

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Commercial” (“C”) zone to incorporate the requirements relating to the submission of a layout plan for the “C(2)” sub-zone.

Town Planning Board

10 July 2020

**Proposed Amendments to the Notes of
the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20**

The Remarks of the Notes for the “Commercial” zone are proposed to be amended:

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 height, 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)”, a gross floor area of not less than 715m² for Government, institution or community facilities should 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 a maximum gross floor area of 100,000m², or the gross floor area of the existing building, whichever is the greater, and it shall include the gross floor area of Government, institution or community (*GIC*) facilities as required by the Government. A public transport facility for minibuses and a public vehicle park of not less than 125 parking spaces shall be provided. A public open space of not less than 6,000m² shall also be provided.
- (4) *On land designated “C(2)”, for any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:*
 - (i) *the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;*
 - (ii) *the proposed total gross floor area for various uses and facilities;*
 - (iii) *the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the site;*
 - (iv) *the alignment, widths and levels of any podium, footbridges, elevated walkways and roads to be constructed within the site;*
 - (v) *the landscape and urban design proposals within the site;*
 - (vi) *an air ventilation assessment report to identify the exact alignment of the building gap(s) and/or other enhancement measures for design improvements; and*
 - (vii) *such other information as may be required by the Town Planning Board.*

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (45) In determining the maximum gross floor area for the purpose of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (56) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height/gross floor area restrictions and the provision of public vehicle parking space requirement stated in paragraphs (1) and (3) above, and any reduction in total gross floor area provided for Government, institution or community facilities as stated in paragraph (2) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of
the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/20**

(This does not form part of the proposed amendment to the
draft Wong Nai Chung Outline Zoning Plan No. S/H7/20)

Paragraphs 8.1.3, 8.1.4, 8.1.5 and 8.5.6 of the Explanatory Statement are proposed to be amended:

8.1 Commercial (“C”) : Total Area 2.84 ha

- 8.1.3 For the “C(2)” site, development and/or redevelopment is restricted to a maximum non-domestic gross floor area of 100,000m² of which not more than 10,000m² shall be allocated to retail uses, with due consideration of the traffic capacity in the area. A District Health Centre with a Net Operating Floor Area (NOFA) of about 1,000m² and Child Care Centre with a NOFA of about 531m² shall be provided. ***There is scope to include more GIC facilities taking into account the current deficit in Wan Chai District such as Day Care Centre for the Elderly. Performing arts and cultural facilities are also compatible uses in the “C(2)” site.*** A public transport facility for minibuses (underground) ***shall be provided and consultation with stakeholders will be conducted by the Transport Department on proposed new minibus services and adjustment to the existing services, if any.*** ~~—~~aA public car park (underground) of not less than 100 private cars parking spaces and 25 commercial vehicles parking spaces shall be provided. ***The future developer will be required to undertake an updated traffic review under lease.*** A minimum of 6,000m² of open space shall also be provided and open to the public. ***The design of the open space should well be integrated with the facilities provided in the “C(2)” site and be user friendly.*** To enhance visual openness and to ensure easy accessibility by public, the open space shall be provided in the eastern portion facing Caroline Hill Road and at-grade in the northern portion fronting Leighton Road. The future developer will be required to make a landscape submission under lease. The Old and Valuable Tree (OVT No. HKP WCH/1) ***shall be preserved with sensitive protection method throughout the development process.*** ~~and~~The stone retaining walls along the northern and eastern peripheries of the site (except the portions being affected by the road improvement works) shall be preserved. Existing trees found within the site and trees situating on and/or abutting the stone retaining walls shall also be preserved as far as possible. According to the findings of AVA 2018, a clear building gap of not less than 25m in width across the central portion of the site (assuming podium-free design) in a northwest-southeast direction involving the OVT (No. HKP WCH/1) shall be provided to facilitate better air ventilation in the area. The future developer shall undertake a quantitative AVA at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness. Podium-free design is also encouraged with a view to maximising the opportunities for at-grade greening, tree preservation and enhancement of air ventilation at pedestrian level. Besides, the future developer shall

reserve an underground connection point within the site for the possible pedestrian subway to MTR Station which is subject to further feasibility study.

8.1.4 On land designated “C(2)”, any new development or redevelopment of an existing building at the site should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraints and surrounding developments, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc.

