

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matter Shown on the Plan

Item A – Revision to the building height restriction stipulated for the northern portion of “Government, Institution or Community (1)” (“G/IC(1)”) zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “G/IC” zone by adding a requirement specifying that on land designated “G/IC(1)”, any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

13 March 2020

Town Planning Board

**Proposed Amendments to the Notes of the
Draft Central District Outline Zoning Plan No. S/H4/17
in relation to Amendment Plan No. R/S/H4/17-A1**

The Remarks of the Notes for the “Government, Institution, or Community” zone are proposed to be amended to be read as:

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (1) On land designated “G/IC(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 a 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 “G/IC(1)”, any new development or redevelopment of existing building(s) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.***
- ~~(2)~~(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restriction on building height, as stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

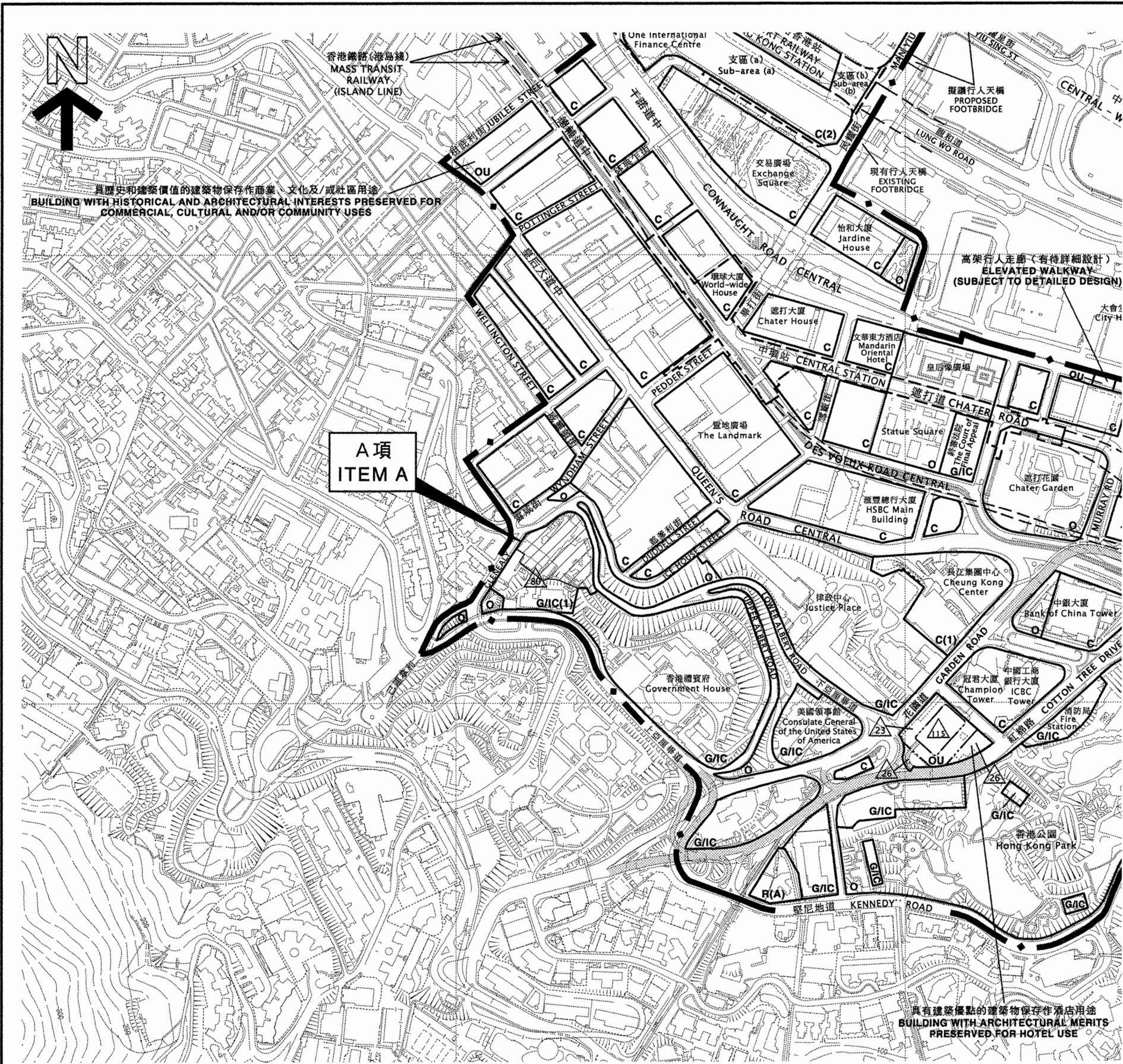
**Proposed Amendments to the Explanatory Statement of the
Draft Central District Outline Zoning Plan No. S/H4/17
in relation to Amendment Plan No. R/S/H4/17-A1**

