

**Harbour-front Enhancement Committee  
Sub-committee on Harbour Plan Review**

**Amendments to the  
Approved Shau Kei Wan Outline Zoning Plan No. S/H9/14**

**Introduction**

1. This paper is to brief Members on the latest amendments to the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/14 (renumbered as S/H9/15), in particular the imposition of building height restrictions on developments in the Shau Kei Wan area (the Area).

**Background**

2. The draft Shau Kei Wan OZP No. S/H9/15 (**Annex A**) mainly incorporating building height restrictions for various development zones, was exhibited under section 5 of the Town Planning Ordinance on 7 November 2008 for a period of two months until 7 January 2009. Any person may make written representation in respect of the amendments to the OZP to the Secretary of the Town Planning Board (TPB) within the 2-month exhibition period.

**Incorporation of Building Height Restrictions**

3. In the absence of building height restrictions, new developments will tend to be very tall and designed to maximize the façade with seaview. Excessively tall buildings protruding from an area of a generally low building profile could result in negative visual and air ventilation impacts. In the Area, there are already some developments which are rather tall and may not be conducive to a good urban form. The review aims to provide better planning control on the built-environment and to meet public aspirations for a better living environment.

**Overall Building Height Concept (Plan 1)**

4. The review has taken into account TPB's Vision and Goals for Victoria Harbour, the Harbour Planning Principles and Guidelines promulgated by the HEC and the Urban Design Guidelines, including preservation of public views from important viewpoints and the stepped height concept. Other factors such as compatibility of building masses in the wider setting, local topography and

characteristics, findings of an air ventilation assessment (AVA) by expert evaluation, as well as the need to strike a balance between the public interest and private development rights have also been taken on board.

5. For the Area, major natural attributes include the mountain backdrop of Mount Parker and Tai Tam Country Park to the south, the green hillslopes of the former Lyemun Barracks Compound to the east and Lei Yue Mun Strait to the north. Although the Area is not within the viewfans of major vantage points identified in the Urban Design Guidelines which focus on the Central Harbour area, the imposition of building height restrictions in the Area could help safeguard the view of the ridgeline of Mount Parker as seen from East Kowloon, including Lei Yue Mun and the Wilson Trail Lookout at Devil's Peak up from Yau Tong, as well as the graded historic headland of the former Lyemun Barracks Compound.

6. Recognizing that the Aldrich Bay Reclamation Area is already erected with rather tall buildings, it is important to ensure that the existing low-rise waterfront developments, including various Government, institution or community (GIC) uses and open space are maintained as low-lying structures or open areas to provide view corridors and enhance the passage of sea-breezes into the inland. Similarly, GIC facilities and open spaces in the inner areas, which serve as visual relief and breathing space within the densely built-up urban fabric, should also be contained at their existing building heights as far as possible.

7. A stepped height profile is generally adopted through designation of different height bands for various parts of the Area, with lower building heights on the waterfront and higher building heights for developments at the foothills. Within the reclamation area, there should also be a gradation in building height restrictions.

8. The eastern part of the Area is characterized by the graded historic Lyemun Barracks Compound, which is now occupied by the Hong Kong Museum of Coastal Defence and the Lei Yue Mun Park and Holiday Village. Within the historic site, there are 15 graded buildings (Grade I to III) of historical significance. Situated on a green knoll and a headland guarding the eastern entrance into the Harbour (Lei Yue Mun Strait), it also serves as a major green corridor at the eastern fringe. Given the heritage value of the site and the established urban design principle that the setting of heritage features should be protected and new developments/redevelopments in the vicinity of historic buildings should respect the scale and setting of such features, there is a need to maintain a lower building profile for the areas located in its proximity, including the "Other Specified Uses (Business)" ("OU(B)") zone, the Ming Wah Dai Ha site and the area around Shau Kei Wan Main Street East and Aldrich Street.

9. To the south of the Island Eastern Corridor (IEC) is the old built-up area of Shau Kei Wan, predominantly characterized by residential buildings with retail/commercial uses on the lower floors. Existing developments are mainly

buildings of less than 10 storeys built in the 1950s on narrow lots, with a few newer and taller developments at scattered locations. In view of the existing character and in order to provide a better wind environment, a generally lower building profile with height variation would be appropriate for this area.

10. The southern and south-western part is the foothill area where high-rise public housing developments, including Yiu Tung Estate and Hing Tung Estate, are located. Due regard has been given to the visual impact of these large sites in the imposition of suitable planning control.

