPD 150mPD 已批准之發展
COMMITTED DEVELOPMENT

從司徒拔道眺望處遠眺
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片 PHOTOMONTAGE

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

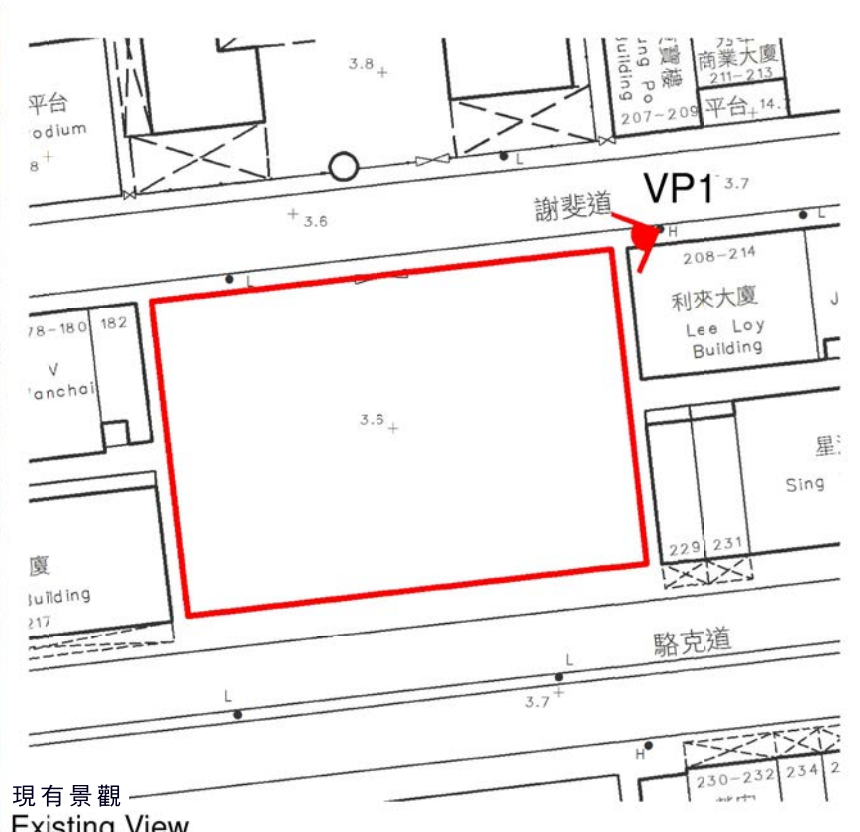
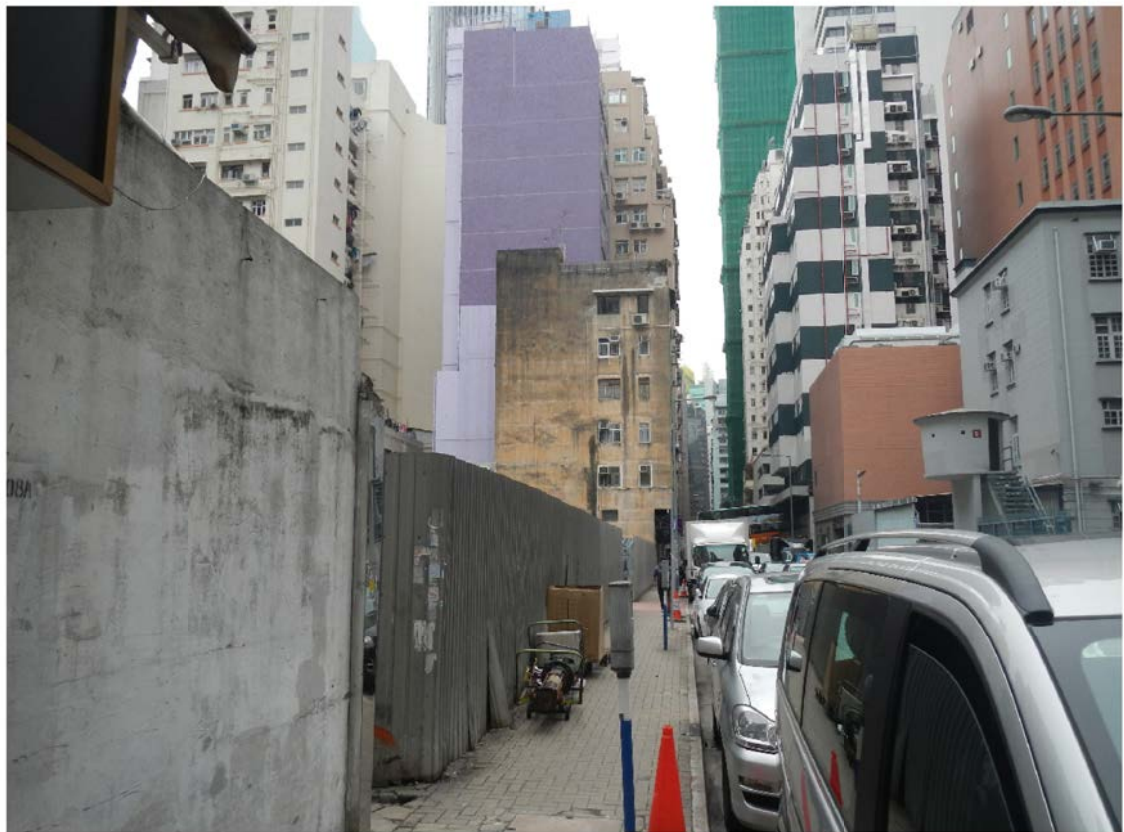
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PLAN PREPARED ON 3.4.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

