

# TOWN PLANNING BOARD

**TPB Paper No. 10526  
For Consideration by the  
Town Planning Board on 29.3.2019**

**DRAFT URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST/IN KU LANE  
DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H3/URA3/1-1 to 13  
AND COMMENTS NO. TPB/R/S/H3/URA3/1-C1 to C3  
AND  
DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H3/32-1 to 2  
AND COMMENTS NO. TPB/R/S/H3/32-C1 to C7**

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 DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1  
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H3/URA3/1-1 to 13  
 AND COMMENTS NO. TPB/R/S/H3/URA3/1-C1 to C3  
 AND  
 DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32  
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H3/32-1 to 2  
 AND COMMENTS NO. TPB/R/S/H3/32-C1 to C7**

<b>Subject of Representation/ Representation Sites</b>	<b>Representers</b>	<b>Commenters</b>
<p>The draft Urban Renewal Authority (URA) Queen’s Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1</p>	<p><b>Total: 13</b></p> <p><u>Supportive (10)</u>  <b>R1 to R10 of DSP:</b>            Individuals</p> <p><u>Opposing (3)</u>  <b>R11 to R13 of DSP:</b>            Individuals</p>	<p><b>Total: 3</b></p> <p><u>Support R2 to R10 of DSP (1)</u>  <b>C1 of DSP:</b> Individual</p> <p><u>Support R13 of DSP (1)</u>  <b>C2 of DSP:</b> Individual</p> <p><u>Provide views (1)</u>  <b>C3 of DSP:</b> Individual (<b>R13 of DSP</b> and <b>C2 of OZP</b> are submitted by the same person)</p>
<p>The draft Sai Ying Pun &amp; Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32</p> <p><b>Amendment Item A – Rezoning an area at In Ku Lane from “Government, Institution or Community” (“G/IC”) to an area shown as ‘Pedestrian Precinct/Street’ (‘PPS’)</b></p>	<p><b>Total: 2</b></p> <p><u>Supportive (1)</u>  <b>R1 of OZP:</b> Individual (<b>R1 of DSP</b> is submitted by the same person)</p> <p><u>Opposing (1)</u>  <b>R2 of OZP:</b> Individual (<b>R11 of DSP</b> is submitted by the same person)</p>	<p><b>Total: 7</b></p> <p><u>Provide opposing views (2)</u>  <b>C1 of OZP:</b> TST Residents Concern Group  <b>C2 of OZP:</b> Individual (<b>R13 and C3 of DSP</b> are submitted by the same person)</p> <p><u>Oppose Item A (4)</u>  <b>C4 to C7 of OZP:</b> Individuals</p> <p><u>Support R2 of OZP (1)</u>  <b>C3 of OZP:</b> Individual (<b>C2 of DSP</b> is submitted by the same person)</p>

*Note:* The names of all representers and commenters are attached at **Annex IV(b)**. Submissions of all representations and comments are at **Annex V** [for Members only] and are also available for public inspection at the Town Planning Board (the Board)’s website at [https://www.info.gov.hk/tpb/en/Website\\_S\\_H3\\_32andH3\\_URA3\\_1\\_ENG.html](https://www.info.gov.hk/tpb/en/Website_S_H3_32andH3_URA3_1_ENG.html) and the Planning Enquiry Counters (PECs) of the Planning Department (PlanD) in North Point and Sha Tin.

