

---

**URBAN DESIGN PROPOSAL IN SUPPORT OF THE SECTION 12A APPLICATION  
FOR PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING  
PLAN NO. S/H5/31 FROM "COMPREHENSIVE DEVELOPMENT AREA",  
"RESIDENTIAL (GROUP C)", "OPEN SPACE" AND "GOVERNMENT, INSTITUTION OR  
COMMUNITY" ZONES AND AREA SHOWN AS 'ROAD' TO "OTHER SPECIFIED USES  
(RESIDENTIAL DEVELOPMENT WITH HISTORICAL BUILDING CONSERVED)" AND  
"OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 1A, 2 AND  
3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE),  
NOS. 1 - 5 SCHOONER STREET, NO. 53 SHIP STREET, NO. 18 SAU WA FONG,  
INLAND LOT NO. 9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI**

---

**TOWNLAND CONSULTANTS LIMITED**

# CONTENTS

- 1 INTRODUCTION**
- 2 URBAN DESIGN CONSIDERATIONS**
  - 2.1 Urban Context
  - 2.2 Urban Design Guidelines
  - 2.3 Urban Design Principles adopted for the IDS
- 3 INDICATIVE DEVELOPMENT SCHEME**
- 4 CONCLUSION**

## 1 INTRODUCTION

- 1.1 This Urban Design Proposal (“**UDP**”) is prepared in support of a Section 12A Planning Application (“**S12A**”)/ Rezoning Request (“**RR**”) to amend the Approved Wan Chai Outline Zoning Plan No. S/H5/31 (the “**Approved OZP**”) at Nos. 1, 1A, 2 and 3 Hill Side Terrace (“**HST**”), No. 55 Ship Street [a.k.a. Nam Koo Terrace (“**NKT**”), Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 (“**IL 9048**”) and adjoining Government Land, Wan Chai (the “**Site**”/ “**Rezoning Site**”). The Rezoning Site is currently zoned “Comprehensive Development Area” (“**CDA**”), “Residential (Group C)” (“**R(C)**”), and minor encroachment into the “Open Space” (“**O**”), “Government, Institution or Community” (“**G/IC**”) zones and area zoned as ‘Road’ on the Approved OZP gazetted on 12 May 2023. The Applicant proposed to rezone the Site to “Other Specified Uses (Residential Development with Historical Building Conserved)” (“**OU(RDHBC)**”) zone and “Other Specified Uses (Elevated Walkway)” (“**OU(EW)**”) to facilitate a Comprehensive Residential Development with supporting commercial uses and conservation of the NKT. For details of development context, please refer to the Supplementary Planning Statement (“**SPS**”).
- 1.2 The development is undertaken as part of Hopewell’s comprehensive visual for the continuous urban renewal and revitalization of Wan Chai South.
- 1.3 This UDP demonstrates how the Indicative Development Scheme (“**IDS**”) complies with the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines (“**HKPSG**”).

## 2 URBAN DESIGN CONSIDERATIONS

### 2.1 Urban Context

- 2.1.1 The Rezoning Site is located at the southern fringe of Wan Chai between the residential clusters at Sau Wa Fong to the west, a series of commercial developments along Queen’s Road East to the east and the school uses along Kennedy Road to the west. The densities and building heights of the surrounding developments vary significantly and buildings of different eras can be found within the area which create a diversified urban landscape. Hopewell Centre (“**HC**”), a long-standing landmark in Wan Chai is located in proximity of the Site. The Site is also adjacent to the Hopewell Centre II (“**HCII**”), an office/ convention hotel development. Existing and planned nodes surrounding the Site include Sau Wa Fong, Ship Street Garden and The Park at HCII at Kennedy Road which will draw people into the neighbourhood. The surrounding area of the Rezoning Site used to subject to limited accessibility as there were no barrier-free access (“**BFA**”). However, some major improvements to the pedestrian linkage are underway, e.g. barrier-free accesses at HCII and Ship Street Garden to link up Kennedy Road, Schooner Street and Queen’s Road East and the proposed barrier-free access between St. Francis Street and Sau Wa Fong through the Approved Residential Development at 31-36 Sau Wa Fong and 8-12 St. Francis Street (TPB Ref: Y/H5/7). The existing slope to the south of the Rezoning Site and the Ship Street steps are edges that define the domains of different land uses in the locality (*Diagram 2.1* refers).