8.1.45 Minor relaxation of building height/gross floor area restrictions and provision of public vehicle parking spaces may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

8.5 Government, Institution or Community (“G/IC”) : Total Area 13.48 ha

8.5.6 The “G/IC(2)” site at Caroline Hill Road is earmarked for accommodating a district court for future expansion of judiciary facilities. Development and/or redevelopment is restricted to a maximum gross floor area of 70,000m². The OVT (No. EMSD WCH/1) **shall be preserved with sensitive protection method throughout the development process.** ~~and~~The stone retaining wall along the southern periphery of the site shall be preserved. Existing trees found within the site including those situating on and/or abutting the stone retaining wall shall also be preserved and protected as far as possible throughout the development process with sensitive construction method and building design. **To allow suitable building separation, a building gap of not less than 30m should be provided between the district court and residential blocks across Caroline Hill Road West.** According to the findings of AVA 2018, a clear building gap of not less than 20m in width above 22mPD in a northwest-southeast direction involving the OVT (No. EMSD WCH/1) across the site shall be provided for facilitating better air ventilation in the area. A quantitative AVA shall be undertaken at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness.

**List of Further Representers in respect of
Draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20**

Further Representation No. (TPB/R/S/H7/20-)	Name of 'Further Representer'
F1	Beststride Limited
F2	吳卓倫
F3	Yim Hong
F4	Leung Wai Po Rosanna
F5	楊雪盈 Clarisse Yeung

TPB/R/S/H7/20-

F3

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

200731-162647-80198

提交限期

Deadline for submission:

31/07/2020

提交日期及時間

Date and time of submission:

31/07/2020 16:26:47

「進一步申述人」全名

Full Name of "Further Representer":

先生 Mr. Yim Hong

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H7/20

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
第I項：就圖則《註釋》作出的修訂項目 修訂「商業」地帶《註釋》的「備註」，以納入有關「商業2」支區呈交發展藍圖的要求。	支持 Support	The public needs to know how the plan will impact on the community.

TPB/R/S/H7/20-

F4

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

200731-163156-38372

提交限期

Deadline for submission:

31/07/2020

提交日期及時間

Date and time of submission:

31/07/2020 16:31:56

「進一步申述人」全名

Full Name of "Further Representer":

女士 Ms. Leung Wai Po Rosanna

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H7/20

進一步申述性質及理由

Nature of and Reasons for Further Representation:

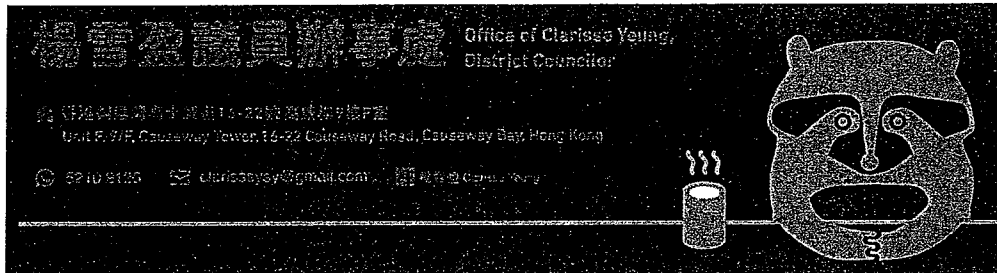
相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
第I項：就圖則《註釋》作出的修訂項目 修訂「商業」地帶《註釋》的「備註」，以納入有關「商業2」支區呈交發展藍圖的要求。	支持 Support	The public needs to know how the plan will impact on the community.

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就《黃泥涌分區計劃大綱圖 S/H7/20的建議修訂》作出進一步申述
31/07/2020 19:37

From: Clarisse Yeung <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:



致 城市規劃委員會：

就《黃泥涌分區計劃大綱圖 S/H7/20的建議修訂》作出進一步申述

灣仔區議會及居民明確反對加路連山道前機電工程署用地改劃為「商業」用地下，城規會仍通過政府方案，本人對此表示遺憾。

修訂規劃「說明書」

得悉城規會將修訂規劃「說明書」，加入更多要求，包括需接通公共空間及公共設施、保留古牆與古樹，日後發展「商業」用地發展商需提交 Layout plan（布局設計圖）及交通影響評估予城規會審批，確保設計符合居民期望，以及交通安排屬可行。對於灣仔區議會及居民爭取更多的社區設施，城規會同意用地可容納更多社區設施包括日間長者中心及文化表演場地納入分區計劃大綱圖的說明書。

本人歡迎城規會修訂「說明書」的決定，並建議在商業用地納入以下要求：

1. 必需設有連接銅鑼灣港鐵站的地下通道
2. 引入租戶泊車上限

修訂項目 I：修訂「商業」地帶《註釋》的「備註」，以納入有關「商業2」支區呈交發展藍圖的要求。

加山「建商廈」規劃，在今日香港已告過時。全球經濟因武漢肺炎疫情受重創，在家工作的模式亦漸漸流行，每個人的生活習慣及模式，將會出現大變。政府不應再引用多年前進行的2030+基線研究進行落後的規劃。