## **1. Introduction**

- 1.1 On 21.9.2018, the draft Urban Renewal Authority (URA) Queen's Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1 and the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32 (**Annexes Ia and Ib**) were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 15 representations were received, among which, 13 representations were related to the DSP and 2 representations were related to the OZP. On 14.12.2018, the representations were published for public comments and, in the first three weeks of the publication period, a total of 10 comments were received, among which, 3 comments were related to the DSP and 7 comments were related to the OZP.
- 1.2 The DSP covers private lots at 129 to 151 Queen's Road West (odd nos.), the In Ku Lane Refuse Collection Point (RCP) cum public toilet (PT), the 5-a-side soccer pitch of Li Sing Street Playground, and the adjoining pavements (DSP area) which were previously zoned "Residential (Group A)7" ("R(A)7"), "Government, Institution or Community" ("G/IC"), and "Open Space" ("O") on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31 (**Plan H-3**). The DSP area is zoned "Residential (Group A)23" ("R(A)23") to facilitate a proposed residential development with provision of a government RCP cum PT, a Neighbourhood Elderly Centre (NEC) sub-base and a public open space (POS).
- 1.3 The amendment to the OZP mainly involves rezoning an area at In Ku Lane from "G/IC" to an area shown as 'Pedestrian Precinct/Street' ('PPS'). The area is a residual piece of "G/IC" land resulting from the excision from the OZP of the area covered by the DSP. The amendment is set out in the Schedule of Amendment at **Annex II**.
- 1.4 On 15.2.2019, the Board decided to consider the representations and comments of the DSP and the OZP collectively. This paper is to provide the Board with information for the consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Queen's Road West/In Ku Lane DSP**

- 2.1 On 16.3.2018, URA submitted the draft Queen's Road West/In Ku Lane DSP No. S/H3/URA3/A for the consideration of the Board in accordance with section 25(5) of the URA Ordinance (URAO). The submission comprises the draft DSP with its Notes and Explanatory Statement (ES), a planning report, technical assessments and social impact assessment (SIA) (Stage 1) report. On 2.5.2018, URA further submitted the Stage 2 SIA report to the Board. A full set of the planning report including all technical assessments – a traffic impact assessment (TIA) report, an environmental assessment (EA) report, a drainage and sewerage impact assessment (D&SIA) report, and SIAs – are deposited at the Board's Secretariat for Members' inspection.
- 2.2 The draft DSP including the planning report, technical assessments and SIA reports, and the proposed amendment to the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31 as set out in paragraph 1.3 above were submitted to the Board for its

consideration on 24.8.2018. Under section 25(6)(a) of the URAO, the Board deemed the draft DSP together with its Notes and ES as being suitable for publication under section 5 of the Ordinance. The Board also agreed to the proposed amendment to the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31.

- 2.3 On 21.9.2018, the draft DSP was exhibited under section 5 of the Ordinance. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.

#### URA's Notional Scheme

- 2.4 According to URA's notional scheme for the DSP, the proposed development includes one residential tower over a non-domestic podium (with a basement car park, shops, an NEC sub-base, a government RCP cum PT and a clubhouse). The preliminary design drawings are at **Drawings H-2 to H-12** and the development parameters are set out in the table below.

Gross site area	2,046m <sup>2</sup>
Net site area <sup>(i)</sup>	1,318m <sup>2</sup>
Proposed zoning	"R(A)23"
Total PR	8.57
- domestic PR	- 7.35
- non-domestic PR	- 1.21
Total GFA	About 11,290m <sup>2</sup>
- maximum domestic GFA	- About 9,690m <sup>2</sup>
- maximum non- domestic GFA	- About 1,600m <sup>2</sup>
Maximum BH	130mPD
No. of Towers	1
No. of Storeys	35 (about)
- domestic	- 29
- non-domestic (including E&M)	- 5
- basement car park	- 1
No. of flats	about 189
Parking Spaces	
- Car parking spaces	15 – 16 (subject to technical feasibility on smart-parking measures)
- Loading /Unloading (L/UL) bays <sup>(ii)</sup>	2
Government RCP and PT <sup>(iii)</sup>	Not less than 860m <sup>2</sup> GFA (RCP: 660m <sup>2</sup> ; PT: 200m <sup>2</sup> )
NEC sub-base <sup>(iii)</sup>	Not less than 120m <sup>2</sup> IFA
Private Open Space	Provision to be determined at detailed design stage
POS <sup>(iii)</sup>	Not less than 538m <sup>2</sup>

Interim reprovisioning of RCP	A temporary, smaller RCP within the Scheme area during construction period will be provided to maintain daily operation
<u>Notes:</u> (i) Net site area is adopted for PR calculation, subject to survey and detailed design. (ii) Including 1 L/UL bay for light goods vehicles for the proposed residential development, and 1 L/UL bay for refuse collection vehicles within the government RCP. (iii) Area is subject to detailed design and acceptance by relevant government departments	