規劃署
PLANNING DEPARTMENT

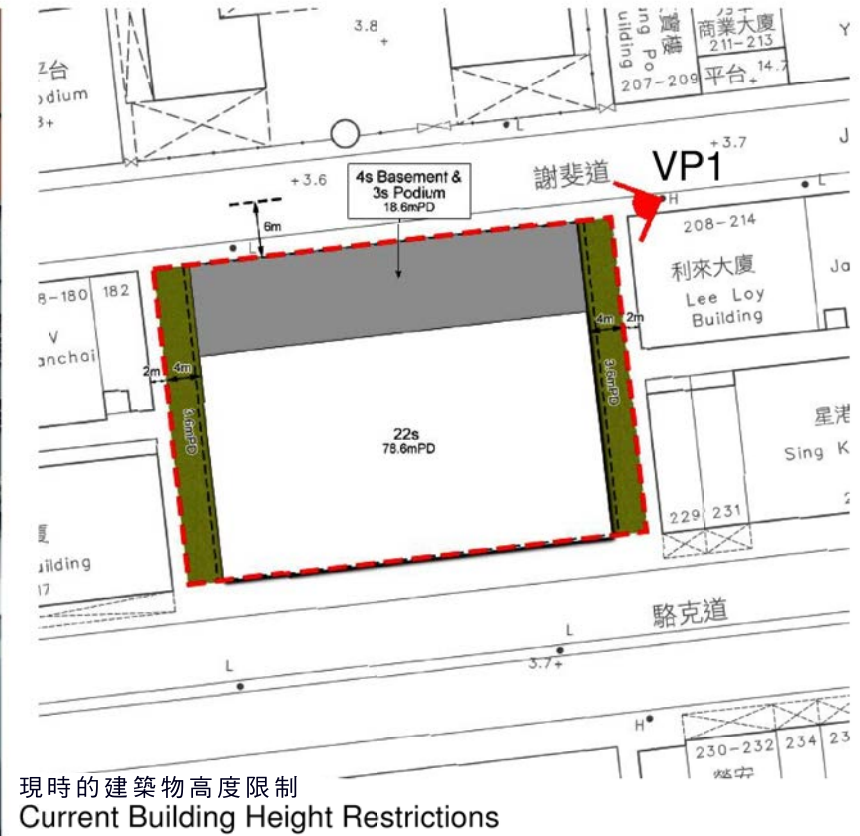
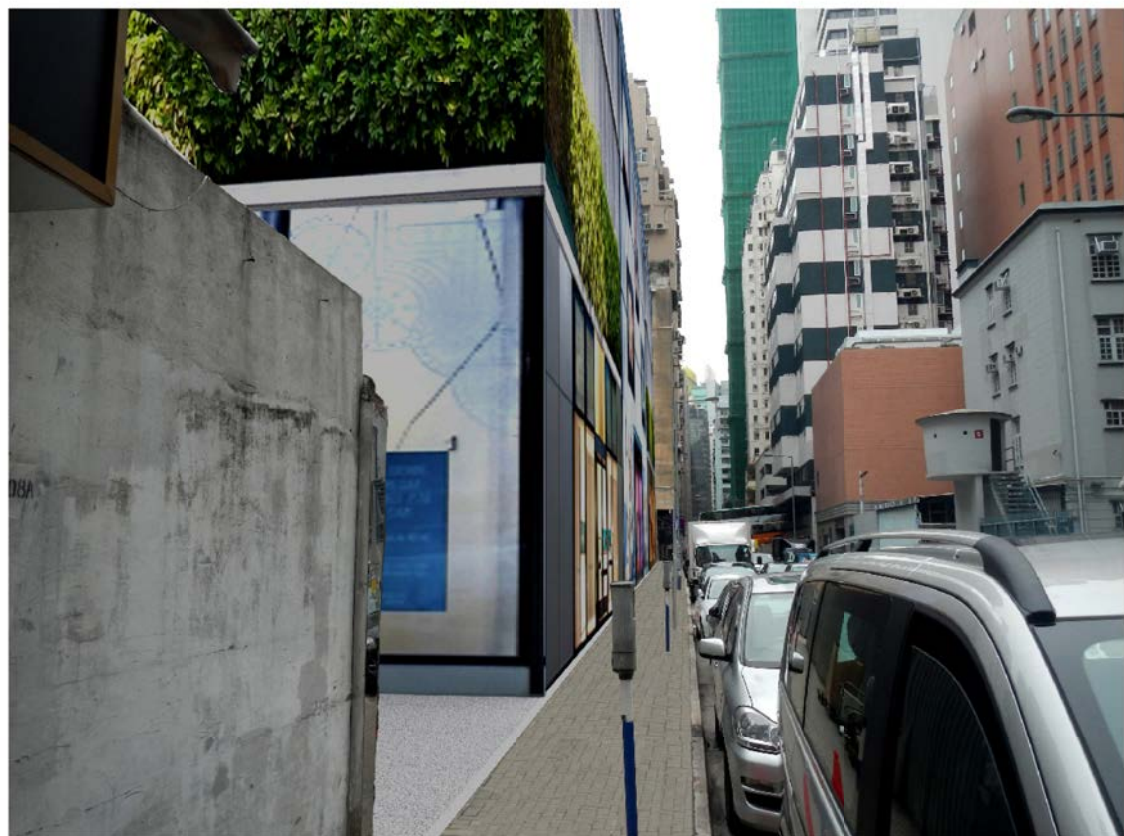


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REFERENCE No.
M/H5/18/3

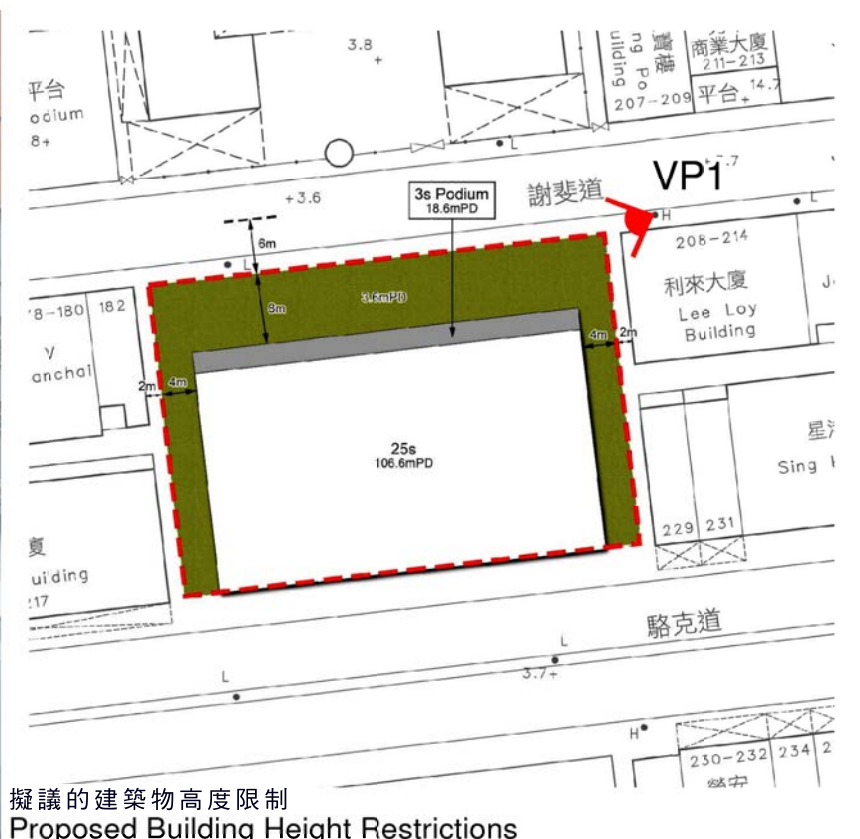
圖 PLAN
11E



現有景觀
Existing View



現時的建築物高度限制
Current Building Height Restrictions



擬議的建築物高度限制
Proposed Building Height Restrictions

從謝斐道的觀景
VIEW FROM JAFFE ROAD

灣仔區 WAN CHAI AREA

謝斐道具商業發展潛力的合成照片
PHOTOMONTAGE OF POTENTIAL COMMERCIAL DEVELOPMENT AT JAFFE ROAD

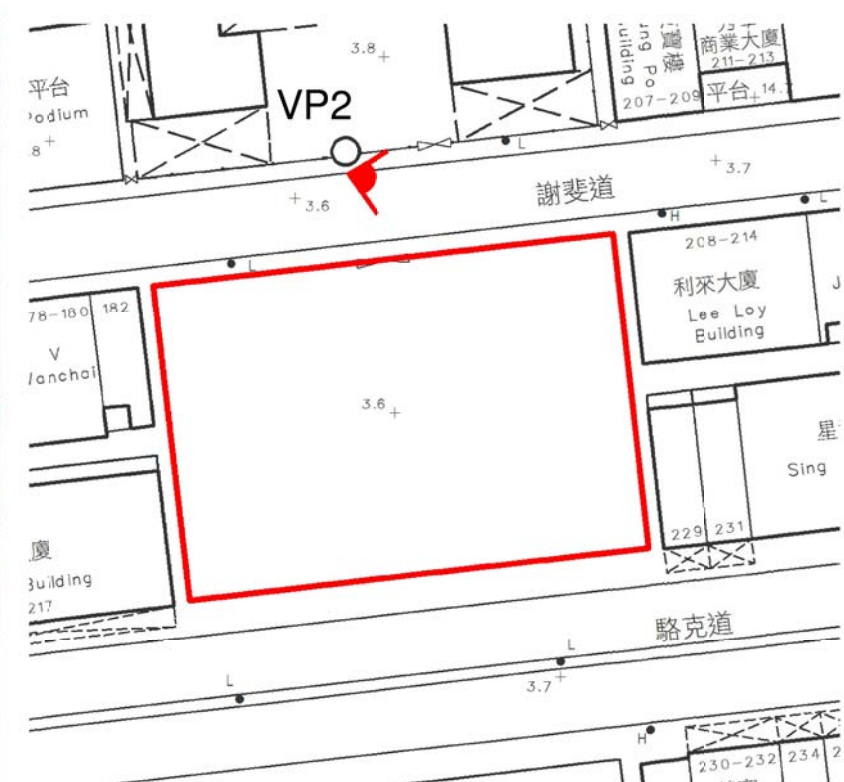
本圖於2018年4月3日擬備
PLAN PREPARED ON 3.4.2018

