

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

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Metro Planning Committee on 19.7.2019

PROPOSED AMENDMENTS TO
THE DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32

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1 Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32A (**Attachment II**) (to be renumbered as S/H3/33 upon exhibition) and its Notes (**Attachment III**) are suitable for exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zones on the OZP, and is suitable for exhibition together with the OZP and its Notes.

2 Status of the Current OZP

On 29.5.2018, the Chief Executive in Council (CE in C) referred the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 21.9.2018, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 (**Attachment I**) was exhibited for public inspection under section 5 of the Ordinance.

3 Proposed Amendments to the OZP

The proposed amendments are mainly related to:

- (a) zoning of the area covered by the Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan (DSP) and rezoning of the Wing Lee Street area;
- (b) rezoning of a site at 70-72 Staunton Street (i.e. Centre Point); and
- (c) rezoning of a site at Tak Sing Lane.

4 URA Staunton Street/Wing Lee Street DSP and Wing Lee Street area (Plans 2 to 15)

Background

- 4.1 The redevelopment project of Staunton Street/Wing Lee Street Development Scheme (H19) was first proposed by URA in 2003. The first approved DSP

(No. S/H3/URA1/2) covered the area bounded by Staunton Street, Bridges Street, Wing Lee Street, Wa In Fong East and Aberdeen Street comprising 3 sites (i.e. Sites A, B and C) zoned “Comprehensive Development Area” (“CDA”) (**Plan 14**). The “CDA” zone was intended for comprehensive residential and/or commercial development with provision of open space and other supporting facilities. Prior to the exhibition of the DSP, the area was zoned “Residential (Group A)” (“R(A)”), “Residential (Group C)” (“R(C)”) and “Government, Institution or Community” (“G/IC”) on the OZP (**Plan 15**)

- 4.2 On 8.7.2011, the DSP was amended by excising Site A (i.e. the tenement buildings at Wing Lee Street and the Bridges Street Market) from the DSP¹, and to incorporate and designate the Wing Lee Street area as “CDA” zone and the Bridges Street Market site as “Other Specified Uses” (“OU”) annotated “Historical Site Preserved for Cultural and Recreational Uses” zone on the OZP. The “CDA” zone was intended to preserve the existing character and ambience of the Wing Lee Street area. On 8.5.2012, the amended DSP and draft OZP were approved by the CE in C.
- 4.3 On 5.4.2013, URA submitted a planning application No. A/H3/413 for a comprehensive residential and commercial development with the provision of public open space (POS) at the area zoned “CDA” (i.e. Sites B and C on **Plan 14**) on the approved DSP (i.e. the prevailing DSP No. S/H3/URA1/4). The application was approved with conditions by the Metro Planning Committee (the Committee) on 24.5.2013.
- 4.4 In the 2018 Policy Address, it was announced that having conserved the buildings in Wing Lee Street, URA would carry out further study with a view to revitalising the building clusters with special character and urban fabric under the whole Staunton Street/Wing Lee Street project so as to promote place making and synergise with nearby revitalisation projects.
- 4.5 On 4.6.2019, the CE in C referred the approved DSP No. S/H3/URA1/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

The Site and Its Surroundings

Area covered by URA Staunton Street/Wing Lee Street DSP (about 2,034m²)

- 4.6 The area covered by the DSP is bounded by Staunton Street, Shing Wong Street, Wa In Fong East and Aberdeen Street (the DSP area) (**Plan 2**). The DSP area is situated on sloping ground running down from south-west to north-east and including a number of internal stepped streets. The area is mostly occupied by tenement buildings of 3 to 6 storeys with predominantly residential use (some of them have retail shops on the ground level) and majority of these buildings were built in the 1950s (**Plan 3**). The buildings at 16 Wa In Fong West and 4 to 10 Shing Wong Street have been demolished and the land is currently vacant and fenced off. The vacant tenement building at 88-90 Staunton Street, which has

¹ Having considered the strong and common public view on conservation of the tenement buildings at Wing Lee Street, the Committee, on 19.3.2010, indicated that preservation of all the tenement buildings at Wing Lee Street was the right direction. On 7.1.2011, the Board agreed that the whole of Site A, including Wing Lee Street and the Bridges Street Market, should be excised from the DSP with the intention to preserve the existing character and ambience of Wing Lee Street.

been acquired by URA, is one of the new items pending for grading assessment by the Antiquities Advisory Board (AAB).

- 4.7 Within the DSP area, the site at 6 Shing Wong Street, Chung Wo Lane Sitting-out Area and all the pedestrian lanes, namely Chung Wo Lane, Wa In Fong East and Wa In Fong West and the back lanes between lots, are government land, while the rest of the DSP area is private land. Most of the private lots have been acquired by URA, except 4 and 6 Chung Wo Lane, 8 and 13 Wa In Fong East, 2 Wa In Fong West, 2A Shing Wong Street, and part of the upper-floor premises at 60 to 62 Staunton Street. **Drawing 1** shows the ownership distribution of the DSP area.