### 3. Public Consultation

#### Administrative Arrangement for Public Consultation on Draft DSP No. S/H3/URA3/A

3.1 Under the administrative arrangements to enhance transparency in the processing of draft DSP, the draft DSP (including the SIA reports) was made available for public inspection/comment in the PECs of PlanD from March to May 2018. During the inspection periods of the draft DSP and SIA (Stage 2) report, a total of 27 comments were received and 3 additional comments from individuals were received outside the inspection periods. Among these 30 comments, there are 5 supporting/positive comments, 10 objecting comments on the ground that the RCP cum PT and the soccer pitch would be affected, and 15 comments expressing general views. These public comments were submitted together with the draft DSP for the Board's consideration on 24.8.2018. The relevant TPB Paper No. 10465 and the minutes of the Board meeting are deposited at the Board's Secretariat for Members' inspection. The TPB paper and minutes are also available at the Board's website.

#### Consultation with Central & Western District Council (C&WDC)

3.2 Prior to submission of the draft DSP to the Board for consideration, on 10.5.2018, URA consulted C&WDC on the draft DSP. An extract of the minutes of the meeting is at **Annex III**. The major comments from the members were that the 5-a-side soccer pitch should be preserved; the enhancement of the whole Li Sing Street Playground should be included and implemented in phases; sufficient POS and facilities should be provided; enhanced measures to protect the residents of nearby buildings from possible nuisance should be implemented; and the second floor can be used for elderly welfare services. URA's representatives had responded to members' questions at the meeting and the minutes of the meeting was submitted to the Board for its consideration of the draft DSP on 24.8.2018.

### 4. The Representations

#### 4.1 Subject of Representations

A total of 15 representations were received, among which, 13 representations were related to the DSP and 2 representations were related to the OZP. Among the 13 representations for the DSP, 10 representations (**R1 to R10 of DSP**)

supporting the redevelopment plan were submitted by individuals including owners, while 3 representations (**R11 to R13 of DSP**) opposing the redevelopment plan were submitted by individuals. As for the 2 representations for the OZP, they were submitted by individuals with **R1 of OZP** supporting and **R2 of OZP** objecting to the zoning amendment. Submissions of all representations and comments are at **Annex V** (for Members only) and are also available for public inspection at the Board's website at [https://www.info.gov.hk/tpb/en/Website\\_S\\_H3\\_32andH3\\_URA3\\_1\\_ENG.html](https://www.info.gov.hk/tpb/en/Website_S_H3_32andH3_URA3_1_ENG.html) and the PlanD's PECs in North Point and Sha Tin.

#### 4.2 Major Grounds of Supportive Representations

- (a) Of the supportive representations (**R1 to R10 of DSP**), **R1 of DSP** indicated support for the redevelopment scheme without giving any reason, while **R2 to R10 of DSP** indicated support for the redevelopment proposal and requested that the acquisition and the planning process of the redevelopment should be accelerated. **R2 to R10 of DSP** are owners of the affected properties. **R8 to R10 of DSP** further expressed their desire to receive reasonable compensation.
- (b) **R1 of OZP** also indicated support for the zoning amendment without giving any reason.

#### 4.3 Major Grounds of Opposing Representations

##### *Preservation of local character in the redevelopment plan*

- (a) **R12 of DSP** indicated objection to the redevelopment on the grounds that the compensation will be unsatisfactory, the redevelopment will remove the dried seafood shops and destroy the local character, and that the concerned buildings are a family legacy as they were built by the representer's father. The representer urged URA to introduce the Local Shop Arrangement (LSA) to allow existing shop owners and tenants operating businesses with local characteristics to relocate within the future development or in the same neighbourhood.

##### *Provision of recreational facilities*

- (b) **R13 of DSP** opposed the redevelopment plan on the grounds that the redevelopment will adversely affect the provision of recreational facilities by reducing their size and quality.