Paragraph 7.5.6 is proposed to be amended as:

7. LAND USE ZONINGS

7.5 Government, Institution or Community (“G/IC”) : Total Area 15.23 hectares

7.5.6 The Hong Kong Sheng Kung Hui (HKSKH) Compound at 1 Lower Albert Road is zoned “G/IC(1)” with a building height restriction of **80 mPD**. ***Any new development or redevelopment of existing building(s) at the HKSKH Compound requires permission from the Board under section 16 of the Ordinance. These requirements are*** ~~135mPD for its northern portion and 80mPD for its southern portion~~ to ensure that any new development and/or redevelopment at the site will be compatible, in urban design term, with the historic buildings within the site and the surrounding areas. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.



草圖編號 S/H4/17 的建議修訂
 PROPOSED AMENDMENT TO DRAFT PLAN No. S/H4/17
 根據城市規劃條例第 6C(2) 條公布的建議修訂
 PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)
 OF THE TOWN PLANNING ORDINANCE

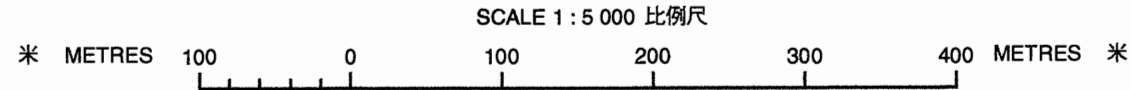
A 項 ITEM A
 建築物高度限制由主水平基準上 135 米修訂為主水平基準上 80 米
 REVISION TO THE BUILDING HEIGHT RESTRICTION FROM 135mPD TO 80mPD

夾附的《註釋》屬這份圖則的一部分，
 《註釋》的建議修訂已根據城市規劃條例第 6C(2) 條公布。
 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
 AND THE PROPOSED AMENDMENT THERETO HAS BEEN PUBLISHED
 UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE

(參看附表)
 (SEE ATTACHED SCHEDULE)

2020年3月13日根據城市規劃條例第6C(2)條公布
 對草圖編號 S/H4/17 作出的建議修訂
 PROPOSED AMENDMENT TO DRAFT PLAN No. S/H4/17
 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
 PLANNING ORDINANCE ON 13 MARCH 2020
 Fiona LUNG 龍小玉
 SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

中區分區計劃大綱草圖編號 S/H4/17 的建議修訂
 PROPOSED AMENDMENT TO DRAFT CENTRAL DISTRICT
 OUTLINE ZONING PLAN No. S/H4/17



規劃署遵照城市規劃委員會指示擬備
 PREPARED BY THE PLANNING DEPARTMENT UNDER
 THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
 PLAN No. R/S/H4/17 - A1

**Summary of Further Representations made on the Proposed Amendments to
the draft Central District Outline Zoning Plan (OZP) No. S/H4/17**

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
F1	Hong Kong Sheng Kung Hui Foundation (HKSKH)	<ul style="list-style-type: none"> • Oppose Amendment Item A and the related amendments to the Notes of the OZP. • HKSKH does not agree with the Town Planning Board (the Board)'s interpretation of section 6B(8) of the Town Planning Ordinance (the Ordinance) regarding its entitlement to submit further representation (FR), and indicates that if it is entitled to submit FR, the grounds of Judicial Review (JR) against the Board's decisions on 6.12.2019 and 10.1.2020, as set out in the relevant JR documents¹ served to the Board and the Director of Planning, should be treated as its FR. <p><u>Grounds of FR:</u></p> <p>(a) HKSKH considers the Board's decisions on 6.12.2019 and 10.1.2020 are <i>ultra vires</i>, <i>Wednesbury</i> unreasonable, amount to a disproportionate infringement of</p>	<ul style="list-style-type: none"> • While F1's challenge regarding its entitlement to submit FR would be dealt with by the Court under the JR proceedings, HKSKH, be it a further representer (F1) or, as claimed by HKSKH, an original representer (R31) is eligible to attend the hearing meeting under the Ordinance. <p>(i) Whilst the allegations of F1 against the Board's decisions of 6.12.2019 and 10.1.2020 encompass some legal issues which will be dealt with separately under the JR proceedings, its major grounds of FR relating to</p>

¹ The Notice of Application for Leave to Apply for JR (O. 53 r. 3(2)) [Form 86], Affidavits and Affirmation documents are attached under **F1** and are available for public inspection at the Board's website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_H4_17.html.

