

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO THE APPROVED WAN CHAI
OUTLINE ZONING PLAN NO. S/H5/29

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 4 January 2022 referred the approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/29 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Wan Chai OZP No. S/H5/30.

The draft Wan Chai OZP No. S/H5/30 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 June 2022 to 17 August 2022 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Wan Chai Home Affairs Enquiry Centre, Ground Floor, 2 O'Brien Road, Wan Chai, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 17 August 2022.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Wan Chai OZP No. S/H5/30 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website. The Town Planning Board Paper related to the proposed amendment(s) to the OZP and relevant information are now available at the Board's website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_H5_30.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/29
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1—Rezoning of a site at 1, 1A, 2 and 3 Hillside Terrace, 1–5 Schooner Street, 53 and 55 Ship Street and a strip of land near Ship Street from 'Open Space' ('O'), 'Residential (Group C)' ('R(C)') and 'Government, Institution or Community' ('G/IC') to 'Comprehensive Development Area' ('CDA') with stipulation of building height restriction.
- Item A2—Rezoning a strip of land adjacent to St. Francis' Canossian School from 'O' to 'G/IC' with stipulation of building height restriction.
- Item B —Incorporation of the area covered by the approved Urban Renewal Authority (URA) Mallory Street/Burrows Street Development Scheme Plan (DSP) No. S/H5/URA1/2 into the Plan and zoning the area as 'Other Specified Uses' ('OU') annotated 'Open Space and Historic Buildings Preserved for Cultural and Commercial Uses' with stipulation of building height restriction.
- Item C —Incorporation of the area covered by the approved URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2 into the Plan and zoning the area as 'OU' annotated 'Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses' with stipulation of building height restriction.
- Item D1—Incorporation of two sites covered by the approved Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the sites as 'Residential (Group A)' ('R(A)') with stipulation of building height restriction.
- Item D2—Incorporation of a site covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the site as 'R(A)7' with stipulation of building height restriction.
- Item D3—Incorporation of four strips of land at the boundaries of Yan Yee Court which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and zoning the strips of land as 'R(A)' with stipulation of building height restriction.
- Item D4—Incorporation of a section of Wan Chai Road which covered by the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the Plan and shown the area as 'Road'.
- Item E1 —Incorporation of two sites covered by the approved LDC Lee Tung Street and McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the sites as 'R(A)8' with stipulation of building height restrictions.
- Item E2 —Incorporation of an area at Amoy Street which covered by the approved LDC Lee Tung Street and McGregor Street DSP No. S/H5/LDC2/2 into the Plan and zoning the area as 'O'.
- Item F —Incorporation of the area covered by the approved LDC Johnston Road DSP No. S/H5/LDC3/2 into the Plan and zoning the area as 'R(A)' with stipulation of building height restriction.

Since the construction works of Mass Transit Railway Shatin to Central Link (now known as the East Rail Line cross-harbour extension) have been completed, opportunity is taken to delete the annotations indicating its authorization by the Chief Executive in Council under the Railways Ordinance (Chapter 519).

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of a new set of Notes for the 'CDA' zone.
- (b) Incorporation of a new set of Notes for the 'OU' annotated 'Open Space and Historic Buildings Preserved for Cultural and Commercial Uses' zone.
- (c) Incorporation of a new set of Notes for the 'OU' annotated 'Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses' zone.
- (d) Revision to the User Schedule of the Notes for the 'R(A)' zone by incorporation of 'Government Refuse Collection Point (on land designated 'R(A)7' and 'R(A)8')' under Column 1.
- (e) Revision to the Remarks of the Notes for 'R(A)' zone to incorporate new development restriction for 'R(A)8' sub-zone.
- (f) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the 'R(A)' and 'G/IC' zones.
- (g) Deletion of 'Market' from Column 2 of the 'Residential (Group B)', 'Residential (Group E)', 'OU' annotated 'Comprehensive Redevelopment Area' zones.
- (h) Deletion of 'Market' from Column 1 of the 'OU' annotated 'Residential cum Commercial, Government Offices and Community Facilities' and Schedule I and Schedule III of 'OU' annotated 'Mixed Use' zones.

17 June 2022

Town Planning Board