##### *Information on the redevelopment and zoning amendment*

- (c) **R11 of DSP** and **R2 of OZP** (submitted by the same person) objected to the redevelopment plan and zoning amendment respectively on the ground that insufficient information was provided regarding the proposed development scheme and the amendment item.

## 5. Comments on Representations

- 5.1 The comments of **C1 to C3 of DSP** and **C2** (also as **R13 of DSP**) to **C7 of OZP** were submitted by individuals while the comment of **C1 of OZP** was submitted by TST Residents Concern Group. The grounds of supportive comment (**C1 of DSP**) and of the remaining objecting comments are similar to those raised in the supportive and opposing representations respectively. The additional grounds of objecting comments are summarised as follows:

### *General comments on traffic, local character and air ventilation*

- (a) **C1 and C2 of OZP** provided some general comments on the OZP including encouraging the provision of car parking facilities would increase the traffic in the district, comprehensive redevelopment through land assembly will destroy the local character of the district, large podiums of developments will adversely affect the air ventilation, sites zoned “G/IC” with low-rise developments should be retained to enhance air ventilation, and shortfall of provision of local open space in the area is not addressed.

### *Other comments not related to the redevelopment and zoning amendment*

- (b) The remaining views of **C1 and C2 of OZP** were not directly related to the redevelopment plan and zoning amendment including minor relaxation of building height for “Comprehensive Development Area” zones should be clearly defined, development intensity of residential sites should be capped, sites zoned “Other Specified Use” (“OU”) with low-rise developments should be retained to enhance air ventilation, and no attempt was made to pedestrianise the streets in the area.

## 6. Planning Considerations and Assessments

- 6.1 The Representation Sites and their Surrounding Areas (Plans H-1 to H3 and H-6 to H-11)

### Representation Site on draft DSP

- 6.1.1 The Representation Site on DSP (about 2,046m<sup>2</sup>) is:

- (a) located in between Sheung Wan and Sai Ying Pun;
- (b) bounded by Ko Shing Building and In Ku Lane to the north, Kam Yu Mansion and Largos Residences to the east, Queen’s Road West to the south and 153 Queen’s Road West and Li Sing Street Playground to the west;

- (c) characterised by 50-year-old tenement buildings that are 4-to-6 storeys in height with some including cockloft and basement floors. The ground floors of the buildings are mainly engaged in businesses related to Chinese medicine and dried seafood. A 5-a-side soccer pitch and a free-standing building accommodating the In Ku Lane RCP cum PT are located in the northern part of the Representation Site;
- (d) In Ku Lane is a passageway which connects the Li Sing Street Playground and the In Ku Lane RCP cum PT with Ko Shing Street to the north;
- (e) on two platforms with a level difference of about 3.8m. The platform at Queen's Road West is higher at about 7.9mPD while the lower platform, which includes the RCP cum PT and football field are at 4.1mPD; and
- (f) within walking distance to public transport facilities, including the Sai Ying Pun MTR station and buses along Queen's Road West.

6.1.2 The surrounding areas have the following characteristics:

- (a) the street block bounded by Ko Shing Street, Wo Fung Street, Queen's Road West and Sutherland Street is predominantly a mixed use area with shops and restaurants on the ground floor and residential use and offices above. The ground floor shops are mainly engaged in businesses selling Chinese medicine and dried seafood;
- (b) to the west is the Li Sing Street Playground managed by Leisure and Cultural Services Department (LCSD). The playground is divided into western and eastern parts by Sutherland Street. There are a children's playground and a sitting-out area in the western part of the playground, and a basketball court, a 5-a-side soccer pitch (within the DSP boundary) and a sitting-out area in the eastern part of the playground;
- (c) to the south is a mix of old and new residential buildings along Queen's Road West. There are also various GIC facilities including Tsan Yuk Hospital, Tung Wah Hospital, Sai Ying Pun Jockey Club Polyclinic and two schools;
- (d) to the east are two existing residential buildings namely Kam Yu Mansion and Largos Residences which were built in 1991 and 1995 respectively;
- (e) to the north are shops dominated by the Chinese medicine and dried seafood trade. Clusters of shops selling Chinese medicine are found



along Ko Shing Street while clusters of dried seafood shops are found along the section of Des Voeux Road West located to the north of the Scheme; and

- (f) other URA projects in the area include the Sung Hing Lane/Kwai Heung Street Development Project commenced in July 2017 and the completed projects of Island Crest (First Street/Second Street project), The Nova (Third Street/Yu Lok Lane/Centre Street project) and Queen's Terrace (Queen Street project) (**Plan H-1**).

