

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

I. Amendments to Matters shown on the Plan

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

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

II. Amendments to the Notes of the Plan

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

Town Planning Board

4 May 2018

**Summary of Representations
in respect of the Draft Wan Chai Outline Zoning Plan No. S/H5/28**

Representation No. (TPB/R/H5/28-	Subject of Representations	Representer's Proposed Amendments/Proposals
1. Supporting All Amendment Items		
R1 (Individual)	A1. It can support increase gross floor area (GFA) in developments and address land supply shortage problem	
2. Supporting Selected Amendment Items		
R2 (Lee Theatre Realty Limited)	B1. Support Amendment Item A related to building height restriction (BHR) relaxation of "Commercial" ("C") zone	(a) Further relaxation of the BHR of "C" zone covering Lee Theatre Plaza from 135mPD to 165mPD (R2)
R3 (Leighton Property Company Limited)		(b) Further relaxation of the BHR of "C" zone covering Leighton Centre from 135mPD to 200mPD (R3)
		(c) Such alternative amendments that are fitted with the representer's requirements (R2 and R3)
R4 (Cherish Shine Limited)	B2. Support Amendment Item A related to BHR relaxation of "C" zone B3. Support Amendment Item C related to BHR relaxation of "C(6)" zone	(a) Imposing BHR to accommodate GFA concessions under Buildings Ordinance, and taken into account interesting building design, adequate building design standard and balance with potential impact on private property rights
R5 (The Real Estate Developers Association of Hong Kong (REDA))	B4. Support Amendment Item A related to BHR relaxation of "C" zone B5. Support Amendment Item E3 related to BHR relaxation of "Residential (Group B)" "R(B)" zone	(a) Proposing BHR for the area to the north of Hennessy Road at 135mPD

	<p>B6. Support Amendment Items F1 and F2 related to deletion of non-building area requirement</p> <p>B7. Support Amendment Items G1, G2 and G3 related to deletion of building gap requirements</p>	
<p>3. Opposing All Amendment Items</p>		
<p>R6 (Development, Planning & Transport Committee, Wan Chai District Council (WCDC))</p> <p>R7 (YEUNG Suet-ying, Clarisse, WCDC Member)</p> <p>R8 to R48 (Individuals)</p>	<p>C1. It will increase the land price, speed up acquisition and redevelopment of buildings and gentrification in the district, increase development intensity, resulting in an increase in number of tall buildings, pedestrian and traffic flow in the area, intensify urban sprawl, adverse impacts on air ventilation, visual, traffic, living environment, street environment and solar penetration. There are concerns on the revitalization of the Ex-Wan Chai Police Station bundled with commercial development, which could otherwise be used to solve the existing problems of lack of open space and Government, Institution or Community facilities</p>	
<p>4. Opposing Selected Amendment Items</p>		
<p>R4 (Cherish Shine Limited)</p> <p>R5 (REDA)</p>	<p>D1. Oppose Amendment Item E1 since there were no reason for not further relaxing the BHR to 135mPD</p> <p>D2. Oppose Amendment Items B to D, E1, E2 and E4 since the BHR relaxation is not sufficient to accommodate the GFA with a reasonable building design, not taken into account of the prime location of Wan Chai, floor-to-floor height assumption not keeping with the latest practice, setting substandard</p>	<p>(a) Further relaxation of the BHR of the "R(A)" under Amendment Item E1 from 130mPD to 135mPD</p> <p>(a) Proposing BHR for the residential zones south of Johnston Road and Wan Chai Road as well as residential sites on both sides of Queen's Road East (except for "Residential (Group C)" sites) at 130mPD</p>

<p>(b) Proposing BHR for the "C" and "Other Specified Uses" annotated "Mixed Use" zones to the south of Hennessy Road as well as the residential zones adjacent to the western part of Kennedy Road at 150mPD</p> <p>(c) The sites subject to approved building height in the general building plan should be indicated on the OZP</p> <p>(d) Rezoning Amendment Item B from "C(4)" to "Open Space" ("O") zone</p>	<p>development, the preservation of harbor view from Wan Chai Stubbs Road Lookout Point is not justified, non-compensation of private land for air ventilation, etc.</p>	
	<p>D3. Oppose Amendment Items A, B, C, D, E2 and E3 mainly for reasons that the relaxation of BHR may lead to further increase of building height, inadequate transport to support increased traffic demand, adverse impact on traffic and is not in the public interest</p> <p>D4. Oppose Amendment Items F1, F2, G1, G2 and G3 mainly for reason that the NBA would protect the structure of the Ex-Wan Chai Police Station/Ex-Married Quarters which is a historical building</p>	
	<p>D5. Oppose Amendment Items A to E mainly for reasons of raising land and property price, urban sprawl and gentrification, adverse impacts on traffic, solar penetration and failure to consider the impact of BHR relaxation at street level</p> <p>D6. Oppose Amendment Items F1 and F2 mainly for reasons that the combination of development for</p>	<p>R49 (Individual)</p> <p>R50 (Green Sense)</p>