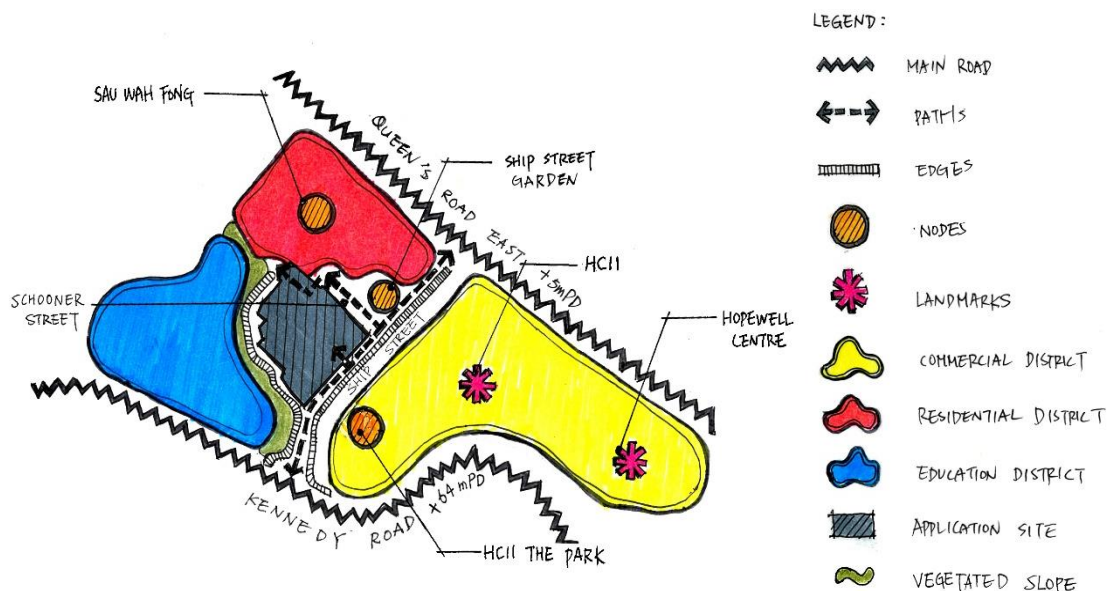


Diagram 2.1 Existing/Planned Urban Context

- 2.1.2 In terms of topography, the Rezoning Site is situated on the slopes between Kennedy Road in the south (approx. +63.7mPD) and Queen's Road East in the north (approx. +5.4mPD) which have a level difference of about 58m. There is also a level difference of approx. 13.8m within the Rezoning Site itself (i.e. from Schooner Street (approx. +19.8mPD) to the platform of NKT (approx. +33.6mPD)).
- 2.1.3 The Rezoning Site mainly comprises of NKT, a vacant site previously occupied by a six-storey residential-cum-commercial building known as Miu King Terrace ("MKT"), a vacant site previously occupied by the former St. Luke's College (a 5-storey school building), a 6-storey residential building at No. 18 Sau Wa Fong, a vacant lot at IL 9048<sup>1</sup> and steps at HST and Ship Street. The Rezoning Site also includes some vegetated slopes to the southwest and west of NKT and HST.
- 2.1.4 NKT is a Grade I Historical Building which was built between 1915 and 1921. It consists of a two-storey main house with an annex building and a front yard with amenity facilities (e.g. pavilion and water fountain). NKT has been recognised by the Antiquities Advisory Board ("AAB") for architectural merits and social and historical values but has been under appreciated due to its relatively inaccessible location.

## 2.2 Urban Design Guidelines

- 2.2.1 Section 6.2, Chapter 11 ('Urban Design Guidelines') of the HKPSG lists the following Specific Major Urban Design Issues that planning and development proposals should consider and comply with:
1. Massing and Intensity in Urban Fringe Areas and Rural Area;
  2. Development Height Profile;
  3. Waterfront Sites;
  4. Public Realm;
  5. Streetscape;
  6. Heritage;
  7. View Corridors; and
  8. Stilted Structures.
- 2.2.2 As the Site is not located within the waterfront area, Item 3 above is not applicable to the IDS. The following paragraphs discuss how the remaining issues have been considered in the formulation of the IDS.

### *Massing and Intensity in Urban Fringe Areas and Rural Area*

- 2.2.3 The Rezoning Site lies within the urban fringe area at the interface between the densely developed urban area of Wan Chai and the medium-density Mid-Levels area. The general principle for development in the fringe area is to respect the natural environment, create an appropriate edge and to provide visual and physical linkages between urban and rural areas. The linkages should be strong in order to promote the psychological well being of the residents and thereby contribute to the quality of life.
- 2.2.4 Although there is a limited natural environment in and around the Rezoning Site, it is located at the junction of a number of important nodes and edges with opportunities to improve the local linkages in the neighbourhood by integrating the future developments within the existing networks and establishing itself as another district node in Wan Chai South.
- 2.2.5 The massing and intensity of the IDS should be of appropriate scale and compatible with the surrounding built-development context to avoid out-of-context developments in the area. The area surrounding the Rezoning Site is currently characterised by a cluster of mid-to-high-rise residential, commercial and institutional developments predominated by single tower design and slender massing which breaks down the overall visual bulk and maintains a consistent street edge. Adequate building disposition, form and separation distances among adjacent buildings should be considered to allow sufficient visual permeability. A well-balanced variety of building massing and forms could create visual interests and contribute to the richness of the Wan Chai Cityscape by preventing visual monotony.