### **Air Ventilation Assessment (AVA)**

11. The AVA has made the following recommendations:

- (a) Existing open space areas and GIC uses along the waterfront should be retained to create east-west and north-south through-routes as major flow paths for prevailing north-easterly and summer easterly and southerly winds.
- (b) For large development sites, such as Yiu Tung Estate and Ming Wah Dai Ha, more detailed AVAs should be conducted upon their redevelopment. For the Ming Wah Dai Ha site, a breezeway of at least 10m in width should be provided across the site to align with Kam Wa Street to improve the flow of the easterly wind to the inland. Also, upon redevelopment, buildings within the site should be set back from its southern boundary to facilitate a more efficient air path along Chai Wan Road and Shau Kei Wan Road.
- (c) For the area bounded by Church Street, Factory Street and Shau Kei Wan Road, the provision of permeable podiums is encouraged. Consideration should also be given to the disposition and size of tower blocks to avoid wall effect.
- (d) A height difference of 15m to 25m between the sites on the two sides of Sai Wan Ho Street is recommended to allow downwash effect of southerlies into the narrow street.

### **Building Height Restrictions for the Area and Revision to Plot Ratio Control for Specific Sites**

12. The development restrictions imposed on various development zones are as follows (**Plan 1**):

### *The Waterfront Area*

- (a) Taking into consideration the prominent waterfront location and presence of the historic site in the eastern part of the Area, a three-level gradation of building heights is imposed on the waterfront area, namely, a **maximum building height of 100mPD** for the residential sites (covering Aldrich Garden) located to the east of Oi Yin Street, a **maximum building height of 120mPD** for the residential sites (covering Tung Tao Court, Tung Yuk Court and Oi Tung Estate) located to the west of Oi Yin Street, and **maximum building height of 140mPD** for the residential development of Les Saisons. For the Les Saisons development, claim for the existing height (154 to 165mPD) upon redevelopment is not allowed.
- (b) Existing low-rise developments on the waterfront, including the wholesale fish market, the boatyards, sewage screening plant and schools, are restricted to their existing height levels in order to enhance visual permeability towards the harbour as well as maintaining efficient air paths.

### *Inland Built-up Area*

- (c) In view of the existing character and to enhance the local wind environment, two building height bands of **100mPD** and **115mPD** are stipulated for the areas located respectively to the north and south of Sai Wan Ho Street. To cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities, maximum building heights of **120mPD** and **135mPD** respectively would be permitted for sites with an area of 400m<sup>2</sup> or more within these areas. For Tai On Building and Felicity Garden cum Sai Wan Ho Cultural Complex which are sites larger than 400m<sup>2</sup>, a maximum building height of **120mPD** is imposed.

### *Foothill Area*

- (d) For the foothill area which is dominated by public housing developments, different height restrictions are imposed on development platforms at varying altitudes, namely a **maximum building height of 145mPD** for the area covering the lower platform of Yiu Tung Estate and Tung Shing Court, Hei Tung Estate and Tung Lam Court, a **maximum building height of 160mPD** for the area occupied by Tung Hei Court and a **maximum building height of 190mPD** for the upper platform of Yiu Tung Estate and Tung Chun Court. These restrictions generally tally with the existing building heights of the developments, with the exception of the lower platform of Yiu Tung Estate which comprise buildings generally of lower existing height. However, taking into account the height restrictions imposed on the surrounding

areas, the local topography and urban design considerations, the building height restriction of 145mPD for this platform is considered appropriate. Technical assessments including a detailed AVA will be required for the future redevelopment of this site. In addition, to provide for a better living environment, a plot ratio restriction of 6 based on net site area is imposed on the three public housing estates in the Area, i.e. Yiu Tung Estate, Hing Tung Estate and Oi Tung Estate.