	Government, Institution or Community use with commercial development will deprive the public's right in using public space and the effectiveness in heritage conservation is in doubt	
R51 (Individual)	<p>D7. Oppose Amendment Item A mainly for reason that a site in Kennedy Road is subject to a committed development with a lower building height</p> <p>D8. Oppose Amendment Item E1 mainly for reason that the BHR is higher than the proposed building height of a site in Hill Side Terrace, Nam Koo Terrace and Miu Kang Terrace</p>	<p>(a) Imposing BHR of the proposed Hopewell development in Kennedy Road to 207mPD</p> <p>(b) Imposing BHR of the 155 – 167 Queen's Road East under Amendment Item E1 to 90mPD</p> <p>(c) Imposing BHR of the Hill Side Terrace, Nam Koo Terrace and Miu Kang Terrace and incorporated into Amendment Item E</p>
R52 (Individual)	D9. Oppose Amendment Item A mainly for reasons that there are already very few residential flats in Wan Chai	(a) Rezoning area zoned "C" for mixed residential and commercial development.
R53 (Individual)	D10. Oppose Amendment Item B mainly for reason that the BHR of Item B should be 135mPD to match with the Amendment Items A, C and D	(a) BHR for whole Wan Chai area should be 135mPD, especially for Item B
R54 to R75 (Individuals)	D11. Oppose Amendment Item E1 mainly for reasons of incompatibility of the proposed building height with the surroundings and nearby historical structures, conservation of the existing buildings in the district, increase in land price, decrease in flat size, crowded living condition, increase temperature in the urban area, adverse impacts on air ventilation, air quality, environment, traffic congestion, pedestrian environment, living environment, community, visual and solar penetration, increase open space and public	<p>(a) BHR to remain unchanged (R54, R55, R56, R57, R59, R60, R61, R62, R68, R69, R70, R71 and R75)</p> <p>(b) Proposed amendments should balance community and economic development (R66)</p>

	utilities, public consultation for the proposed amendment is required	
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Summary of Comments in respect of the Draft Wan Chai Outline Zoning Plan No. S/H5/28

Comment No. (TPB/R/S/H5/28-)	Related Representation(s) / Amendment Item(s)	Gist of Comments
C1 (Individual) (Also as R1)	Support R1	E1. Support all Amendment Items because the amendments to the draft OZP has considered the overall impact as well as the developments in the district
C2 and C3 (Individuals)	Support R2 and R3	E2. Support Amendment Item A and suggest the BHR should be further relaxed for the Lee Theatre Plaza site (from 135mPD to 165mPD) and the Leighton Centre site (from 135mPD to 200mPD) (C3)
C4 and C5 (Individuals)	Support R4 and R5	E3. Support the relaxation of BHR to 135mPD (C4 and C5) E4. Oppose Amendment Item E1 and request further relaxation of the BHR from 110mPD to 135mPD for urban design reason (C4 and C5) E5. Support R5's views on provision of more open space to facilitate air ventilation (C4)
C6 (Individual)	Oppose R49	E6. The reason for opposing relaxation of BHR under Amendment Items A to D, E1* and E3 are not justified (<i>*E1 was not oppose by R49 in its representation</i>)
C7 (YEUNG Suet-ying, Clarisse, WCDC Member) (Also as R7)	Agree with R1, R5 (part), R6 to R43, R49, R50 and R54 to R75	E7. Support the views of representations that the amendments should balance community and economic development, the concern with

	Oppose/Not agree with R2, R3, R4, R5 (part) and R53	Amendment Items B, F1, F2 and G1 to G3, and support R5's proposal to rezone Amendment Item B from "C(4)" to "O" zone E8. Oppose the views/justifications of representations requesting for further relaxation of BHR
C8 (Owners' Committee of One Wan Chai)	Support R6 to R48	E9. Oppose all Amendment Items since the relaxation of BHR would make traffic condition worse and affect the living environment and street environment in the area
C9 (Individual) (Also as R8)		E10. the Court's ruling was on the process and procedures

List of Commenters in respect of
Draft Wan Chai Outline Zoning Plan No. S/H5/28

Comment No.	Name of ‘Commenter’
TPB/R/S/H5/28 – C1	LAU Chun Kit
TPB/R/S/H5/28 – C2	Yun Fan Lai
TPB/R/S/H5/28 – C3	Dora Chan
TPB/R/S/H5/28 – C4	Cecilia
TPB/R/S/H5/28 – C5	Peter Wu
TPB/R/S/H5/28 – C6	LAU Shun Wah Maggie
TPB/R/S/H5/28 – C7	YEUNG Suet-ying, Clarisse, WCDC Member
TPB/R/S/H5/28 – C8	Owners’ Committee of One Wan Chai
TPB/R/S/H5/28 – C9	Mary Mulvihill