### **Representation Site on draft OZP**

6.1.3 The Representation Site on OZP is a piece of government land (about 77m<sup>2</sup>) previously zoned "G/IC" (**Plan H-3**). It is part of the existing public access of In Ku Lane. This site is located to the immediate north of the development scheme area of Queen's Road West/In Ku Lane and is a residual government land resulted from the excision of the area covered by the draft DSP. The rezoning of the Representation Site from "G/IC" to 'PPS' is to reflect its existing use as a public access.

## 6.2 Planning Intention

6.2.1 The "R(A)23" zone is intended primarily for a high-density residential development with the provision of a government RCP cum PT, an NEC sub-base and POS. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

6.2.2 The "G/IC" 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.

6.2.3 Area shown as 'PPS' is intended to provide an integrated pedestrian circulation system linking all major GIC facilities and open space sites within the district, it is intended that, when opportunity arises, some private lots should be resumed for the purpose of pedestrian links between streets; and some private lanes should be surrendered to Government upon redevelopment.

### 6.3 Responses to Grounds of Representations and Comments

#### ***Supportive Representations and Comments***

6.3.1 The views of the supportive representations and comments including **R1 to R10 of DSP, C1 of DSP and R1 of OZP** are noted.

#### ***Adverse Representations and Comments***

##### *Preservation of local character in the redevelopment plan*

6.3.2 The affected buildings were built about 50 years ago and their conditions are dilapidated with poor hygiene and no lifts. There is no graded historic building involved. Redevelopment can improve the overall environment and will be beneficial to the residents. Besides, the redevelopment can also bring along other benefits including rationalising the existing land uses, and improving accessibility to the Li Sing Street Playground. The rezoning of the Representation Site on DSP to “R(A)23” is considered appropriate.

6.3.3 The Representation Site on DSP (i.e. the DSP area) is close to the clusters of shops selling Chinese medicine along Ko Shing Street and selling dried seafood along Des Voeux Road West. While some dried seafood shops and Chinese medicine shops will be affected by the redevelopment, URA has indicated in the SIA (Stage 2) report that special arrangements may be considered to allow the affected operators of shops with local characteristics to continue their operation at the DSP area upon completion of the redevelopment. As advised by URA, however, all on-site operators were engaged after commencement of the project and there was no request for the LSA from the surveyed and contacted operators.

##### *Provision of open space and GIC facilities*

6.3.4 Some representers and commenters considered that the redevelopment will reduce the size and quality of the affected recreational facilities (including the reconfiguration of 5-a-side soccer pitch, the basketball court and the sitting-out area). According to the notional scheme submitted by URA, reprovision of these recreational facilities is on a ‘like-to-like’ basis with no net loss in POS (**Plan H-6**). The affected 5-a-side soccer pitch is about 538m<sup>2</sup> in area. An elongated POS of 538m<sup>2</sup> will be provided within the redevelopment and this would allow pedestrian and visual connection between Queen’s Road West and the future soccer pitch. In addition, URA will implement the proposed new layout for the soccer pitch and basketball court as an advance works of the proposed redevelopment. The 5-a-side soccer pitch, basketball court and the sitting-out area will be handed back to

LCSD for maintenance and management and detailed design of the recreational facilities will be subject to acceptance by LCSD.