規劃署
PLANNING
DEPARTMENT

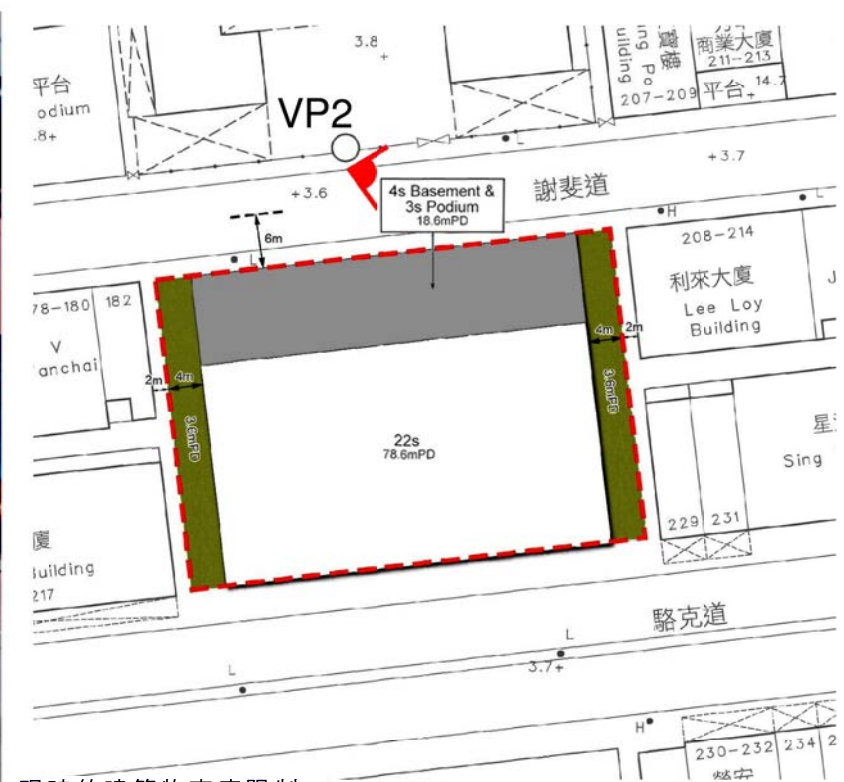
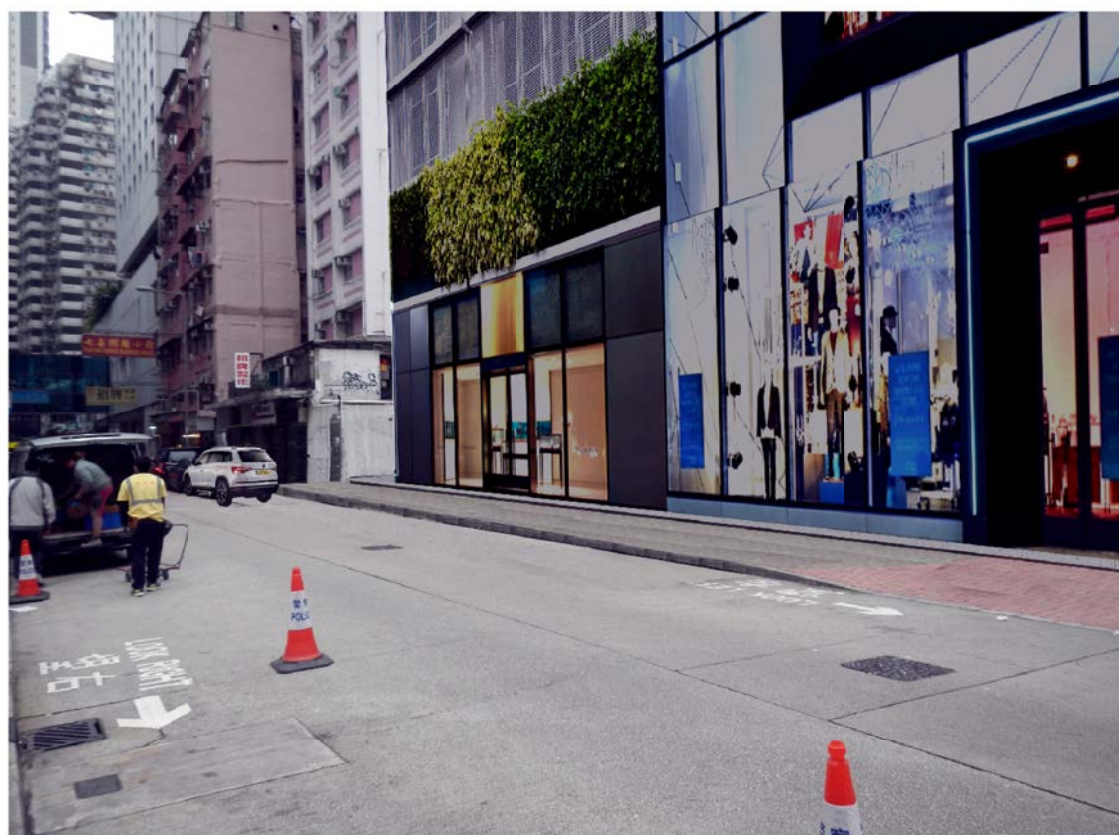