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p>HKSKH's property rights, and in breach of natural justice and its <i>Tameside</i> duty, and ought to be quashed.</p> <p><i>Illegality – Exercise of Power outside Specified Purposes</i></p> <p>(b) The Board's decision of 6.12.2019 was <i>ultra vires</i> as it was made solely on the basis of heritage conservation considerations which was outside the Board's plan-making powers conferred under the Ordinance.</p> <p>(c) The proposed amendment on the requirement of s.16 application under section 6B(8) of the Ordinance were not</p>	<p>land use planning issues and the Planning Department (PlanD)'s responses are summarised as follows.</p> <p>(ii) The Board's power and function is to promote the health, safety, convenience and general welfare of the community through the systematic preparation of plans. Conservation of buildings/structures of heritage significance for the purpose of preserving cultural traditions of the community is considered as part of "<i>the general welfare of the community</i>" referred to in the long title and section 3(1) of the Ordinance.</p> <p>(iii) In the plan-making process, the Board's duty is to determine appropriate land use zonings and appropriate development restrictions and such a duty is also applicable to sites of heritage significance. The Board may take into account the surroundings and the urban design perspective with a view to creating an appropriate physical setting to promote conservation, enhance the environment of historic buildings and facilitate integration of the buildings with the surrounding developments through responsive design.</p> <p>(iv) Under section 6B(8) of the Ordinance, the Board shall decide whether or not to propose amendments to the draft plan in question either "in the manner proposed in</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		within the scope of the representers' proposals.	<p>the representation or otherwise in the manner that, in the opinion of the Board, will meet the representation". Hence, the proposed amendments made by the Board are not limited to those in the representations received, but may also include other amendments that, in the opinion of the Board, will address the concerns expressed in the representations.</p> <p>(v) At the meeting on 6.12.2019, many representers and commenters were concerned about the building bulk and footprint of HKSKH's proposal, which they considered as incompatible with and detrimental to the historic character of the FR site and its surrounding area. Some representers had proposed to tighten the building height restriction (BHR) and/or impose control on the building bulk or to confine the development to the footprint of the former Hong Kong Central Hospital (HKCH). In particular, one representer (R1) proposed, among others, to require permission under section 16 of the Ordinance for any demolition of, or addition, alteration and/or modification of the buildings. Having considered the concerns of the representers and commenters as well as taking account of the urban design aspect in a wider context, the Board agreed that the FR site was located in a prime location and formed part of a historical and culturally important precinct. HKSKH should be required to submit development scheme for any new development or redevelopment of existing building(s) through the s.16 application mechanism in order to ensure that the</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
			<p>proposed development would be compatible, in urban design term, with the historic buildings within the FR site and the surrounding areas.</p> <p>(vi) Indeed, the requirement for s.16 application was not uncommon for sites considered to have special circumstances, such as heritage importance. Some examples of such sites, covering both government and privately-owned sites, include: (i) Murray Building (zoned “Other Specified Uses” (“OU”) annotated “Building with Architectural Merits Preserved for Hotel Use”) where planning permission is required for any new development or any demolition of the existing building; (ii) Central Market (zoned “OU” annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses”) where planning permission is required for any new development or major addition, alteration and/or modification to, or any demolition of the facades and special architectural features of the building; (iii) Tai Kwun (zoned “OU” annotated “Historical Site Preserved for Cultural, Recreational and Commercial Uses”) where planning permission is required for any new development at the site; (iv) Hong Kong News-Expo (zoned “OU” annotated “Historical Site Preserved for Cultural and Recreational Uses”) where planning permission is required for any new development at the site; (v) PMQ (zoned “OU” annotated “Heritage Site for Creative Industries and Related Uses”) where planning permission is required</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p data-bbox="797 1114 1227 1182"><i>Decision internally inconsistent / Wednesbury Unreasonable</i></p> <p data-bbox="734 1225 1335 1399">(d) The Board’s decision to impose BHR of 80mPD for the northern portion of the FR site was <i>Wednesbury</i> unreasonable because the decision lacked any basis and was inconsistent with the Board’s earlier</p>	<p data-bbox="1424 304 2130 1070">for any new development or redevelopment at the site; (vi) London Mission Building at 80 Robinson Road and Ohel Leah Synagogue