---

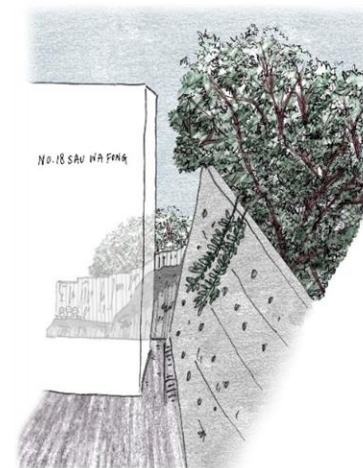
<sup>1</sup> IL 9048 is subject to approved General Building Plans for a 12-storey residential development.

### *Development Height Profile*

- 2.2.6 The ridgeline at Victoria Peak is a renowned feature and the natural backdrop of Hong Kong Island. Given it is a valuable asset, consideration should be given to preserve the views towards it, especially from the strategic viewing points on the Kowloon side.
- 2.2.7 Although the Rezoning Site is situated in an area with varying building height (“BH”), an established stepped BH profile is observed with BH increase from north to south and west to east directions. The IDS should respect the stepped BH profile in the locality and integrate into the existing built-development context.

### *Public Realm*

- 2.2.8 The Urban Design Guidelines recognise the Public Realm as being the Street and Open Space. Recognising the critical dynamic between the public realm and a development, the IDS should carefully consider the design at street level and open space proposal to create a welcoming environment and ensure accessibility by the general public. In terms of the street level, Schooner Street is currently inactive and dispirited with a lack of character. It is an undefined transitional space between the nodes at Ship Street Garden and Sau Wa Fong. The undesirable pedestrian environment (e.g. tight pedestrian space and slightly undulating pavement) also contained the activity area within Ship Street Garden and Sau Wa Fong only. Appropriate setback or widening of the pedestrian footpath should be explored to enhance the street vibrancy and to create a welcoming public space.
- 2.2.9 In contrary to Schooner Street, the Sau Wa Fong area is an enclosed and tranquil residential neighbourhood with well-preserved distinctive character of stepped and terraced streetscape. Due to its proximity to Star Street Precinct which filled with cafes, boutique shops and galleries, Sau Wa Fong is associated with the artsy and trendy neighbourhood environment with some commercial uses at ground level. However, the only passageway currently connecting Schooner Street to the Sau Wa Fong area is a very narrow and insecure alley bounded by the tenement building of No. 18 Sau Wa Fong and adjacent retaining wall which is unpleasant to access and unsafe from the pedestrian perspective (**Diagram 2.2** refers). Measures to preserve the unique ambience of Sau Wa Fong and enhance the street vibrancy and pedestrian circulation should be explored such as provision of street furniture and introduction of at-grade commercial uses that could draw people in.



**Diagram 2.2 Existing Condition of Sau Wa Fong**

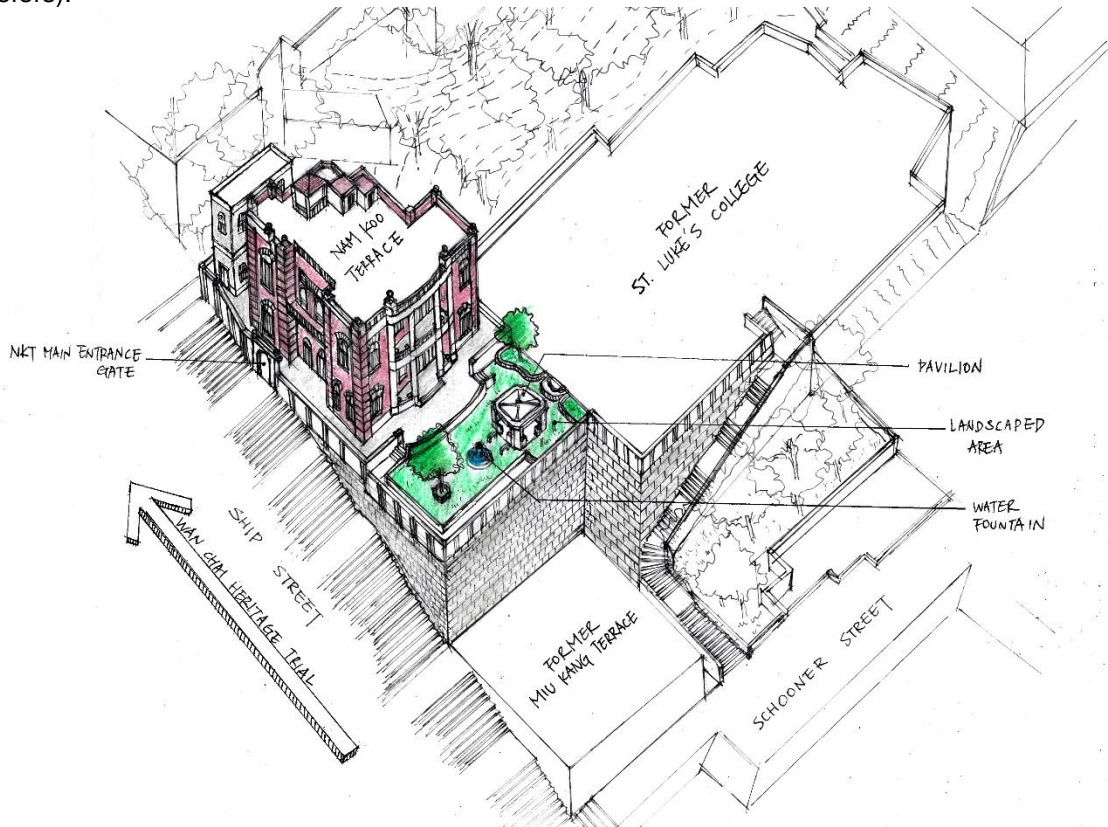
- 2.2.10 Whilst provision of Open Space can increase urban greenery and amenity, community space allows leisure and recreation activities, softening the man-made structures and creating a sense of space. Open spaces are encouraged at various levels of developments, and where practicable at ground level for landscaped open spaces. Given the level disparity between the surrounding open spaces and the Rezoning Site, it is important to ensure that there is clear and easy access for the public.