參考編號
REFERENCE No.
M/H5/18/3

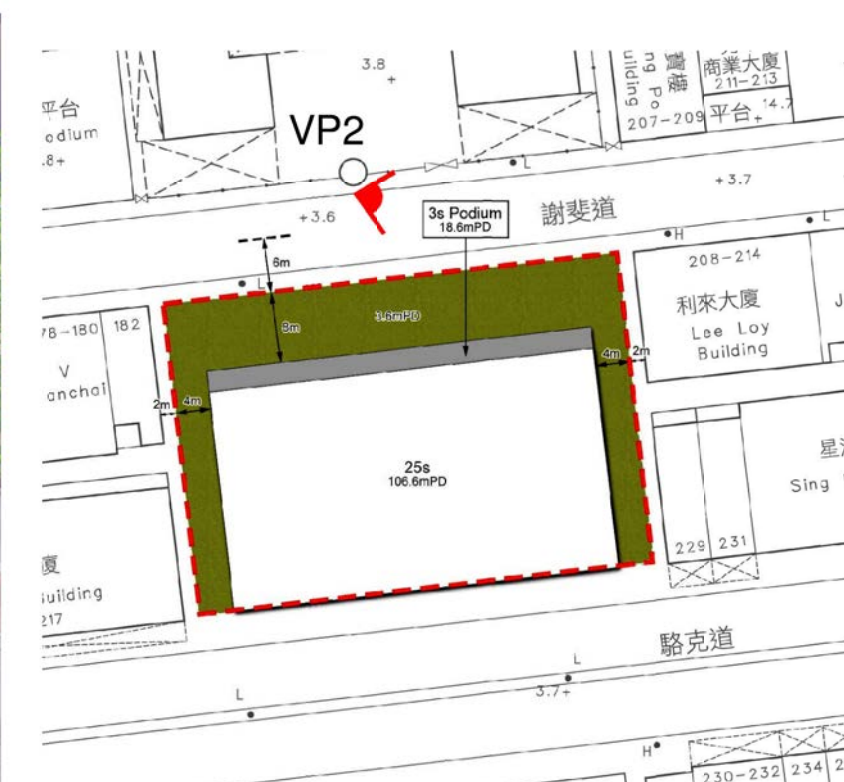
圖 PLAN
12A



現有景觀
Existing View



現時的建築物高度限制
Current Building Height Restrictions



擬議的建築物高度限制
Proposed Building Height Restrictions

從謝斐道的觀景
VIEW FROM JAFFE ROAD

灣仔區 WAN CHAI AREA

謝斐道具商業發展潛力的合成照片
PHOTOMONTAGE OF POTENTIAL COMMERCIAL DEVELOPMENT AT JAFFE ROAD

本圖於2018年4月3日擬備
PLAN PREPARED ON 3.4.2018

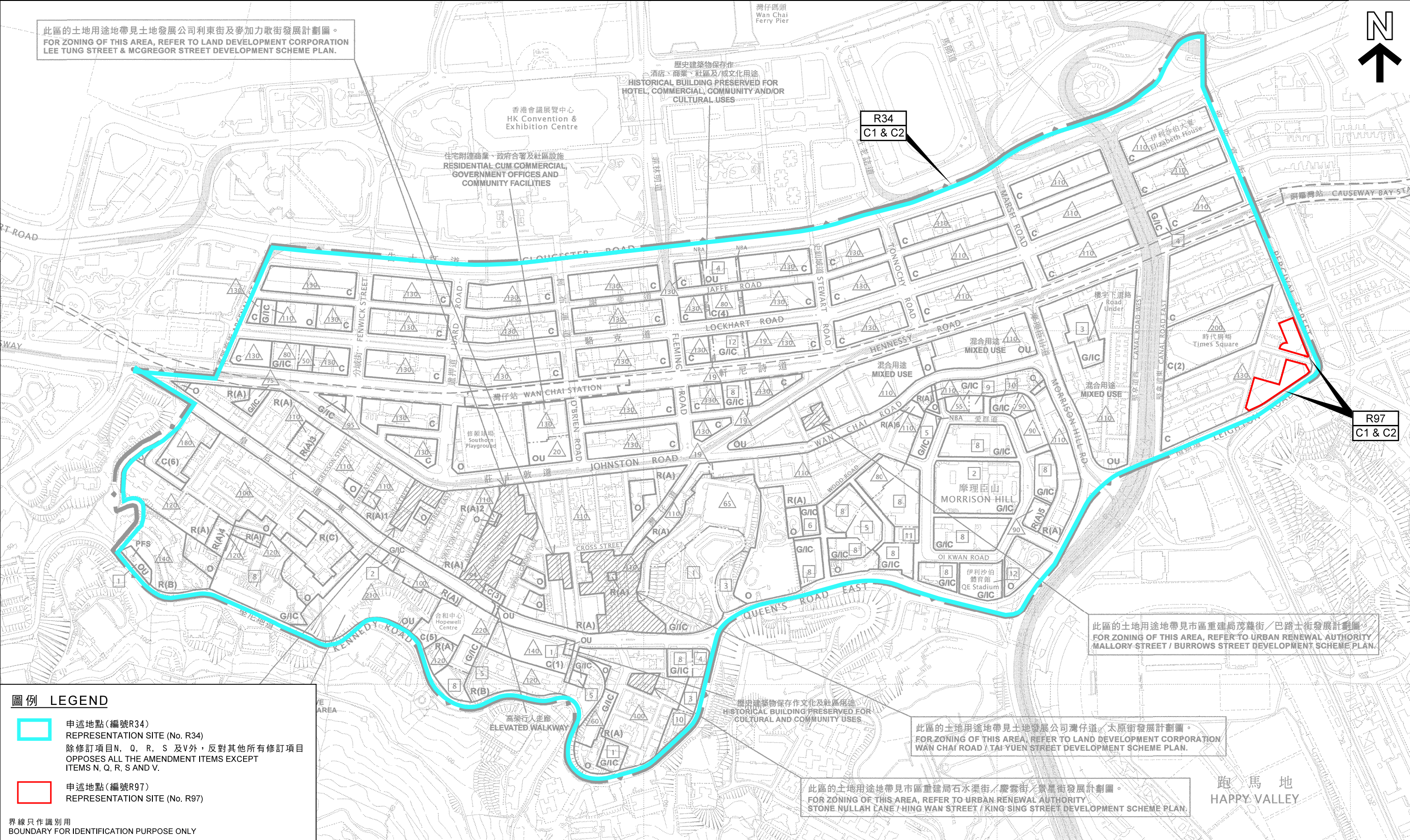
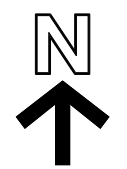
規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/H5/18/3


圖 PLAN
12B

此區的土地用途地帶見土地發展公司利東街及麥加力歌街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION LEE TUNG STREET & MCGREGOR STREET DEVELOPMENT SCHEME PLAN.



圖例 LEGEND

 申述地點(編號R34)
REPRESENTATION SITE (No. R34)
除修訂項目N, O, R, S及V外, 反對其他所有修訂項目
OPPOSES ALL THE AMENDMENT ITEMS EXCEPT
ITEMS N, O, R, S AND V.

 申述地點(編號R97)
REPRESENTATION SITE (No. R97)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

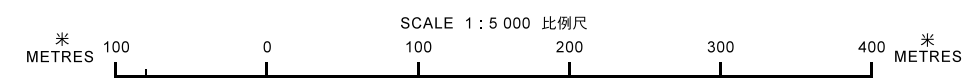
此區的土地用途地帶見市區重建局茂蘿街/巴路士街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY MALLORY STREET / BURROWS STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司灣仔道/太原街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION WAN CHAI ROAD / TAI YUEN STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見市區重建局石水渠街/慶雲街/景星街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STONE NULLAH LANE / HING WAN STREET / KING SING STREET DEVELOPMENT SCHEME PLAN.

