

**DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/28**  
**INFORMATION NOTE AND HEARING ARRANGEMENT**  
**FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

**1. Introduction**

- 1.1 On 4.5.2018, the draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/28 (the Plan) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I** and the locations of the Amendment Items are shown on **Plan P-1**. The amendments mainly involve the revision of building height restrictions (BHR) for various development zones, including sites under the “Commercial” (“C”), “C(4)”, sub-area (b) of “C(6)”, “Other Specified Uses” annotated “Mixed Use”, “Residential (Group A)” (“R(A)”), “R(A)5”, and “Residential (Group B)” zones, and deletion of non-building area (NBA) and building gap requirements taking into account the Courts’ rulings on the judicial reviews and related appeals in respect of the OZP.
- 1.2 During the two-month exhibition period of the Plan, a total of 75 representations were received. On 3.8.2018, the representations were published for three weeks for public comments. A total of 9 comments were received.
- 1.3 A summary of the representations and comments is at **Annex II**. The locations of the representation sites are shown on **Plan P-2**.

**2. The Representations and Comments**

- 2.1 There are a total of 75 representations, including five supporting representations (**R1** to **R5**) and 70 opposing representations (**R6** to **R48** and **R49** to **R75**). However, R4 and R5 raised objection to selected amendment items (i.e. R4 on Amendment Item E1; and R5 on Amendment Items B to D, E1, E2 and E4). Their views are summarised as follows:

*Supporting Representations*

- (a) among the supporting representations, one representation submitted by individual (**R1**) supports all the Amendment Items and four representations submitted by three private companies (**R2**, **R3** and **R4**) and the Real Estate Developers Association of Hong Kong (**R5**) support selected Amendment Items (i.e. R2 and R3 on Amendment Item A; R4 on Amendment Items A and C; and R5 on Amendment Items A, E3, F1, F2, G1, G2 and G3);

- (b) while supporting selected Amendment Items, four representations (**R2, R3, R4** and **R5**) have made proposals on further relaxation of BHR to accommodate quality developments with better green features and improvement to public realm, and to reflect approved building plans when setting BHR. Representation **R5** also suggests rezoning of “C(4)” site to “Open Space” zone for better air ventilation;

*Opposing Representations*

- (c) among the 70 opposing representations, 43 representations were submitted by the Development, Planning & Transport Committee of Wan Chai District Council (WCDC) (**R6**), a member of WCDC (**R7**) and 41 individuals (**R8** to **R48**) objecting to all the Amendment Items. The representations submitted by the above 41 individuals are collected by the member of WCDC (R7) in the form of a standard table with similar objecting reasons as R7. The remaining 27 representations were submitted by a green group (**R50**) and 26 individuals (**R49, R51** to **R75**) objecting to selected Amendment Items (i.e. R49 on all Amendment Items except E1; R50 on all Amendment Items except G1 to G3; R51 on Amendment Items A and E1; R52 on Amendment Item A; R53 on Amendment Item B; and R54 to R75 on Amendment Item E1). Of which, R54 to R75 (a total of 22 representations) were submitted in the form of a standard letter with varying objecting reasons to Amendment Item E1;
- (d) the main ground of objections are that relaxation of BHR will accelerate acquisition and redevelopment of buildings. Such redevelopments will lead to displacement of sitting residents, damage to the social fabric and heritage tenement buildings and gentrification in the district. The tall buildings will create wall effect bringing about adverse air ventilation, visual impact, blockage of sunlight penetration all leading to deterioration in living environment. The redevelopments will increase the pedestrian and traffic flow and therefore traffic impact to the district. There are concerns on the revitalisation 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; and
- (e) 17 opposing representations (**R51** to **R57, R59** to **R62, R66, R68** to **R71** and **R75**) have made proposals on maintaining, tightening or relaxing the BHR as well as suggestions on preservation of the residential neighbourhood in Queen’s Road East and rezoning of “C” zone for residential developments.

- 2.2 The 9 comments were submitted by a member of WCDC (**C7**), Owners’ Committee of a residential development in Wan Chai (**C8**) and 7 individuals (**C1** to **C6** and **C9**). Among them, 6 comments (**C1** to **C6**) support the representations requesting for further relaxation of BHRs (R1, R2, R3 and R4) and one of which also disagrees with the representation that opposed most of the Amendment Items (R49). Two comments (**C7** and **C8**) indicate support to the representations that opposed all or selected Amendment Items (R6 to R50 and R54

to R75) and disagree with the representations requesting for further relaxation of BHR (R2 to R5 and R53). C9 provided general views on restricting property rights.

### **3. Arrangement for Consideration of Representations and Comments**

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since all representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session may be arranged, if necessary.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the representations, the hearing of the representations and the related comments is suggested to be considered in one group. In view of the number of representations and comments received, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session to ensure efficiency of the hearing.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in December 2018/January 2019.

### **4. Decision Sought**

The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representations and comments; and
- (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

### **Attachments**

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| <b>Annex I</b>  | Schedule of Amendments to the Draft Wan Chai OZP No. S/H5/28                             |
| <b>Annex II</b> | Summary of Representations and Comments in respect of the Draft Wan Chai OZP No. S/H5/28 |

Attachment A – List of Representers

Attachment B – List of Commenters

**Plan P-1** Amendments incorporated into the Draft Wan Chai OZP No. S/H5/28

**Plan P-2** Location Plan of the Representation Sites

**PLANNING DEPARTMENT  
OCTOBER 2018**