### *Streetscape*

- 2.2.11 Streetscape plays an important role in establishing a sense of place and creating vibrancy. There should be a high quality, coherent, compatible, pedestrian-oriented, human-scale and accessible street environment. Active frontages with frontage zone in the footpath and weather protection can strengthen human scale, promote activity and add vitality to the area.
- 2.2.12 High quality roadside planting, hard landscape and street furniture (e.g. street signs and lighting) should be considered at the detail design stage to further enhance the streetscape.

### Heritage

2.2.13 NKT, a Grade I Historical Building, is one of the highlights of the Wan Chai Heritage Trail due to its strong authenticity, built heritage value and rarity. The IDS allows for the refurbishment and adaptive re-use of NKT, which is under private ownership, in a sustainable manner and with uses that are compatible in terms of uses and character. Given the limited area of the Rezoning Site, it is necessary to ensure compatibility between the heritage structures with the new build. Yet, the two elements should be architecturally distinct to avoid confusion between the old and the new and so that the heritage features can be properly appreciated. Views to and from NKT should be preserved and opened up to increase the visibility of the Grade 1 Historical Building (**Diagram 2.3** refers).



**Diagram 2.3 Historical Setting and Heritage Features of NKT**

### View Corridors

2.2.14 The Rezoning Site does not fall within any view corridor to landmarks, ridgelines, water body, countryside, other natural features. Notwithstanding, the IDS should preserve a view corridor towards the NKT as a major heritage resource in the area.

### Stilted Structures

2.2.15 The Rezoning Site is comprised of various lots at levels varying from about +19.8mPD to +33.6mPD. Stilted structures should be avoided, or landscaping should be introduced if unavoidable to minimise negative visual impact.

## 2.3 Urban Design Principles adopted for the IDS

2.3.1 With due respect to the site and surrounding context and the abovementioned urban design guidelines, the following urban design principles have been adopted to guide the design of the IDS.

- Development scale, intensity, building height and uses should be in line with the character of the area, yet respect the historical context of NKT;
- Maximise the greening opportunities at the Site to enhance the amenity of the area;
- Revitalise Sau Wa Fong and Schooner Street to create an attractive, interesting and pedestrian-oriented space/ passageway;
- Easily accessible to and from NKT and the open space by public;
- The Rezoning Site should form part of a district-wide system of comprehensive pedestrian and open space linkages to overcome existing undesirable edges;
- NKT, including its setting, should be preserved and transformed into a heritage landmark/ local node that is easily accessible by the general population;
- Views towards NKT should be preserved; and
- Stilted structures should be avoided or landscaped if unavoidable.