位置圖 LOCATION PLAN

灣仔分區計劃大綱草圖編號S/H5/26
申述個案編號R34和R97及相關意見編號C1和C2
REPRESENTATIONS No. R34 & R97 AND RELATED COMMENTS No. C1 & C2
TO DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26



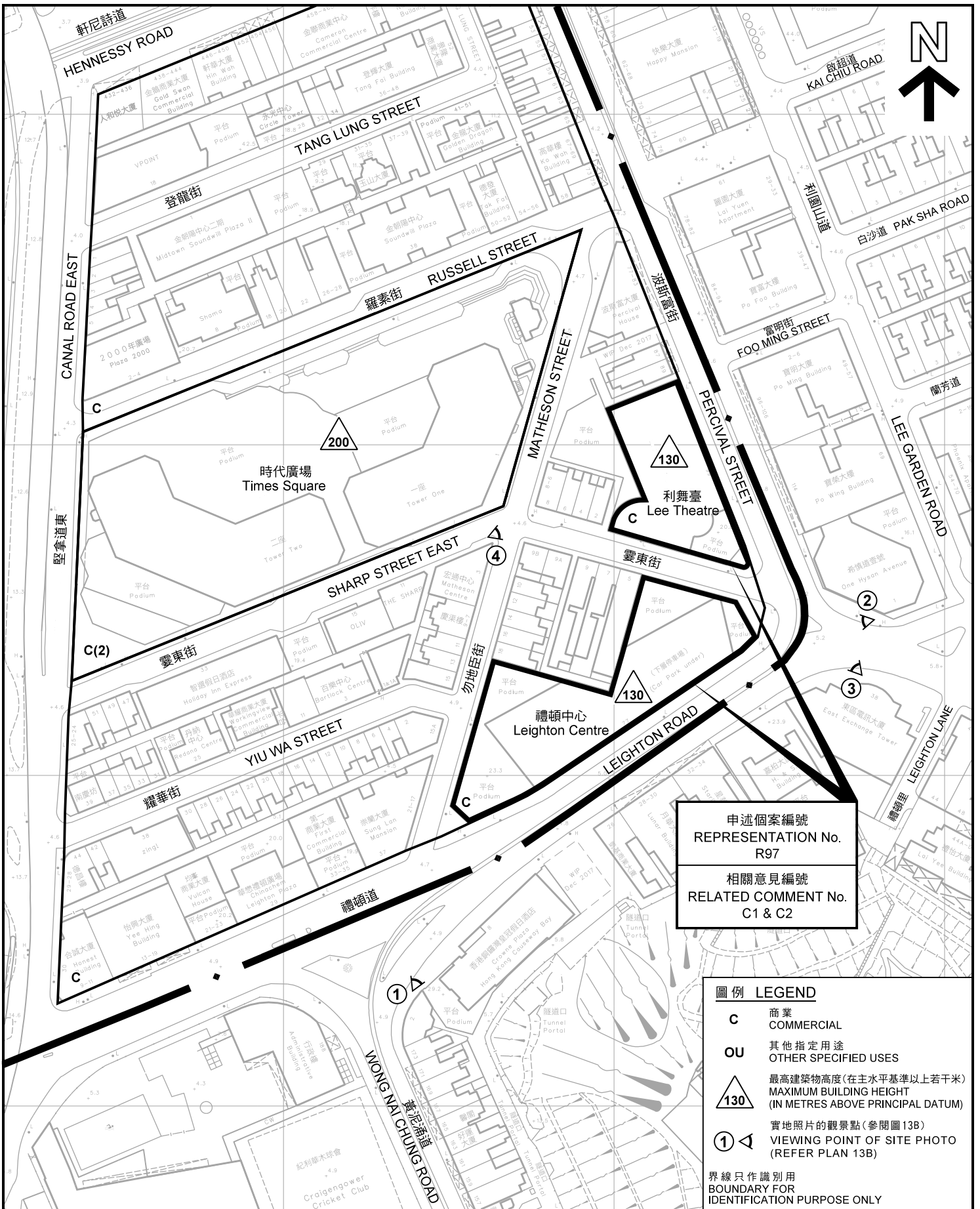
本摘要圖於2018年4月3日擬備,
所根據的資料為於2010年9月24日
展示的分區計劃大綱圖編號 S/H5/26
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON OUTLINE ZONING PLAN No.
S/H5/26 EXHIBITED ON 24.9.2010

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
13



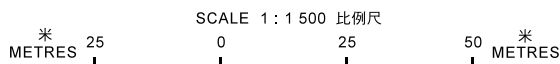
申述個案編號
 REPRESENTATION No.
 R97
 相關意見編號
 RELATED COMMENT No.
 C1 & C2

- 圖例 LEGEND**
- C** 商業
COMMERCIAL
 - OU** 其他指定用途
OTHER SPECIFIED USES
 - 130** 最高建築物高度(在主水平基準以上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
 - 1** 實地照片的觀景點(參閱圖13B)
VIEWING POINT OF SITE PHOTO
(REFER PLAN 13B)

界線只作識別用
 BOUNDARY FOR
 IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

灣仔分區計劃大綱草圖編號S/H5/26
 申述個案編號R97及相關意見編號C1和C2
 REPRESENTATION No. R97 AND RELATED COMMENTS No. C1 & C2
 TO DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26



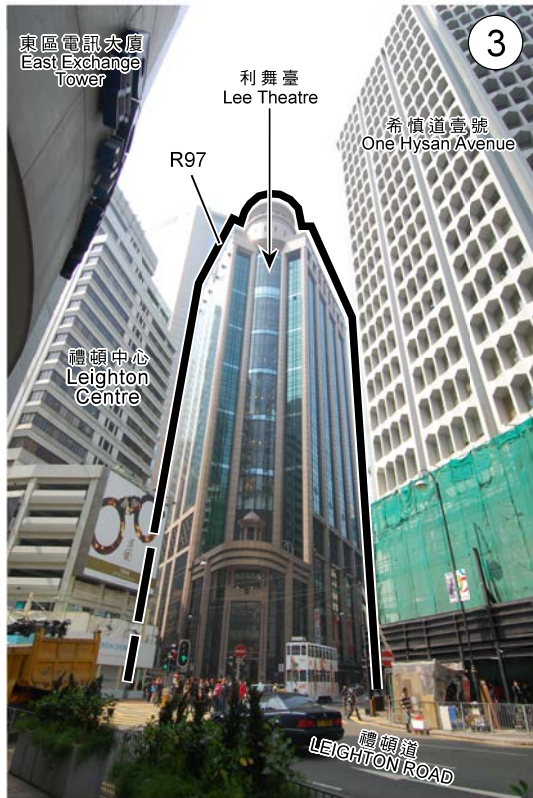
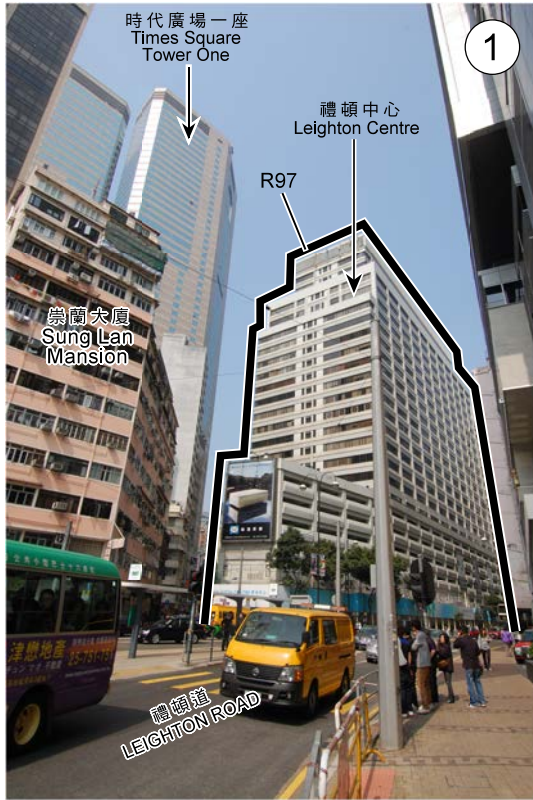
規劃署
PLANNING
DEPARTMENT