Wing Lee Street Area (about 699m²)

- 4.8 The Wing Lee Street area covers 1-12 Wing Lee Street and 17 and 19 Shing Wong Street (**Plan 2**). The existing tenement buildings on Wing Lee Street are built in the late 1950s (**Plan 3**) and are special in terms of their rather uniform design and contextual setting on a terrace, while the buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. This area is currently zoned “CDA” on the OZP and subject to a building height (BH) restriction of 4 storeys. The planning intention of the “CDA” zone is to preserve the existing character and ambience of the Wing Lee Street area.
- 4.9 All tenement buildings within the Wing Lee Street area are on private lots. According to the record of the Land Registry, URA has acquired 5, 7 to 9 Wing Lee Street and part of 3 and 12 Wing Lee Street. These URA owned properties are currently used by non-governmental organisations (NGOs) to provide residential services to their clientele. The ground floor units are used by these NGOs as office or service centres which are ancillary to the residential services provided. The remaining properties at Wing Lee Street, i.e. 1-2 Wing Lee Street/17-19 Shing Wong Street, part of 3 Wing Lee Street, 4, 6, 10, 11 and part of 12 Wing Lee Street, are owned by private individuals.

Surrounding Area

- 4.10 The area surrounding the DSP area and the Wing Lee Street area is predominantly occupied by high-rise residential development under “R(A)” zoning with a mix of cultural and institutional uses along Bridges Street and Staunton Street. The major high-rise private residential developments include the Grandview Garden (125mPD) and Kam Kin Mansion (156mPD) sandwiching the Wing Lee Street area; Dawning Height (141.86mPD) and Centre Point (137.05mPD) located among the existing buildings within the DSP area. The surrounding cultural and institutional uses include the former Bridges Street Market which has been revitalised as the Hong Kong News-Expo, the King’s College Old Boys’ Association Primary School and the YMCA Bridges Street Centre along Bridges Street, Dr Sun Yat-sen Museum at Castle Road, and the PMQ at Staunton Street (**Plan 2**).
- 4.11 Between the DSP area and the Wing Lee Street area is Shing Wong Street which is a stepped street connecting Hollywood Road and Caine Road (**Plan 2**). The steps of Shing Wong Street are a new item pending for grading assessment by the AAB.

URA's Revitalisation Proposal

- 4.12 On 5.3.2019, in response to the 2018 Policy Address mentioned in paragraph 4.4 above, URA submitted a revitalisation proposal for the URA-owned properties in the DSP area to the Government (**Attachment V**). On 12.7.2019, URA submitted an update on the revitalisation proposal, having considered the findings of the Community Making Study (CMS) which has solicited the comments and aspirations of the local community on the future development of the DSP area and Wing Lee Street area (**Attachment VI**). According to URA, the CMS has adopted a bottom-up approach to gauge community aspirations on how to renew the study area (i.e. including the DSP area and its neighbourhood bounded by Hollywood Road, Peel Street, Caine Road and Ping On Lane). The CMS was completed in June 2019 and various stakeholders, including residents/tenants, Central & Western District Council (C&WDC) members, schools, local concern groups, NGOs, etc. have been engaged through surveys, interviews, workshops and outreach events.
- 4.13 URA presented the progress and findings of the CMS to the C&WDC on 4.7.2019. As advised by URA, the C&WDC members generally welcomed the findings of the CMS. The CMS has recommended 4 visions and 6 directions for urban renewal of the study area, which would serve as the guiding principles for URA to carry out urban renewal of its properties. The visions and directions are summarised as follows:

4 Visions

- (a) Knowledge Common – this vision emphasises social education and preservation of cultural heritage to connect generations and places through knowledge. It spearheads community engagement through interactive and intergenerational activities.
- (b) Impact Common – this vision is to reflect the support from many residents to encourage further collaboration between URA and its community partners to foster youth development, social housing, and livelihood facilities.
- (c) Community Common – this vision is to embrace community diversity and inclusivity, which are the most valued characters in the neighbourhood, through creating a social gathering place to encourage community participation and mutual support network.
- (d) Wellness Common – this vision reflects the local resident's aspiration for the serene ambience and the presence of an urban oasis in the neighbourhood. Through greening and wellness programmes, it could create a leisure environment for city dwellers to relax and recharge.

6 Directions

- (a) adopt a “non-SOHO” development approach as against introducing commercial elements that may constitute a public nuisance to local residents;

- (b) promote diverse and intergenerational community initiatives to connect local stakeholders including nearby revitalisation initiatives and education institutions;
- (c) continue to support social responsibility initiatives based on the existing collaborations between URA and local organisations;
- (d) promote accessibility for all, through improving pedestrian network and enhancing existing barrier-free facilities in the neighbourhood;
- (e) establish multifunctional communal area, optimising existing open space with additional greenery and uphold a low-density development approach. Facilities provided by URA should be aligned with the visions, and take into account the community preferences to preserve existing trees and heritage; and
- (f) collaborate with community stakeholders to further explore “community making” in the neighbourhood in the form of pilot initiatives and review the impact regularly.