翻查第1225次會議紀錄，委員曾一度爭論是否改劃為「商業」用地是否合理及必要，理據包括灣仔區議會從未支持改劃作「商業」用地；法院搬遷後灣仔北三座政府大樓用地可作商業用途；重演時代廣場式交通問題，不應作高密度發展以保留視覺緩衝地帶；應保留作長者設施及社會企業用途；更好地配合法院用地例如設計更多公共空間等。

最終城規會罕有地需投票決定，才勉強通過政府方案，改劃為「商業」及「法院」用途。可見委員亦同意商業規模有縮減空間，配合加路連山一帶的社區特徵。

本人要求政府執行灣仔區議會四月通過的動議，暫停加山賣地計劃，待武漢肺炎疫情過後，重新進行商廈用地需求的研究，證明在新的經濟及社會環境下，銅鑼灣區是否仍要多迫入一棟商廈。

本人亦認為應在發展藍圖或者說明書中加入以下限制，減少發展帶來的交通影響：

1. 取消不必要的小巴總站
2. 減少「商業」用地的發展規劃及高度
3. 取消零售樓面

灣仔區議會主席

楊雪盈

身份證號碼頭四位數字：[REDACTED]

二零二零年七月三十一日

**Summary of Further Representations made on the Proposed Amendments to
the Draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20**

Further Representation No. (TPB/R/S/H7/20-)	Further Representer	Subject of Further Representation	Further Representer’s Proposal
F1	Beststride Limited	<ul style="list-style-type: none"> • Supports proposed amendments. • Objects to the way the amendments have been made. <p><u>Grounds of Further Representation:</u></p> <ul style="list-style-type: none"> • The size of the Government, Institution or Community (2)” (“G/IC(2)”) is not reduced to enable better use of the land and better integration with the “Commercial (2)” (“C(2)”) zone. • The Town Planning Board (the Board) should be the approval authority of the open space and landscaping proposal. This will enable the public to comment on the landscaping proposal and submission of the same under lease is therefore not necessary. • The proposed road in “C(2)” zone will divide the site into two portions. The road should be covered with a landscaped deck to 	<ul style="list-style-type: none"> • The Explanatory Statement (ES) should be further amended to include a requirement that the landscaping and open space within the “G/IC (2)” site be integrated and designed to be compatible with the landscaping of the “C(2)” zone. • Landscape submission under lease is not necessary as it is already covered in the Section 16 application. The requirement should be deleted from the ES. While the design requirement of a landscape deck over the proposed road should be added to the ES. • The requirement of the submission of TIA should be specified in the Notes of the “C(2)” zone and hence the requirement for submission of such under the lease can be deleted. • The gross floor area (GFA) for additional GIC facilities should be permitted through

		<p>optimize extent and quality of the public area.</p> <ul style="list-style-type: none"> • Traffic is a major concern of the proposed development but there is no requirement for the future developer to submit Traffic Impact Assessment (TIA) under the Section 16 application. • It is unlikely that additional GIC facilities will be provided as there is no requirement or incentive for the future developer to provide such facilities. • Stonewalls along Leighton Road and Caroline Hill Road (East) will restrict street level pedestrian access/egress from the site. 	<p>minor relaxation of the 100,000m² GFA restriction. Such intention should be stated in the ES. Also, additional GIC facilities could be incorporated within the “G/IC(2)” site instead.</p> <ul style="list-style-type: none"> • The reference to the stonewalls in the ES should be amended to allow for pedestrian access/ egress to the site.
F2	吳卓倫	<ul style="list-style-type: none"> • Opposes to the proposed amendment. <p><u>Grounds of Further Representation:</u></p> <ul style="list-style-type: none"> • The GFA that can be developed for commercial purposes at the “C(2)” is uncertain as the types and GFA of GIC facilities are not clearly stated. Also, it is uncertain whether those Column 1 uses of the “Commercial” (“C”) zone are subject to the approval of the Board under the layout 	<ul style="list-style-type: none"> • Should state clearly in the Remarks that (i) Column 1 uses and the respective GFA are not subject to the Board’s approval. If otherwise, the intended composition of land uses and the corresponding maximum/ minimum GFA should be stipulated in the Remarks; and (ii) the type and GFA of GIC facilities that are required to be provided in the “C(2)” zone.

		<p>plan submission. If not, the intended composition of land uses and their respective GFA should be stipulated in the Notes.</p> <ul style="list-style-type: none"> • It is unclear whether the layout plan will be submitted under section 16 of the Town Planning Ordinance and also uncertain whether the layout plan and information submitted will be published for public's view and comments. 	<ul style="list-style-type: none"> • Publishing information on the layout plan should be avoided as it is repeating the rezoning exercise of the site.
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