參考編號
 REFERENCE No.
M/H5/18/3

圖 PLAN
13A

本摘要圖於2018年4月3日擬備，
 所根據的資料為測量圖編號
 11-SW-10C及D和11-SW-15A及B
 EXTRACT PLAN PREPARED ON 3.4.2018
 BASED ON SURVEY SHEETS No.
 11-SW-10C & D and 11-SW-15A & B



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2018年4月3日擬備，
所根據的資料為攝於
2011年3月4日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTOS
TAKEN ON 4.3.2011

灣仔分區計劃大綱草圖編號S/H5/26
申述個案編號R97及相關意見編號C1和C2
REPRESENTATION No. R97 AND RELATED COMMENTS No. C1 & C2
TO DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

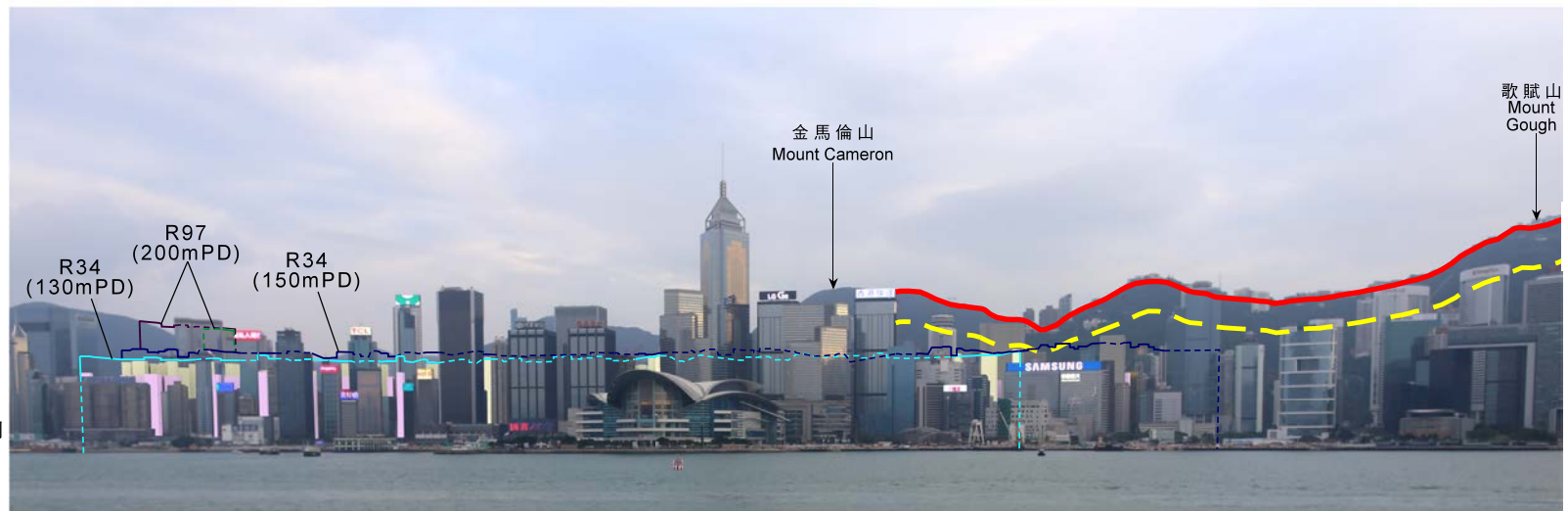
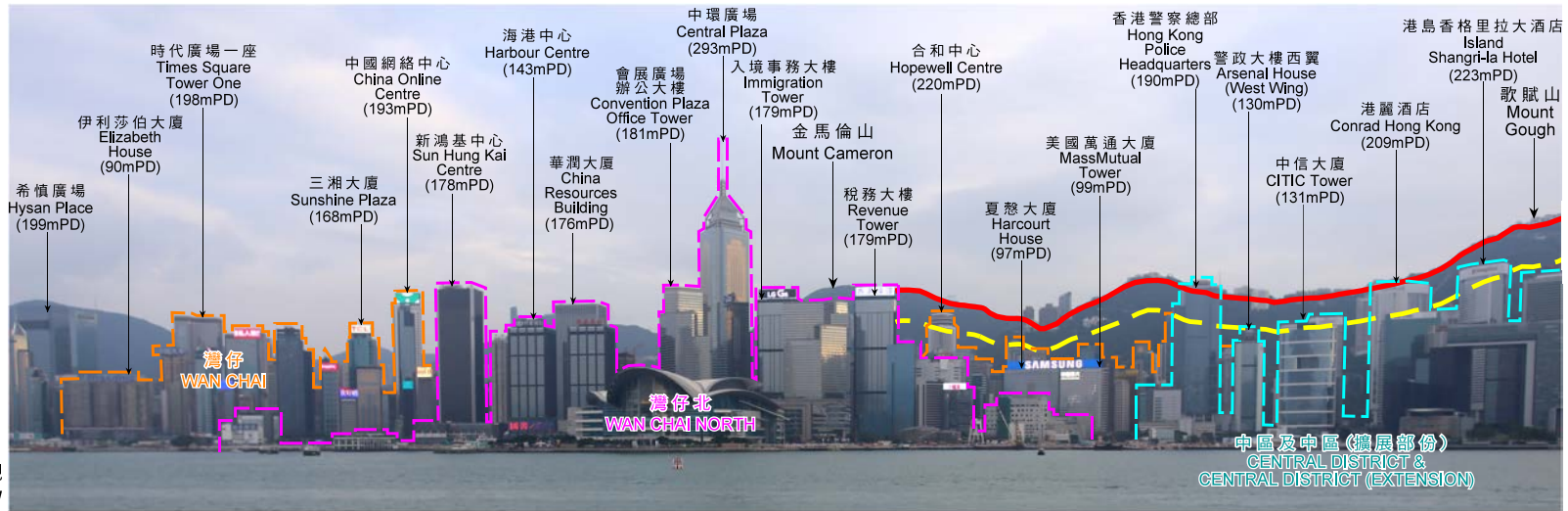
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
13B

觀景點 VIEWING POINT A (觀景點地點參閱圖9) (LOCATION OF VIEW POINT REFER TO PLAN 9)



- R34的提議
- 及 PROPOSAL OF R34
- R97的提議
- 或 OR PROPOSAL OF R97
- 於大綱圖建議修訂的建築物高度限制
- PROPOSED BUILDING HEIGHT RESTRICTIONS ON THE OZP
- 110mPD
- 135mPD
- 已批准之發展
- COMMITTED DEVELOPMENT

從尖沙咀(香港文化中心)遠眺

VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

- 須保存的山脊線
- RIDGELINES TO BE PRESERVED
- 虛線以上為保留20%不受建築物遮擋地帶
- ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE
- 建築物高度在主水平基準上若干米
- BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
- 界線只作識別用
- BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTO
TAKEN ON 9.11.2017

對灣仔分區計劃大綱草圖編號S/H5/26提出的申述及相關意見
REPRESENTATIONS AND RELATED COMMENTS IN RESPECT OF
THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