at 70 Robinson Road (zoned “OU” annotated “Residential Development with Historical Building Preserved (1) and (2)” respectively) where planning permission is required for any demolition of, or addition, alteration and/or modification to (except minor alteration and/or modification works) any of the existing historic buildings; and (vii) Bethel Bible Seminary at 45-47 Grampian Road (zoned “Government, Institution or Community (12)” (“G/IC(12)”) where planning permission is required for any major addition, alteration and/or modification to the historic building (except minor alteration and/or modification works), and any new development or redevelopment of the other buildings. The s.16 requirement would enable the Board to scrutinize the development scheme so that relevant planning concerns could be addressed. With justifications, such requirement has also been applied to sites involving private land.</p> <p data-bbox="1361 1225 2130 1399">(vii) It should be noted that the Board’s key concerns have consistently been the urban design issues arising from the preservation-cum-development proposal at the FR site. On 10.5.2019, the BHR of 135mPD was adopted by the Board as the basis for amending the Central</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p>stance since there had not been any relevant or material change in circumstances.</p>	<p>District OZP for the northern portion of the FR site and for inviting representations/comments from relevant stakeholders. The Board's decision was based on the understanding that HKSKH's proposal was already at an advanced stage, the BHR of 135mPD in the northern portion of the FR site was not incompatible with the surrounding BH profile, and the visual impact was not significantly different from the alternative BHR of 120mPD under another option examined. However, at the meeting on 6.12.2019, after looking into HKSKH's written and oral submissions, the Board considered that HKSKH had not provided sufficient information including design scheme and technical assessments to show that the proposed development was already at an advanced stage and was indeed visually compatible with the surrounding environment and technically feasible. The Board considered that there was legitimate reason to reconsider the appropriate BHRs for the northern portion of the FR site. Taking into account the views provided by the representers/commenters, the Board considered that it was premature to allow a BHR of 135mPD for the northern portion of the FR site without submission of a detailed development scheme by HKSKH. Moreover, giving due weight to the strong public sentiments attached to the preservation of the historical ambience of the area and after considering relevant planning considerations including heritage conservation matter in the planning context, the Board considered that the development bulk as permitted under the BHR of</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
			<p>135mPD would be regarded as incompatible with the historic setting of the FR site as well as the surrounding areas.</p> <p>(viii) It is acknowledged that BHs of 108mPD (for the northern portion) and 103mPD (for the southern portion) for the FR site had been accepted by the Government to facilitate the preservation-cum-development project originally proposed by the HKSKH in 2011. Had HKSKH proceeded with the redevelopment and obtained approval of building plans on the basis of those BHs before 24.5.2019 when the current draft Central District OZP was exhibited, the latest BHR of 80mPD would not have been applicable to the redevelopment project. While the Board considered at the meeting on 6.12.2019 that the BHR of 135mPD for the northern portion was on the high side (response (vii) above refers), arguably there may be a case to review whether it must be reduced to as low as 80mPD, taking into account the history of the redevelopment project notably the Government's acceptance of a BH of up to 108mPD for the northern portion under HKSKH's preservation-cum-development project in 2011, the fact that the Board had initially accepted during the discussion on 10.5.2019 that the BHR for that portion could be higher than the 80mPD proposed for the southern portion, and the fact that the Board would already be given the opportunity to consider the acceptability of the urban design of the new development or redevelopment project by</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p data-bbox="797 890 1122 922"><i>Breach of Tameside Duty</i></p> <p data-bbox="730 967 1335 1294">(e) The Board did not articulate any reasons as to why the alleged practice with respect to the s.16 application requirement should be applicable to the Hong Kong Sheng Kung Hui Compound (HKSKH Compound). Such requirement has effectively converted the zoning to “Comprehensive Development Area” (“CDA”).</p>	<p data-bbox="1420 300 2132 850">imposing the s.16 application requirement (if that requirement is upheld). Besides, the Commissioner for Heritage’s Office (CHO) and the Antiquities and Monuments Office (AMO) also advise that HKSKH might need to revisit the design if a more stringent BHR was imposed (i.e. 80mPD for the entire FR site and not just for the southern portion), which would further delay the implementation of HKSKH’s proposal. The more stringent BHR would also lead to the reduction in the number of hospital beds to be provided as well as the community’s much needed medical services. From heritage conservation perspective, CHO and AMO consider that the HKSKH’s proposal has obtained the Antiquities Advisory Board (AAB)’s general support.