### *Eastern Area*

- (e) A **maximum building height of 80mPD** is imposed on the “OU(B)” zone, taking into account the close proximity to the historic site, its waterfront location, the surrounding building heights and the stepped height concept. This revision from the previous restriction of 63mPD could better cater for the transformation of the existing industrial/godown buildings into new office/business developments by allowing a higher floor-to-floor height and therefore increased design flexibility. It also corresponds with the plot ratio restriction for this zone which has been reduced from 15 to 12. The reduction in plot ratio restriction has been made by taking into account urban design considerations, recommendations of the Hong Kong Planning Standards and Guidelines, existing development intensity, lease entitlements of the sites concerned, as well as plot ratio restrictions on sites in business zones in Kowloon.
- (f) As a continuation of the stepped height concept, a **maximum building height of 100mPD** is imposed on the residential area located to the south-west of the “OU(B)” zone. This will create a transitional area by moderating the higher developments in the inland built-up area to its west while complementing the historical setting at the urban fringe to its east. Similar to the treatment on sites at the inland built-up area, a maximum building height of **120mPD** is allowed for the sites located to the south of Kam Wa Street if they have a site area of 400m<sup>2</sup> or more.
- (g) For the Ming Wah Dai Ha site, **maximum building heights of 100mPD** and **120mPD** are respectively imposed on the northern and southern portions of the site. In view of the elongated site configuration and its visually prominent location, the two-tier building height profile would add visual interest and variation to the townscape, allowing for a development that is more in line with the topography while complementing the stepped height concept and building height restrictions of the adjoining areas. To allow better planning control of this major site located immediately next to the historic Lyemun Barracks Compound site, it is rezoned from “R(A)” to “Comprehensive Development Area” (“CDA”) subject to a plot ratio restriction of 6. Moreover, urban design, traffic, air ventilation, tree preservation concerns also call for tighter planning controls.

- (h) **Maximum building heights of 120mPD and 135mPD** are imposed on the area covering Nos. 2 to 4 A Kung Ngam Road and Nos. 27 to 69 Chai Wan Road located at a higher level.

*“G/IC” and “OU” Sites*

- (i) As most “G/IC” and “OU” sites (other than the “OU(B)” zone and the Felicity Garden cum Sai Wan Ho Cultural Complex development mentioned above) are relatively low-rise developments and could serve as breathing space and visual relief in the densely built-up areas, building height restrictions for these sites are imposed mostly to reflect their existing building heights.

**Conclusion**

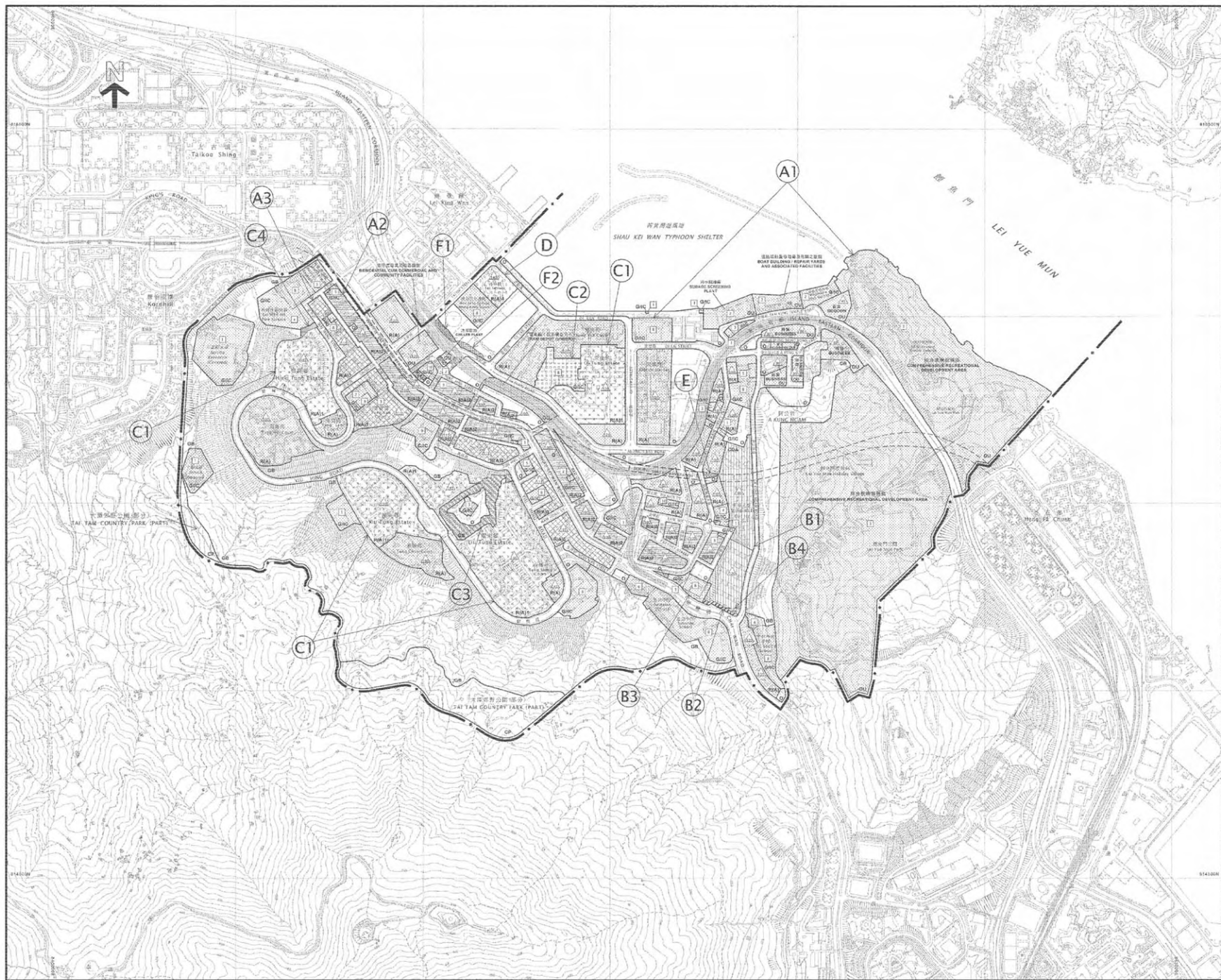
13. Members are invited to note the amendments to the draft Shau Kei Wan OZP, in particular the imposition of building height restrictions on the Area and revision to the plot ratio control for specific sites.