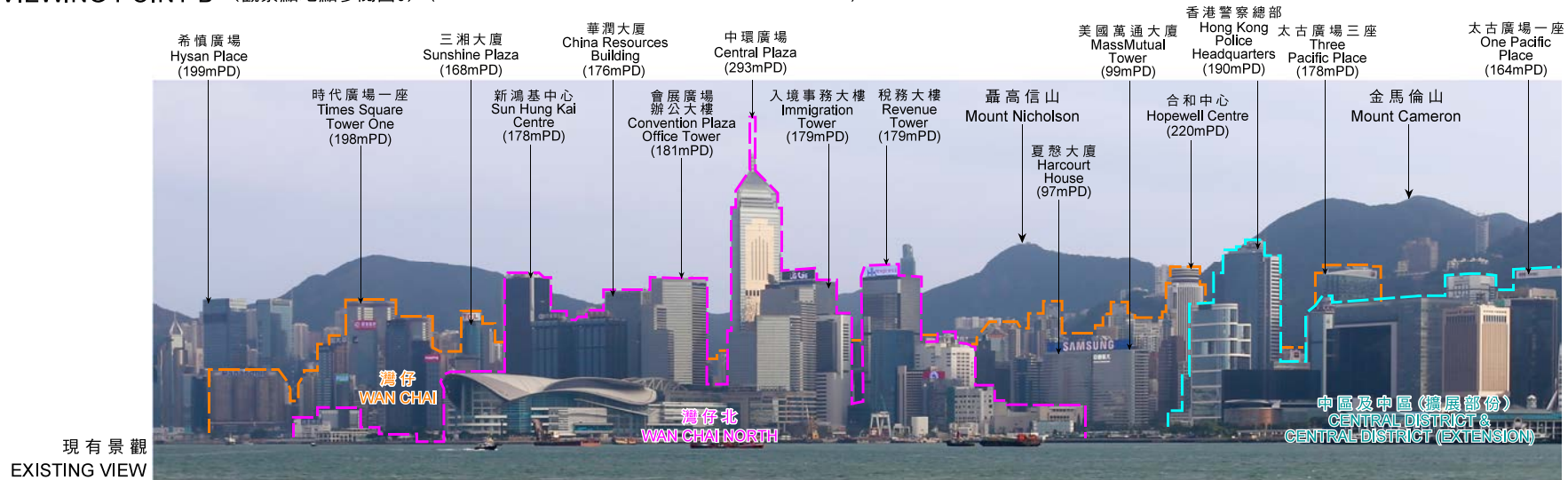
規劃署
PLANNING
DEPARTMENT



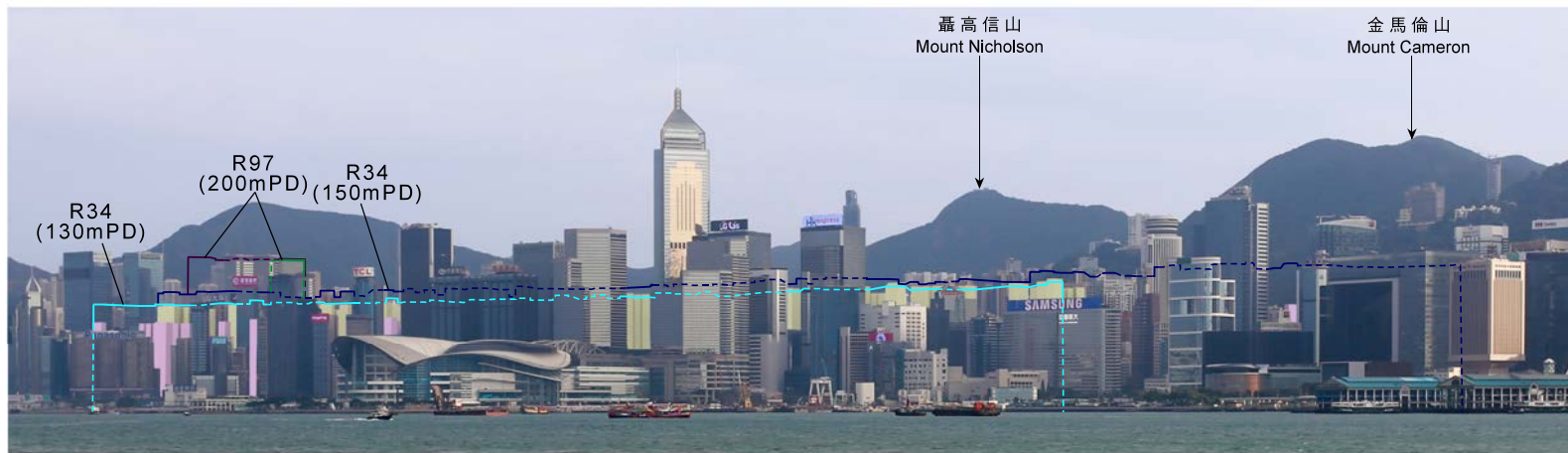
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
14A

觀景點 VIEWING POINT B (觀景點地點參閱圖9) (LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀
EXISTING VIEW



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

從西九文化區遠眺

VIEW FROM WEST KOWLOON CULTURAL DISTRICT

- R34的提議
- 及 PROPOSAL OF R34
- R97的提議
- 或 OR PROPOSAL OF R97
- 於大綱圖建議修訂的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS ON THE OZP
- 110mPD
- 135mPD
- 已批准之發展
COMMITTED DEVELOPMENT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTO
TAKEN ON 9.11.2017

對灣仔分區計劃大綱草圖編號S/H5/26提出的申述及相關意見
REPRESENTATIONS AND RELATED COMMENTS IN RESPECT OF
THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

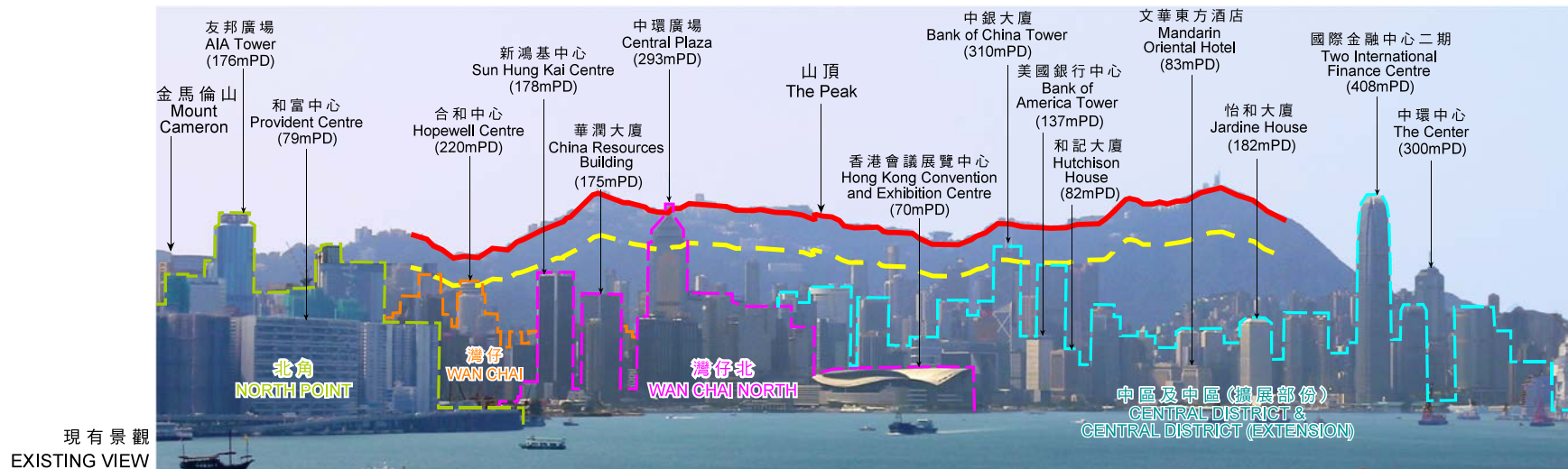
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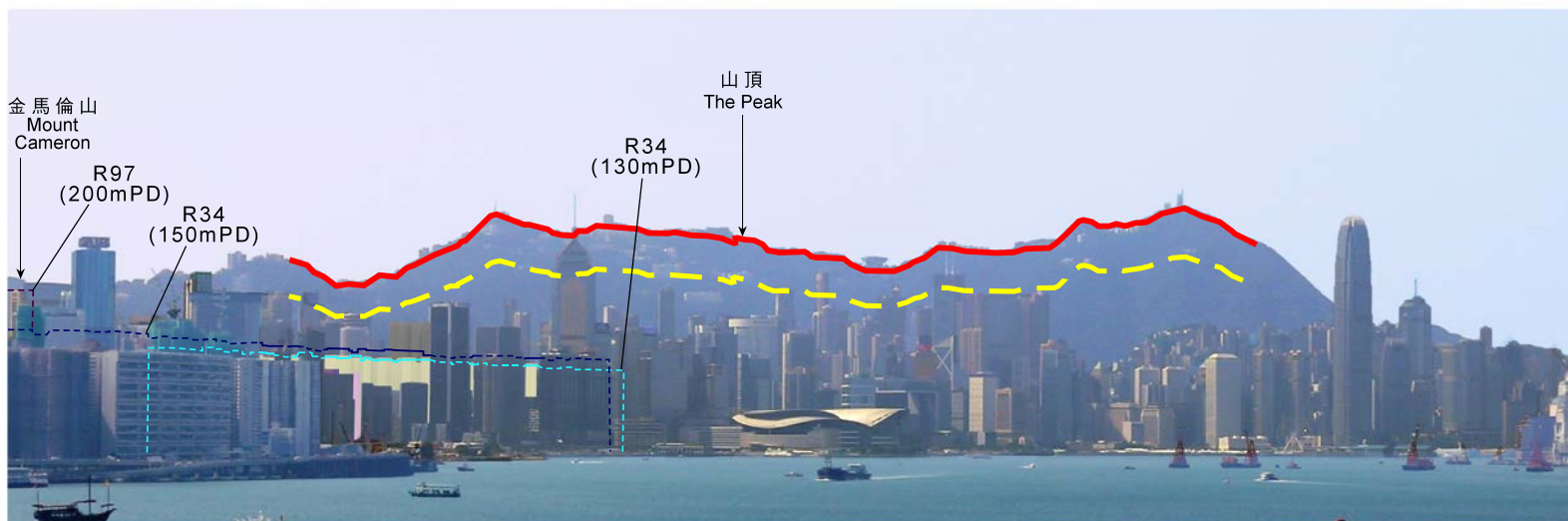
參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
14B