## 3 Indicative Development Scheme

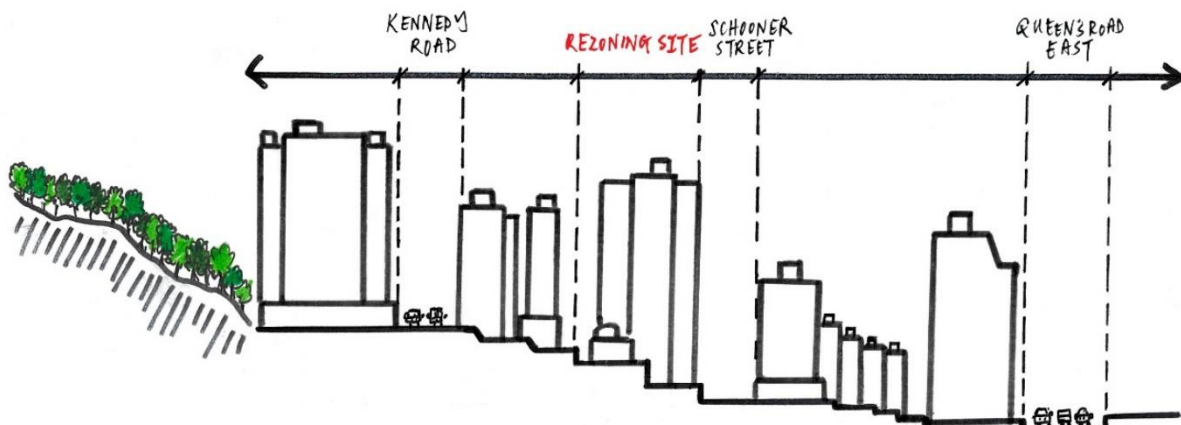
3.1.1 Following the urban design principles, the IDS has gone through several rounds of refinement to ensure positive contribution to the surrounding area. This Section will describe the overall design intent of the IDS and the associated positive impact from the urban design perspective.

### *Development Scale, Intensity and Building Height*

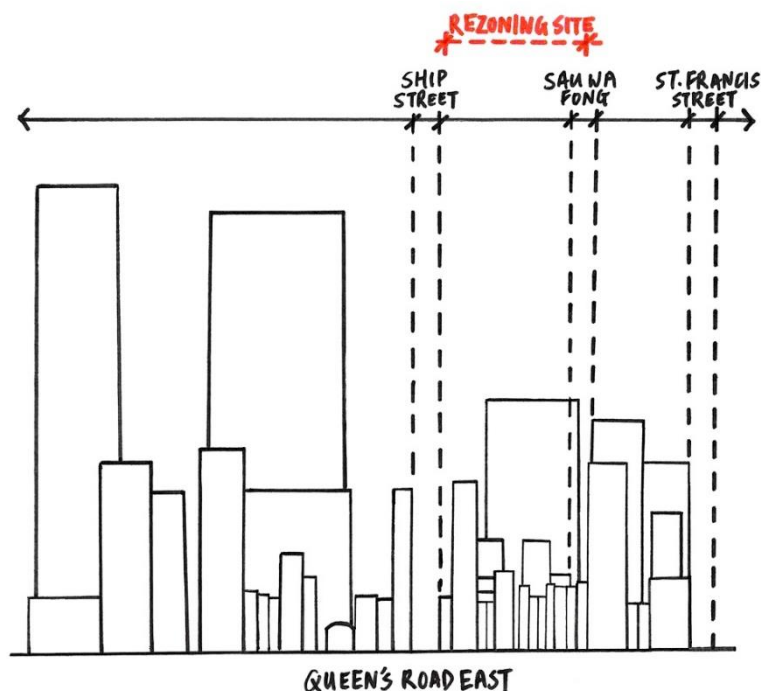
3.1.2 The IDS amalgamates a total of 9 lots and adjacent Government land with a view to comprehensively facelift the urban landscape of the Sau Wa Fong and Schooner Street area through implementation of an enlarged integrated Open Space and provision of BFA. The IDS adopts a BH restriction of 120mPD and plot ratio (“PR”) restriction permitted under Building (Planning) Regulations (“B(P)R”) respectively, which is generally consistent with developments in the vicinity and ensures a harmonious transition to the Mid-Levels Area and the commercial hub centred around HC and HCII while optimising the development potential of the Site.

3.1.3 The IDS takes on a single-tower-above-podium design where the podium can reinforce a human scale experience by avoiding a high-rise tower directly abutting the pedestrian area. Several design features are also incorporated to reduce the apparent visual mass and enhance natural ventilation, light penetration and visual permeability, including the creation of an at-grade setback at Schooner Street, provision of void underneath the residential tower and sufficient building separation between the residential tower and NKT.

3.1.4 In terms of BH, the proposed BH restriction at 120mPD is well below the height of ridgeline and aligns with the south-north and east-west stepped down and harmonious height profile mentioned in **Para. 2.2.7**. It also respects the district character and echoes with the local topographical profile.