</p> <p data-bbox="1357 967 2132 1402">(ix) During the representation hearing on 6.12.2019, there were concerns over the possible impacts that might arise from the HKSKH’s proposal, but HKSKH had not provided sufficient information to ascertain the visual compatibility and technical feasibility of its proposed development. As mentioned in response (vi) above, the s.16 application was not an uncommon requirement for sites considered to have heritage importance as well as sites with other concerns that warrant such requirement. The s.16 requirement would enable the Board to further scrutinize a specific development scheme and to consider whether relevant assessments</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
			<p>have sufficiently addressed the planning concerns. Similar s.16 requirement was also mentioned in R1's proposal for demolition or addition & alteration works at the FR site.</p> <p>(x) In general, the designation of "CDA" zone is intended to achieve such objectives as to facilitate urban renewal, restructuring/optimization of land uses, providing opportunities for site amalgamation, and/or ensuring better planning arrangements and provision of community facilities through comprehensive planning and integrated development/design. Through the requirement of a Master Layout Plan submission, the "CDA" zone serves as a means of planning control whereby the development mix, scale, design and layout of the development would be vetted by the Board to ensure comprehensive planning and technical acceptability. On the other hand, the s.16 requirement for the FR site is to ensure that the proposed development would be compatible, in urban design term, with the historic buildings within the site and the surrounding areas. Hence, F1's allegation that the s.16 requirement equates a "CDA" zoning is unfounded.</p> <p>(xi) It should also be noted that the focus of the s.16 requirement for the FR site is not to vet the acceptability or otherwise of that BHR which is already imposed on the "G/IC(1)" zone, but to consider the layout/urban design of the proposed development which takes</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p data-bbox="797 376 1294 408"><i>Failure in the Proportionality Analysis</i></p> <p data-bbox="730 451 1335 592">(f) The restrictions of the proposed amendments were a disproportionate infringement of HKSKH's property rights.</p>	<p data-bbox="1424 304 1697 331">account of that BHR.</p> <p data-bbox="1357 451 2130 703">(xii) In preparing the two BHR options for the rezoning of the HKSKH Compound, PlanD was fully aware of HKSKH's property rights and sought to balance it against the wider public interests and concerns. The Board also carried out the relevant balancing exercise at its meeting on 10.5.2019 in adopting Option 1 proposed by PlanD as the basis for amending the OZP.</p> <p data-bbox="1357 746 2130 1404">(xiii) The FR site is located in a prime location and formed part of a historical and culturally important precinct. The Board has taken into account a host of factors, including the local planning context, the unique heritage value of the FR site, the overall historic ambience of the area, the urban design implications etc., in imposing a suitable BHR for the northern portion of the FR site. At the meeting on 6.12.2019, the Board was clearly apprised of the terms of the lease for the FR site, HKSKH's development rights thereunder, and HKSKH's proposal. The Board asked HKSKH (i.e. R31) and other representers' questions on how various issues such as BHR or conservation concerns might impact on HKSKH's proposal. It is also evident that the Board bore in mind HKSKH's property rights and performed the requisite balancing exercise before reaching the decision on the proposed amendments. In particular, the Board rejected the</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p data-bbox="797 783 1308 850"><i>Breach of Natural Justice / Deprivation of Fair Opportunity to be heard</i></p> <p data-bbox="730 890 1335 1107">(g) HKSKH was not aware of the possibility of, or practice relating to the s.16 requirement, and was deprived of the opportunity to make representations on the matter, or any FR under s.6D of the Ordinance.</p>	<p data-bbox="1420 304 2132 443">more aggressive or stringent proposals by other representers² (R1, R2, R4, R6 to R24, R26 and R28) on the basis that the proposals would disproportionately affect the HKSKH's private property rights.</p> <p data-bbox="1357 488 2132 740">(xiv) As mentioned in response (viii) above, taking into consideration the planning history of the FR site and that the s.16 application requirement would already allow the Board to consider the urban design aspect of the proposed development, there may be scope to review whether the proposed BHR has to be as low as 80mPD for the northern portion of the FR site.</p> <p data-bbox="1357 890 2132 1070">(xv) It should be noted that similar s.16 requirement was mentioned in R1's proposal for demolition or addition & alteration works at the FR site. HKSKH was entitled to submit a comment in relation to the said representation, but did not choose to do so.</p> <p data-bbox="1357 1115 2132 1182">(xvi) As mentioned above, HKSKH, be it in the capacity of F1 or, as claimed by HKSKH, as the original</p>