- 6.3.5 Regarding a representers' (**R13 of DSP**) claim that the POS provision in the district is at a deficit and two commenters' (**C1 and C2 of OZP**) concern that the shortfall of local open space and GIC facilities has not been addressed in the draft OZP, it should be noted that while the provision of existing and planned local open space in the planning scheme area of the OZP is currently at a deficit in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the amount of local open space has increased incrementally through redevelopment projects such as URA Yu Lok Lane/Centre Street development and the Former Central Police Station Compound (Tai Kwun) (The provision of POS in Sai Ying Pun and Sheung Wan area against the existing and planned population is shown at **Annex VI**). From the wider district council perspective, there is a surplus provision of existing and planned open space in the Central & Western District of 14.95ha and 17.17ha respectively.
- 6.3.6 In terms of GIC facilities, the redevelopment will not only reprovide the affected In Ku Lane RCP cum PT, but also a new NEC sub-base in accordance with the requirements of the relevant government departments. A temporary RCP of smaller scale will also be provided within the DSP area to maintain the refuse collection operation during the construction of the reprovisioned RCP. The provision of GIC facilities in Sai Ying Pun and Sheung Wan area against the existing and planned population is shown at **Annex VI**. There is no shortfall of GIC facilities except hospital beds and places of community care services.
- 6.3.7 The Representation Site on OZP involves a small reduction of "G/IC" zoned area on the OZP (i.e. 77m<sup>2</sup>). The Representation Site is a residual government land resulting from the excision of the area covered by the DSP from the OZP. The Representation Site forms part of In Ku Lane and is currently used as an access road to the existing PT, In Ku Lane RCP and Li Sing Street Playground. The rezoning of the Representation Site to an area shown as 'PPS' is appropriate as it is to reflect the existing use of the land as a public access.

#### *Traffic*

- 6.3.8 On the concern that car parking facilities in the district will attract more traffic and adversely affect the pedestrian safety and health of residents, it should be noted that a TIA has been submitted by URA to demonstrate that the proposed redevelopment would not have insurmountable traffic impact on the surrounding road network. Besides, the provision of car parking facilities within developments follows the provision standard as required in the HKPSG.

### *Air Ventilation*

6.3.9 There is a concern that podia and car parking facilities of the developments will adversely affect the air ventilation in the district. According to the Expert Evaluation (EE) on the air ventilation assessment submitted by URA, the notional scheme (with an at-grade POS connecting the Queen's Road West and Li Sing Street Playground and a 3-storey podium at the original "G/IC" site) basically conforms with the recommendations of the EE on Sai Ying Pun & Sheung Wan Area conducted in May 2010; i.e. to maintain "G/IC" and "O" zones in the area as they provide useful "lungs" of air spaces in the area. In addition, in view of the relatively small scale of the proposed development, significant adverse impact on the surrounding pedestrian wind environment is not anticipated. Besides, the proposed redevelopment will also be required to comply with the requirements under the Sustainable Building Design Guidelines under the lease.

### *Information on the redevelopment and zoning amendment*

6.3.10 On the concern that insufficient information was provided on the proposed redevelopment scheme and the zoning amendment, it should be noted that the TPB Paper setting out the background and reasons for the DSP and the amendments to the OZP is available at the Board's website. Besides, URA has consulted the Central & Western District Council regarding the draft DSP on 10.5.2018.

6.3.11 Following the existing statutory and administrative procedures, the draft DSP with its Notes and Explanatory Statement, together with the planning report, technical assessments and SIAs were published for public comments between March and May 2018 before their consideration by the Board on 24.8.2018, and the draft DSP and draft OZP were exhibited for public inspection under the Ordinance. The exhibition of the DSP and OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance

### *Matters not related to the zoning amendment*

6.3.12 Some of the concerns raised by the commenters **C1** and **C2 of OZP** are not directly related to the zoning amendment such as minor relaxation of BH in "CDA" zone should be clear defined, development intensity of residential sites should be capped, low-rise developments in "OU" sites should be retained and pedestrianisation of streets.

*Matters not within the purview of the Board*

6.3.13 Some representers (**R2 to R10** and **R12 of DSP**) have raised their concerns on the acquisition and compensation of the redevelopment. As these issues are outside the ambit of the Ordinance and purview of the Board, they should be addressed by URA under their prevailing policies separately.