**Attachment**

**Annex A** Draft Shau Kei Wan Outline Zoning Plan No. S/H9/15

**Plan 1** Building Height Restrictions for the Shau Kei Wan Planning Scheme Area

**Planning Department**  
**November 2008**



圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	[Pattern]	綜合發展區
RESIDENTIAL (GROUP A)	[Pattern]	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	[Pattern]	政府、機構或社區
OPEN SPACE	[Pattern]	休憩用地
OTHER SPECIFIED USES	[Pattern]	其他指定用途
GREEN BELT	[Pattern]	綠化地帶
COUNTRY PARK	[Pattern]	郊野公園
<b>COMMUNICATIONS</b>		
交通		
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
<b>MISCELLANEOUS</b>		
其他		
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高樓宇高度 (在主要基準面上方之米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高樓宇高度 (層數)
NON-BUILDING AREA	[Symbol]	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	3.53	1.78	綜合發展區
RESIDENTIAL (GROUP A)	42.55	21.13	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	16.23	8.08	政府、機構或社區
OPEN SPACE	11.26	5.60	休憩用地
OTHER SPECIFIED USES	44.82	22.30	其他指定用途
GREEN BELT	46.71	23.19	綠化地帶
COUNTRY PARK	5.88	2.92	郊野公園
MAJOR ROAD ETC.	30.30	15.05	主要道路等
TOTAL PLANNING SCHEME AREA	201.40	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第 5 條展示。THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖則號 S/H 9/14 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H9/14  
按照城市規劃條例第 5 條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

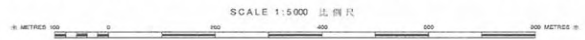
修訂項目 A 1 項 AMENDMENT ITEM A1	修訂項目 C 2 項 AMENDMENT ITEM C2	修訂項目 E 項 AMENDMENT ITEM E
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 C 3 項 AMENDMENT ITEM C3	修訂項目 F 1 項 AMENDMENT ITEM F1
修訂項目 A 3 項 AMENDMENT ITEM A3	修訂項目 C 4 項 AMENDMENT ITEM C4	修訂項目 F 2 項 AMENDMENT ITEM F2
修訂項目 B 1 項 AMENDMENT ITEM B1	修訂項目 D 項 AMENDMENT ITEM D	
修訂項目 B 2 項 AMENDMENT ITEM B2		
修訂項目 B 3 項 AMENDMENT ITEM B3		
修訂項目 B 4 項 AMENDMENT ITEM B4		
修訂項目 C 1 項 AMENDMENT ITEM C1		

(參看附表)  
(SEE ATTACHED SCHEDULE)

2008年11月7日 按照城市規劃條例第5條展示的核准圖則號 S/H9/14 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H9/14 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 7 NOVEMBER 2008

香港城市規劃委員會依據城市規劃條例擬備的筲箕灣 (港島規劃區第9區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 9 - SHAU KEI WAN - OUTLINE ZONING PLAN