² **R1, R4, R6 to R24 and R28** proposed, inter alia, to rezone the FR site together with other historical sites in the vicinity to "OU" annotated "Historical Site Preserved for Government and Religious Uses" with the imposition of specific BHRs similar to the height of existing buildings at the FR site. **R1** further proposed to amend the Notes of the OZP such that any demolition of, or addition, alteration and/or modification of the buildings (except minor alterations and/or modifications always permitted under OZP covering Notes) would require planning permission and subject to restrictions: (i) only minor increase to the height of the existing building; (ii) the historic buildings should have an appropriate separate distance from the new development / redevelopment; and (iii) new development / redevelopment should be restricted to follow the site coverage of the existing buildings at the FR site. **R2** proposed to restrict the development area to that of the former HKCH and a piece of land to its north, and to restrict the BH to that of the Ming Hua Theological College (i.e. 60.2mPD). **R26** proposed to retain the BH and building bulk of the existing buildings in the FR site.

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
			<p>representer (i.e. R31), has the right to attend the further hearing to make its views known to the Board and will have the opportunity to amplify points it considers to be important. Therefore, the claim that HKSKH was deprived of the opportunity to be heard is unfounded.</p>
<p>F2</p>	<p>李宗德博士</p>	<ul style="list-style-type: none"> • Oppose Amendment Item A and the related amendments to the Notes of the OZP. <p><u>Grounds of FR:</u></p> <p>(a) The proposed amendment of BHR from 135mPD to 80mPD is equivalent to aborting the private hospital development project.</p> <p>(b) Under the Government’s heritage conservation policy, on the premise of respecting private property rights, there is a need to provide economic incentives to encourage landowner to preserve privately-owned historic buildings. Given the various site constraints,</p>	<p>(i) The Board has taken into account relevant considerations including the existing BH profile of the FR site, the surrounding site context, the BHRs currently in force in the surrounding areas, heritage conservation implication and visual impact of the BHR, the strong public sentiment attached to the preservation of the historical ambience of the area, and the balance between the need for heritage conservation and respect for private property rights as well as between preservation and development. Responses (vii), (viii), (ix) and (xi) to F1 above are also relevant.</p> <p>(ii) Under the prevailing heritage conservation policy, as advised by CHO and AMO, the Government recognises the need to provide economic incentives in order to encourage and facilitate private owners to preserve their historic buildings. In implementing this policy, the Government aims to strike a balance between preservation of historic buildings and respect of private</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p>HKSKH's preservation-cum-development proposal has balanced development needs and heritage conservation.</p>	<p>property rights. The requisite economic incentive to achieve the policy objective would be considered on a case-by-case basis.</p> <p>(iii) As far as HKSKH's latest proposal is concerned, the four graded historic buildings within the FR site will be properly preserved at its own cost and will be re-used and open to the public while the rest of the FR site will be utilised for providing non-profit-making medical services to the community. From the heritage conservation perspective, the treatments to the four graded historic buildings are commensurate with their heritage value. CHO and AMO also agree that the historical connection of the FR site and its surrounding area in a wider context has been kept.</p> <p>(iv) CHO and AMO agree that there is a need to respect the property rights of the owners of privately-owned graded buildings and to provide appropriate economic incentives to encourage private owners to conserve their historic buildings through a preservation-cum-development approach. To this end, allowing certain flexibility for development is necessary to support the preservation of historic buildings.</p> <p>(v) From planning point of view, the proposed "G/IC(1)" zone for the FR site with appropriate BHR(s) and the s.16 requirement for new development or redevelopment within the site does not rule out the possibility of a preservation-cum-development</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p>(c) The Board should make reference to the supportive views of the AAB regarding the proposed non-profit-making private hospital.</p> <p>(d) The proposed hospital can alleviate the pressure on public healthcare service.</p> <p>(e) Stringent development restriction should not be imposed on the site in absence of relevant traffic impact assessment.</p>	<p>proposal. It is possible to have a design scheme that balances heritage conservation and development needs as well as addresses the Board’s concern on urban design aspect. Comparatively speaking, the proposed BHR of 135mPD may have more design flexibility to enable more economic incentives to achieve the policy objective of heritage conservation. The issue is on striking a fine balance between providing sufficient incentives to facilitate heritage preservation and prescribing an appropriate BHR (80mPD, 135mPD, or other appropriate mPD level) to address the urban design concern. Responses (vi), (vii) and (viii) to F1 above are also relevant.</p> <p>(vi) Response (v) above is relevant.</p> <p>(vii) Whether the government, institution and community (GIC) facility on site is a hospital or not is not crucial in determining the appropriate BHR for the FR site. While ‘Hospital’ use is always permitted under the concerned “G/IC(1)” zone, there are other permitted uses under the “G/IC(1)” zone.</p> <p>(viii)Response (i) above is relevant.</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