Diagrams 3.1 Development Height Profile from Bowen Road to Queen's Road East

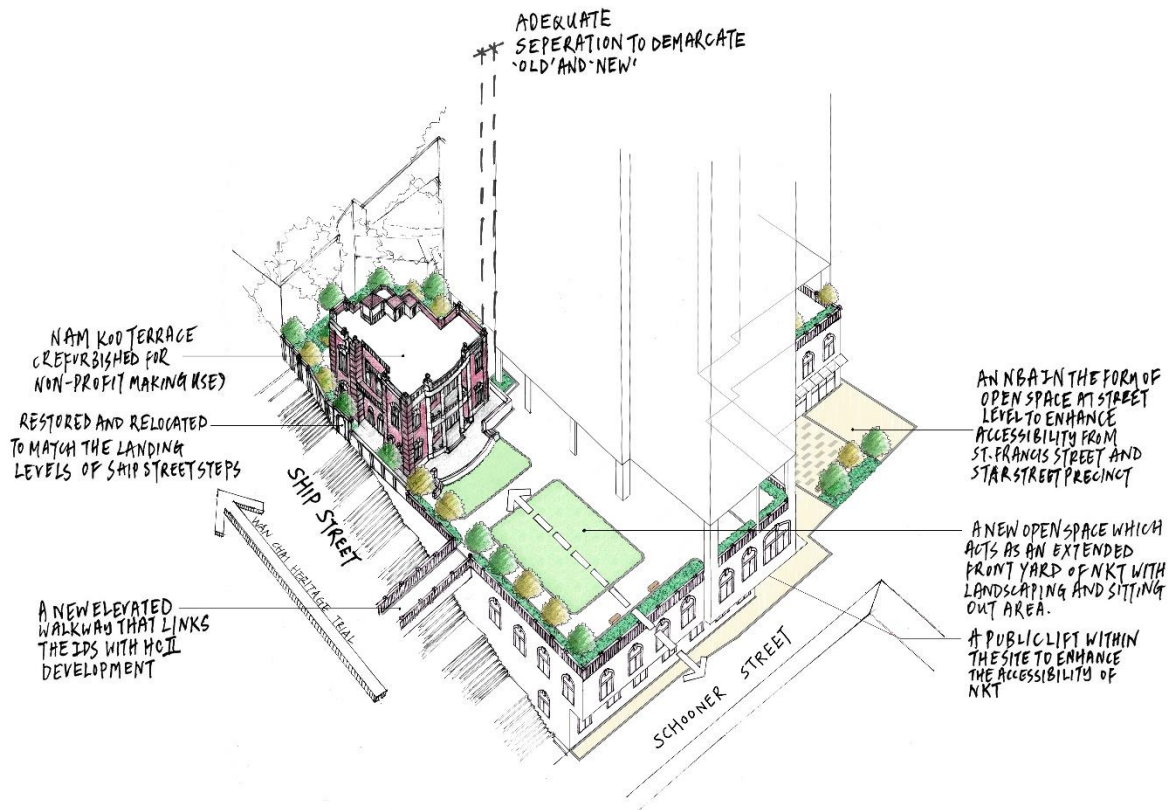


Diagrams 3.2 Elevation along Queen's Road East

#### *Heritage Preservation*

- 3.1.5 It is the Applicant's intention to fully preserve and restore NKT for the public's appreciation. The Grade 1 historic building of the 2-storey main house will be preserved and adaptively re-used for non-profit making purposes (arrangements for the opening of NKT can be found in the SPS). Eating Place and event space which could serve for art and cultural purposes are proposed at ground and first floor levels of NKT respectively to add vitality to the historic building and enhance the sustainable cultural and historical continuity. Apart from the building structure, the entrance gate at Ship Street, which is a combination of Greek and Roman features, will be preserved to strengthen historical linkage with the streetscape and to relocate it to match the landing level of modified Ship Street steps. Apart from the curved porch, the existing structures within the courtyard of NKT, including the pavilion, water fountain and hexagonal planter are proposed to be removed to allow for an unobstructed view towards the front façade of NKT as well as the signature curved porch for public appreciation. Due to technical feasibility issues, the Annex Building of NKT is also proposed for demolition at this stage, subject to further review at the detailed design stage. Details of the preservation arrangement can be referred at **Appendix 3** of the SPS.
- 3.1.6 The overall character of NKT will be restored through a sophisticated landscape proposal. The landscaping within and around NKT is re-arranged to create a front yard atmosphere to integrate coherently with the character of NKT as a mansion before being vacated. By amalgamating IL 9048 and No. 18 Sau Wa Fong into the Rezoning Site, the IDS takes advantage of the enlarged site area to extend its provision of open space to both street and podium levels. The building at No. 18 Sau Wa Fong which currently limits pedestrian access to NKT will be redeveloped into a designated non-building area ("**NBA**") to enhance accessibility from St. Francis Street and Star Street Precinct. The enhanced interconnectivity creates a higher-quality environment for the local residents, which in turn fosters a sense of community within the local district and enhances local character with the conserved heritage.
- 3.1.7 To minimise the impact on NKT, the new residential tower provides adequate separation distance (minimum 3.15m) from NKT to serve as a landscape buffer and demarcation of "old and new". The landscape buffer consists of shrubs / groundcover and trees that would complement to the 'courtyard' atmosphere around NKT. While the façade of the new residential tower is subject to detailed design, modern architecture will also make it distinguishable in the general urban area, yet subtly echo the heritage components of the Site via vintage design elements and sensible choice of colour and texture to correspond with the architectural features of NKT. The nature of private residential use will also sensitively respond to the cultural and historical context of NKT.