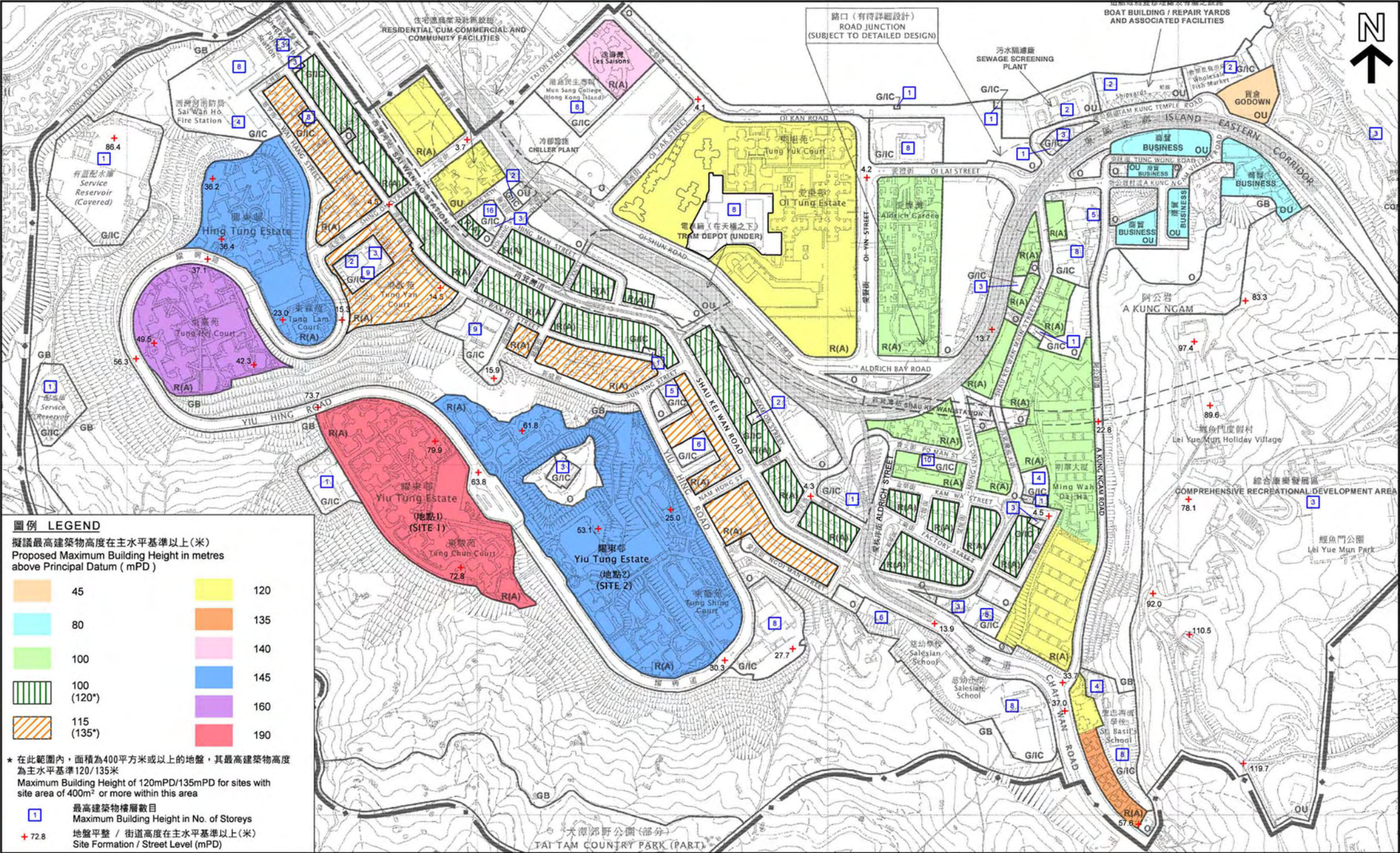
Ophelia Y. S. WONG  
SECRETARY  
TOWN PLANNING BOARD



由香港城市規劃委員會展示圖則  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H9/15





筲箕灣規劃區高度限制  
BUILDING HEIGHT RESTRICTIONS IN SHAU KEI WAN PLANNING SCHEME AREA

檢討中的筲箕灣分區計劃大綱核准圖編號S/H9/14  
REVIEW OF APPROVED SHAU KEI WAN OUTLINE ZONING PLAN No. S/H9/14

SCALE 1:5 000 比例尺



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H9/08/8

圖 PLAN

本摘要圖於2008年11月5日擬備，所根據的資料為於2005年1月4日核准的分區計劃大綱圖編號S/H9/14  
EXTRACT PLAN PREPARED ON 5.11.2008 BASED ON OUTLINE ZONING PLAN No. S/H9/14 APPROVED ON 4.1.2005