F3	Au Chi Wai David	<ul style="list-style-type: none"> • Oppose Amendment Item A and the related amendments to the Notes of the OZP. <p><u>Grounds of FR:</u></p> <p>(a) The Board's decision of 6.12.2019 was sudden and has deviated from the nature of the original amendment (i.e. the stipulation of BHR).</p> <p>(b) Hospital use is a legitimate use in the</p>	<p>(i) Given the unique history and character of the FR site, which formed part of a historical and culturally important precinct in the Central District, the Board considered that development control by BHR alone for the FR site might not be adequate to address urban design concerns such as blocking and massing of buildings in the proposed development, as well as its implication on the historical and cultural ambience of the FR site. Besides, for sites with specific concern or might cause adverse impacts on the surrounding area, it was also the Board's established practice to request project proponents to submit detailed development scheme for the Board's scrutiny through the planning application mechanism. Hence, the Board deliberated and agreed that the requirement to submit a development scheme for any new development or redevelopment of existing building(s) through the planning application mechanism for the Board's consideration should be specified for the FR site so as to ensure that the proposed development would be compatible, in urban design term, with the historic buildings within the FR site and the surrounding areas. Responses (iv) to (vi) to F1 above are also relevant.</p> <p>(ii) Response (vii) to F2 above is relevant.</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p>“G/IC” zone and the proposed development is a re-provision of the closed Central Hospital at the site.</p> <p>(c) Instead of the landowner, the party which proposed reduction of development intensity should put up technical assessments to substantiate their proposal. The proposed amendment of BHR to 80mPD is subjective and not scientific.</p> <p>(d) There are insufficient reasons to justify the reduction of BHR of an individual site from 135mPD to 80mPD. District-wide comprehensive building height review should be conducted should such a stringent BHR be imposed.</p> <p>(e) There is no rational reason to require the submission of s.16 planning application for the hospital development at the site. The proposed requirement was spontaneous, aggressive and intrusive, based on limited information without systematic preparation and without consensus.</p> <p>(f) The proposed hospital will help meet the medical and healthcare needs of the residents of Central and Western District.</p>	<p>(iii) Responses (vii) and (viii) to F1 above are relevant.</p> <p>(iv) Response (vii) to F1 and response (i) to F2 above are relevant.</p> <p>(v) Response (i) above is relevant.</p> <p>(vi) Response (vii) to F2 above is relevant.</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		<p><u>Further representer’s proposal:</u></p> <p>(g) The OZP should not be amended to meet representations No. R1 to R32.</p>	<p>(vii) Response (vii) to F1 and response (i) to F2 above are relevant. The FR’s proposal is therefore not supported.</p>
F4 to F30	For the names of further representers, please see Annex III	<ul style="list-style-type: none"> • Oppose Amendment Item A and the related amendments to the Notes of the OZP. <p><u>Grounds of FR:</u></p> <p>(a) There is acute need for affordable, high quality hospital services in the private sector to complement public hospital services.</p> <p>(b) Development of affordable community caring hospital will be beneficial to the residents of Central and Western District.</p> <p>(c) The proposed hospital development providing 290 beds is of reasonable scale.</p> <p><u>Further representer’s proposal:</u></p> <p>(d) To keep ‘Hospital’ use as an always-permitted use in the “G/IC(1)” zone without the need for the submission of s.16 planning application, and to keep the BHR of 135mPD for the northern portion of the “G/IC(1)” zone.</p>	<p>(i) Response (vii) to F2 above is relevant.</p> <p>(ii) Ditto.</p> <p>(iii) Ditto.</p> <p>(iv) Responses (vii) and (viii) to R1, response (i) to F2 and response (i) to F3 above are relevant. The FRs’ proposal is therefore not supported.</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
F31 to F45	For the names of further representers, please see Annex III	<ul style="list-style-type: none"> • Support Amendment Item A and the related amendments to the Notes of the OZP. <p><u>Grounds of FR:</u></p> <ul style="list-style-type: none"> • Nil. 	Noted.
F50 to F52	For the names of further representers, please see Annex III	<ul style="list-style-type: none"> • Provide views on Amendment Item A and the related amendments to the Notes of the OZP. <p><u>Grounds of FR:</u></p> <p>(a) The Board’s decision on 9.12.2019 did not consider the hidden historical value of the HKCH.</p> <p>(b) The request of conserving Bishop Hill and conducting heritage assessment of the HKSKH Compound and the buildings within it were made on solid ground.</p> <p>(c) Major development on the FR site will have irreversible detrimental impact on the fabric and ambience of the historical site and historical neighbourhood.</p>	<p>(i) Response (i) to F2 above is relevant.</p> <p>(ii) Noted.</p> <p>(iii) According to the proposed amendments, HKSKH is required to submit a development scheme for any new development or redevelopment of existing building(s) through the planning application mechanism for the Board’s consideration to ensure that the proposed development would be compatible, in urban design term, with the historic buildings within the FR site and the surrounding areas. HKSKH is also required to</p>