## **7. Consultation**

7.1 The following government departments have been consulted and their responses have been incorporated in the above paragraphs, where appropriate:

- (a) District Officer (Central and Western), Home Affairs Department;
- (b) Chief Estate Surveyor/Urban Renewal, Lands Department;
- (c) District Lands Officer/Hong Kong West and South, Lands Department;
- (d) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (e) Commissioner for Transport;
- (f) Chief Highway Engineer/Hong Kong, Highways Department;
- (g) Director of Environmental Protection;
- (h) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Director of Fire Services;
- (k) Chief Town Planner/Urban Design & Landscape, PlanD;
- (l) Chief Architect/Central Management Division 2, Architectural Services Department;
- (m) Director of Social Welfare;
- (n) Director of Housing;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Food and Environmental Hygiene;
- (q) Project Manager (South), Civil Engineering and Development Department (CEDD);
- (r) Head of Geotechnical Engineering Office, CEDD; and
- (s) Commissioner of Police.

## **8. Planning Department's Views**

8.1 The views of the supportive representations (**R1 to R10 of DSP**) and the zoning amendment (**R1 of OZP**) should be noted.

8.2 Based on the assessments in paragraph 6 above, and for the following reasons, PlanD does not support the other representations (**R11 to R13 of DSP** and **R2 of OZP**) and considers that the draft DSP and draft OZP should not be amended to meet those representations:

- (a) the DSP will facilitate the redevelopment of the DSP area for a better living environment with the provision of a government RCP cum PT, POS and an NEC sub-base. The “R(A)23” zoning for the DSP area is considered appropriate (**R12 and R13 of DSP**);
- (b) the redevelopment will reprovide the 5-a-side soccer pitch and the sitting-out area, and will not result in net loss of POS. The POS will be handed back to the Government upon completion (**R13 of DSP**);
- (c) the rezoning from “G/IC” to ‘PPS’ on the draft OZP is appropriate as it is to reflect the existing use of the land as a public access (**R2 of OZP**);
- (d) the statutory and administrative procedures in consulting the public on the DSP and OZP have been fully followed. The exhibition of the DSP and OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance (**R11 of DSP and R2 of OZP**); and
- (e) implementation issues such as acquisition and compensation are outside the purview of the Board (**R2 to R10 and R12 of DSP**).

## 9. Decision Sought

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the draft DSP and draft OZP to meet/partially meet the representations.

### Attachments

<b>Annex Ia</b>	Draft URA Queen’s Road West/In Ku Lane DSP No. S/H3/URA3/1
<b>Annex Ib</b>	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32
<b>Annex II</b>	Schedule of Amendment to the Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31
<b>Annex III</b>	Extract of Minutes of the C&WDC Meeting held on 10.5.2018
<b>Annex IVa</b>	Summary of Representations and Comments and PlanD’s Response
<b>Annex IVb</b>	List of Representers (R1 to R13 of DSP and R1 to R2 of OZP) and Commenters (C1 to C3 of DSP and C1 to C7 of OZP)
<b>Annex V</b>	Submissions of all representations and comments [ <i>Members only</i> ]
<b>Annex VI</b>	Provision of Major GIC and Recreational Facilities and Open Space in Sai Ying Pun and Sheung Wan Area
<b>Drawing H-1</b>	Building Condition
<b>Drawing H-2</b>	Block Plan
<b>Drawing H-3</b>	Pedestrian Circulation
<b>Drawing H-4</b>	Block Plan with reconfigured Public Open Space
<b>Drawing H-5</b>	Schematic Section
<b>Drawing H-6</b>	Proposed Access Arrangement

<b>Drawing H-7</b>	Pedestrian Connection and Access Arrangement at proposed RCP
<b>Plan H-1</b>	Location Plan of Representations Sites
<b>Plan H-2</b>	Aerial Photo
<b>Plan H-3</b>	Site Plan
<b>Plan H-4</b>	Net Site Area
<b>Plan H-5</b>	Comparison of Public Open Space Provision
<b>Plan H-6</b>	Building Completion Year and Height (in Storey)
<b>Plans H-7 to H-11</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2019**