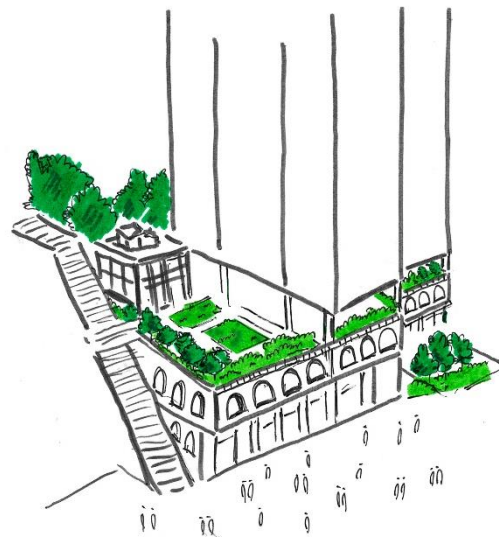


**Diagram 3.3 Heritage Preservation Approach**

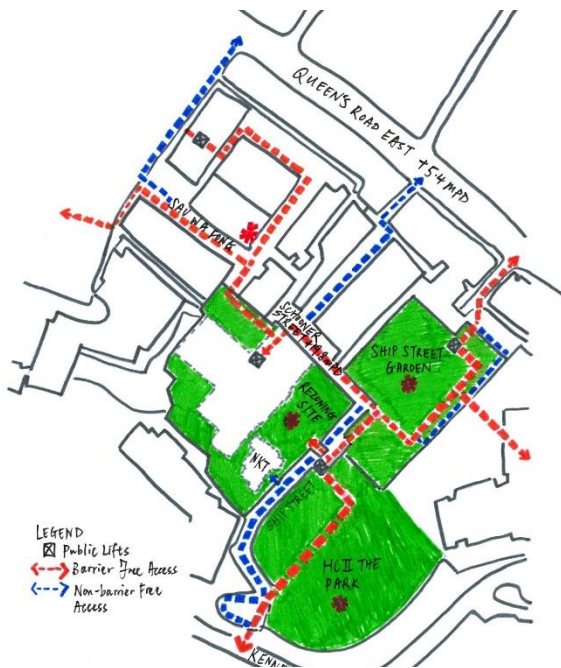
*Open Space Arrangement*

3.1.8 Connections will be made to the nearby existing/ planned open spaces (i.e. Ship Street Garden, The Park at HCII and Sau Wa Fong) to create an integrated and multi-level open space network in the neighbourhood, which responds to the unique topography and landscape setting along Ship Street. Formal and informal gardens, sitting nodes and NKT will form part of the open space to provide natural ambience and visual relief for users' enjoyment within the Rezoning Site.

3.1.9 With the incorporation of No. 18 Sau Wa Fong into the Site, the provision of local open space open to public will be substantially increased to approx. 3,179.9m<sup>2</sup> (including NKT and subject to detailed design) at both at-grade (+19.8mPD) and podium (+33.6mPD) levels to provide a better design and quality leisure and recreational facilities which are easily accessible and available for people of all ages and abilities. In particular, at-grade landscaped open spaces will be provided near Sau Wa Fong to serve as a public passageway between Sau Wa Fong and Schooner Street at all time to facilitate pedestrian circulation and allow for better integrated frontage. The integrated open space at the podium garden will be open to the public at reasonable hours between 6am to 11pm daily similar to the operation of the adjacent The Park at HCII. The open space at podium garden does not only create a sense of entry and establish a visual linkage to NKT but also enhances the vibrancy and amenity of the immediate area of the Rezoning Site and adds to the district-wide system of linked open spaces. Moreover, NKT, as part of the open space at the podium level, will become a focal landmark feature that creates orientation and a sense of place.



**Diagram 3.4 Greening the Development**



**Diagram 3.5 Connection to Other Open Spaces and Nodes**

3.1.10 Additional BFAs are proposed via a public lift at Schooner Street within the Site that connects to the open space and NKT at podium level and an elevated walkway over Ship Street steps which links the IDS with HCII development. These BFAs maximise public accessibility to open space by linking up them with other BFAs constructed at Ship Street Garden and HCII (**Para. 2.2.1** refers). **Diagram 3.5** illustrates the overall pedestrian network surrounding the Rezoning Site.

*Contribution to the Public Realm and Streetscape*

3.1.11 To improve the pedestrian environment along Schooner Street, a minimum setback of approx. 3m will be provided to widen Schooner Street at ground level to approx. 12m. To maintain sizable open space at the top of the podium, the podium levels 2/F to 4/F will be cantilevered over the setback area. It will also serve as a canopy over Schooner Street as an all-weather protected public passageway.

3.1.12 Shop frontage is introduced at Schooner Street and Star Street Precinct to enhance interest at street level, bring vibrancy to the public realm and create a human-scale environment in line with the character of area.