觀景點 VIEWING POINT C (觀景點地點參閱圖9) (LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀
EXISTING VIEW



擬議的建築物高度限制
PROPOSED
BUILDING HEIGHT
RESTRICTIONS

- R34的提議
- 及 PROPOSAL OF R34
- R97的提議
- PROPOSAL OF R97

於大綱圖建議修訂
的建築物高度限制
PROPOSED BUILDING
HEIGHT RESTRICTIONS
ON THE OZP

- 110mPD
- 135mPD
- 已批准之發展
COMMITTED
DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米) VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

—— 須保存的山脊線 RIDGELINES TO BE PRESERVED
 - - - 虛線以上為保留20%不受建築物遮擋地帶 ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE
 建築物高度在主水平基準上若干米 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTO
TAKEN ON 30.10.2017

對灣仔分區計劃大綱草圖編號S/H5/26提出的申述及相關意見
REPRESENTATIONS AND RELATED COMMENTS IN RESPECT OF
THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

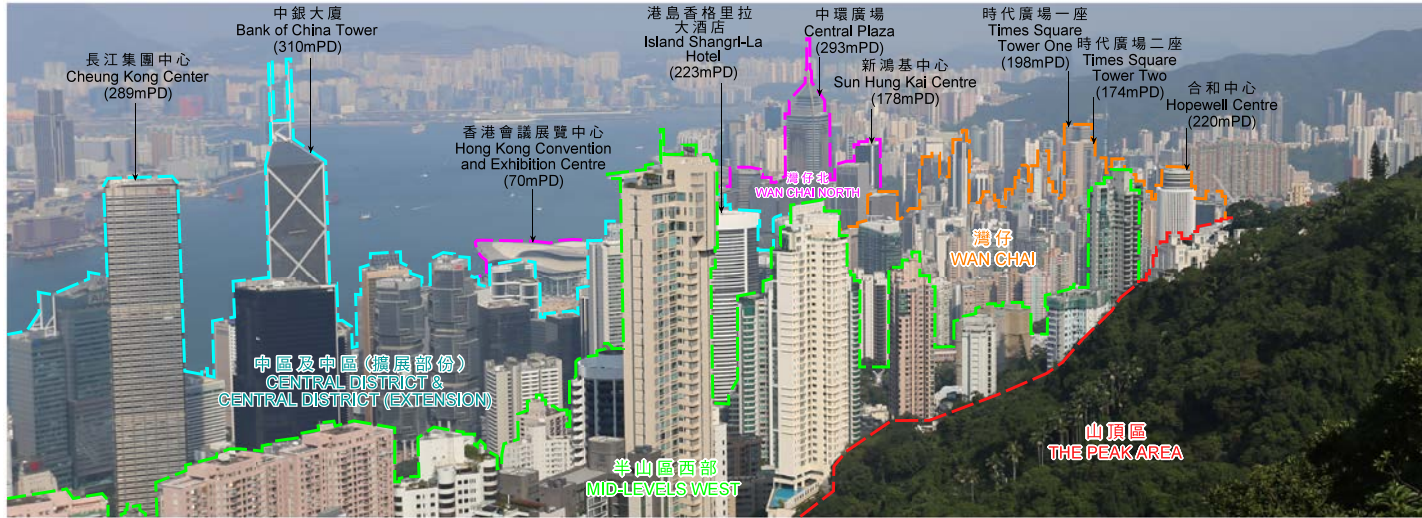
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參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
14C

觀景點 VIEWING POINT D (觀景點地點參閱圖9) (LOCATION OF VIEW POINT REFER TO PLAN 9)



現有景觀
EXISTING VIEW



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

從山頂獅子亭遠眺

VIEW FROM LION PAVILION, THE PEAK

- R34的提議
- 及 PROPOSAL OF R34
- R97的提議
- 或 OR PROPOSAL OF R97

於大綱圖建議修訂的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS ON THE OZP

- 110mPD
- 135mPD
- 150mPD

已批准之發展
COMMITTED DEVELOPMENT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

對灣仔分區計劃大綱草圖編號S/H5/26提出的申述及相關意見
REPRESENTATIONS AND RELATED COMMENTS IN RESPECT OF THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

規劃署
PLANNING DEPARTMENT



本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年10月30日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTO
TAKEN ON 30.10.2017

參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
14D

觀景點 VIEWING POINT E (觀景點地點參閱圖9) (LOCATION OF VIEW POINT REFER TO PLAN 9)



從司徒拔道眺望處遠眺

VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區 WAN CHAI AREA

對灣仔分區計劃大綱草圖編號S/H5/26提出的申述及相關意見
REPRESENTATIONS AND RELATED COMMENTS IN RESPECT OF
THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/26

規劃署
PLANNING
DEPARTMENT



本圖於2018年4月3日擬備，
所根據的資料為攝於
2017年11月9日的實地照片
PLAN PREPARED ON 3.4.2018
BASED ON SITE PHOTO
TAKEN ON 9.11.2017

參考編號
REFERENCE No.
M/H5/18/3

圖 PLAN
14E