Further Representation No. (TPB/R/S/H4/17-)	Further Representer	Subject of Further Representation	Response to Further Representation
		(d) Adaptive reuse of the HKCH should be considered in view of its historical interest, architectural merit, social value, rarity and authenticity.	<p>submit a conservation management plan at the lease modification stage, which would set out the general guidelines for preserving heritage and proposed mitigation measures to minimize the adverse heritage impact.</p> <p>(iv) Given the building is a private property and it is neither a declared monument nor a graded historic building, it would be up to HKSKH to consider whether such a suggestion would be taken forward.</p>
F53 to F70	For the names of further representers, please see Annex III	<ul style="list-style-type: none"> • Provide views on Amendment Item A and the related amendments to the Notes of the OZP. (a) The site is suitable for hospital use. (b) There is a deficit of supply of hospital beds in Central and Western District according to the requirement under the Hong Kong Planning Standards and Guidelines. (c) Timely increase of hospital beds is necessary in face of aging population. (d) Complementary provision of healthcare services from private and public sectors is beneficial to Hong Kong. 	<p>(i) Response (vii) to F2 above is relevant.</p> <p>(ii) Ditto.</p> <p>(iii) Noted.</p> <p>(iv) Noted.</p>

有關《中區分區計劃大綱草圖編號 S/H4/17》的進一步申述人名單

**List of Further Representatives in respect of
Draft Central District Outline Zoning Plan No. S/H4/17**

進一步申述編號 Further Rep. No. (TPB/R/S/H4/17-)	「進一步申述人」名稱 Name of 'Further Representer'
F1	Hong Kong Sheng Kung Hui Foundation
F2	李宗德博士
F3	Au Chi Wai David
F4	Dr Chan Nor Norman
F5	Chan Wun Ching
F6	Dr Walter Chen Wai Chee
F7	Dr Adrian Cheong Yan Yue
F8	Dr Chow Chung Mo
F9	Chow Sin Yee
F10	Dr Ho Hok Kung Marco
F11	Dr Hung Siu Lun Tony
F12	Dr Ko Lap Yan Ryan
F13	Dr Kevin Kwok Chun Kit
F14	Dr Cathy Lam Tse Fun
F15	Lau Kin Fan
F16	Dr Lee Chun Hui
F17	Li Ho Yin
F18	Prof. Li Cheung Wai Leonard
F19	Dr Vincent Luk Ngai Hong
F20	Dr Poon Kam Ha Louisa
F21	Dr Alfred Tam Yat Cheung
F22	Dr Tang Sau Shek Oliver
F23	Lilac To Chi Fei
F24	Tsang Wing Long
F25	Dr Sitt Wing Hung Edward
F26	Dr Chris Wong Kwok Yiu
F27	Yeung Hiu Yan
F28	Dr Sihoe Jennifer Dart Yin
F29	Dr Vethody Kumaran Sugunan
F30	Dr Kwok Po Yin Samuel (with 49 signatures enclosed)
F31	Cheung Kai Yin (Member of Central & Western District Council)

進一步申述編號 Further Rep. No. (TPB/R/S/H4/17-)	「進一步申述人」名稱 Name of 'Further Representer'
F32	Yip Kam Lung Sam (Member of Central & Western District Council)
F33	Leung Fong Wai Fergus (Member of Central & Western District Council)
F34	Rex Chan
F35	Chan Yu Sing
F36	Wing Hei Emily Cheng
F37	Choi Toi Ling
F38	N W Law
F39	Leung Chi Wo Warren
F40	Eric Poon
F41	Zeta Shek
F42	Yeung Tsz Kit
F43	Lam Amelia
F44	Renee Chan
F45	Karen Wan
F50	Mak Ho Shing, Macro
F51	Lee Po Shan
F52	Lee Po Chu
F53	陳學鋒
F54	程柏恒
F55	鄒宝霖
F56	周志曄
F57	徐展基
F58	何美玲
F59	羅青
F60	施能波
F61	湯博文
F62	謝淑雯
F63	楊璋梅
F64	楊偉強
F65	余佩璋
F66	Estella Au
F67	Hoi Shan Mak
F68	Gurung Anita Kumari
F69	Elaine Sze
F70	Tam Kwan Yiu