3.1.13 The amalgamated of No. 18 Sau Wa Fong is designated as an NBA in the form of at-grade landscaped open space for people to congregate and for resting, sitting-out and leisure purposes. The NBA is connected to the widened Schooner Street and the surrounding open spaces at Ship Street Garden and The Park at HCII which will allow more pedestrian flow and facilitate pedestrian circulation in the neighbourhood. Schooner Street, which is currently considered lack of recognisable identity and human activities, will be revitalised with newly established activity nodes (i.e. ground floor shops) and transformed to serve as a link connecting to other activity nodes (i.e. Sau Wa Fong and Star Street Precinct) in the neighbourhood. This has the effect of enhancing the local character of Schooner Street.

3.1.14 With respect to the planning intention of the area shown as 'Road' within the Rezoning Site and Sau Wa Fong, the NBA at Sau Wa Fong preserves the unique urban forms of stepped streets and terrace ambience characterising the Sau Wa Fong area. By removing the existing narrow alley abutting No. 18 Sau Wa Fong and significantly expanding to the area to almost the entire lot of No. 18 Sau Wa Fong, a cleaner, more comfortable and less undulating pedestrian environment can be created. The NBA will also enhance the passive surveillance and safety of the street and the tranquil neighbourhood.

3.1.15 Along with the refurbishment to the pavement and addition of street furniture (e.g. lighting and signage), the streetscape of Schooner Street and Sau Wa Fong will be much improved from before (**Diagram 3.6** refers). A variety of landscape treatments will be implemented at the street and podium levels to add positive landscape impacts to the public realm as well.

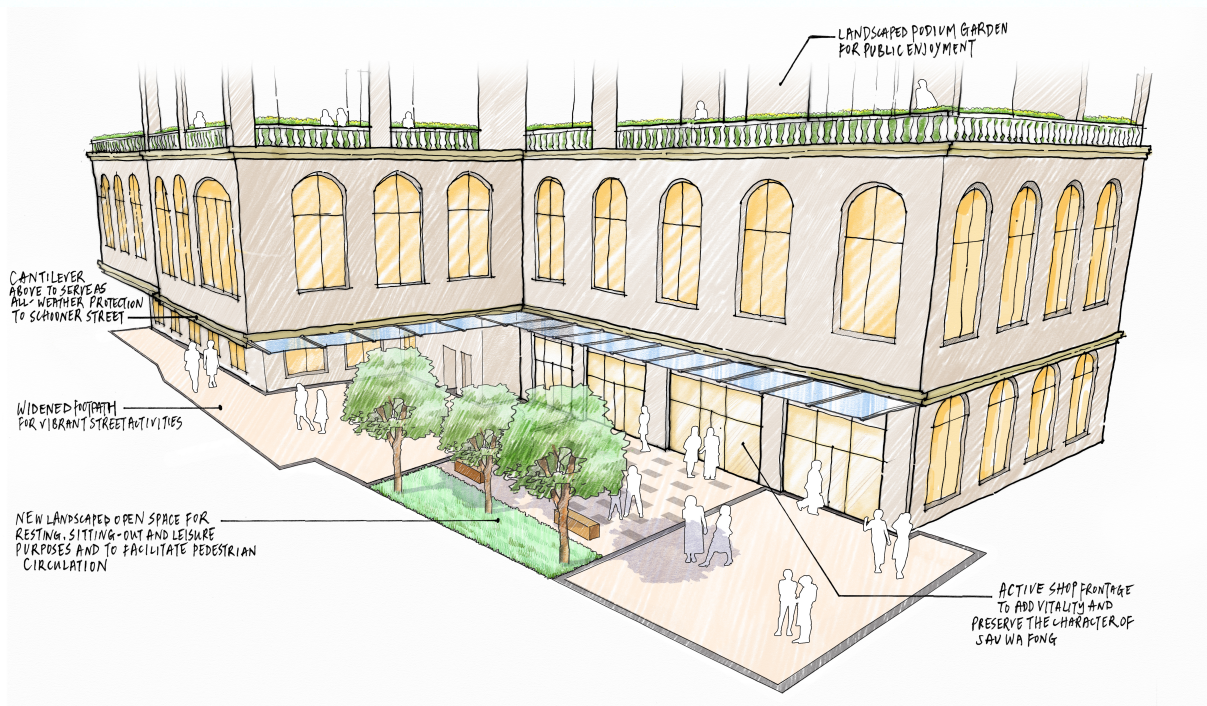
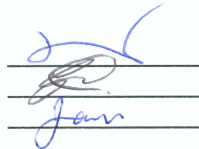


Diagram 3.6 Improvement to Schooner Street and Sau Wa Fong under the IDS

#### 4 CONCLUSION

4.1.1 This UDP demonstrates how the IDS accords with the HKPSG from an urban design perspective and enhances the quality of the built environment through consideration of development scale, intensity and BH, heritage preservation, open space arrangement, and attentive design of the podium.

Edited &  
Approved by: Delius Wong  
Prepared by: Eric Chan  
Janice Wong



Date: October 2024  
File Ref: KRSS/5