Proposed Uses

- 4.14 Having regard to the above visions and directions, URA proposes to renovate and refurbish the URA-owned properties for transitional housing and co-living space on the upper floors, co-working space, social enterprise and shop and services, etc. on the ground floors, and to build a Community Hub with shops and services, eating place, co-working space, social enterprise and POS at the existing vacant land on Shing Wong Street and Wa In Fong Street. The proposed revitalisation works is mainly software activities and place-making proposals which will promote inter-generational harmony within the community with senior citizens mixing with the young generation, hence enhancing vibrancy of the adjoining streets/lanes. The main uses set out in URA’s indicative proposal are as follows.

Location	Proposed Uses	Approx. GFA (m ²)
60-62 Staunton Street (Part)	Co-working space on ground floor, transitional housing on upper floors	420
64-66 Staunton Street	Co-working space on G/F and Co-living space on upper floors	270
88-90 Staunton Street		410
2 Shing Wong Street	Co-living space	90
4-10 Wa In Fong West		310
4-10 Shing Wong Street (vacant)	Low-rise Community Hub with shop and services, eating place, co-working space, social enterprise and POS	400

- 4.15 As proposed by URA, the Community Hub will serve as a multifunctional space for the community and visitors for the nearby revitalisation projects (i.e. News Expo and PMQ) (**Drawing 3**). Possible uses in the Community Hub as suggested by URA include community common room for people to hang around, “gai-fong” retail shop, social enterprises, etc. URA also proposes a POS of about 90m² in the Community Hub to enhance the local pedestrian connectivity. As suggested in the CMS, possible synergies with the nearby revitalisation projects could be

generated. As advised by URA, not less than 50% of the total floor space of the proposed Community Hub would be used for institutional and/or community uses.

Overall Urban Design Framework

- 4.16 With a view to preserving the existing urban design and street ambience, URA proposes that the existing buildings acquired by them will be kept intact. The design of the Community Hub would be low-rise and in a cascading profile to preserve the ambience of the stepped streets. URA indicates that while the street and lane character of area will be preserved, the pedestrian connectivity between Wa In Fong West and Wing Lee Street will be enhanced through the proposed POS at 4 and 6 Shing Wong Street which forms part of the Community Hub (**Drawing 2**).

Technical Considerations

- 4.17 No internal transport facilities will be provided by URA as it was technically infeasible to provide internal transport facilities within the area given that Shing Wong Street was a stepped street. URA anticipates that the traffic demand generated by the proposed Community Hub will be limited and the demand can be accommodated by the car parking spaces in the nearby developments. In addition, the area is well-served by public transport along Caine Road and Hollywood Road. The Transport Department (TD) has no comment on the nil provision of transport facilities in this area.
- 4.18 In terms of visual perspective, URA considers the notional design of the proposed Community Hub (**Drawings 4 to 6**) will be compatible with the surrounding buildings and commensurate with the stepped street character along Shing Wong Street and will not affect the visual openness from Staunton Street. The Chief Town Planner/Urban Design & Landscape of the Planning Department (CTP/UD&L, PlanD) has no comment from urban design and visual impact perspective on the proposed amendments.
- 4.19 As advised by URA, for the existing premises owned by URA in the subject area, renovation works for different premises will be carried out by phases. As for the vacant land at 4-10 Shing Wong Street, tree survey, investigations for the shoring rack at 2 Shing Wong Street and structural assessment of the retaining wall at 4 and 6-6A Shing Wong Street are being carried out to facilitate the future design of the proposed Community Hub.

Proposed Zoning Amendments

- 4.20 In view of its latest intention to revitalise the area as mentioned above instead of a comprehensive redevelopment as envisaged in the approved DSP, URA considers that the project is no longer possible to be implemented by way of a development scheme under section 25 of the Urban Renewal Authority Ordinance. Following the previous practice to incorporate Site A back into the OZP as mentioned in paragraph 4.2 above, it is proposed to amend the approved DSP No. S/H3/URA1/4 by incorporating the DSP area (about 2,034m²) into the OZP under appropriate zonings to reflect the latest planning intention as well as to maintain appropriate planning control of the area (**Item A1 on Plan 2**).

4.21 Given the above change in focus of the Staunton Street/Wing Lee Street project and in order to provide appropriate planning control while allowing flexibility for both URA and the owners of other properties within the DSP area and the Wing Lee Street area for revitalisation of the areas, it is proposed to rezone the areas as follows:

- (a) to designate the vacant land at 4-10 Shing Wong Street, 16 Wa In Fong West, and a portion of Wa In Fong West (about 452m²) as “OU” annotated “Cultural, Community, Commercial and Open Space Uses” zone with stipulation of a BH restriction of 4 storeys, to facilitate the development of the Community Hub as proposed by URA (**Item A2 on Plan 2**). The “OU” zone is intended for low-rise development for cultural, community and commercial uses, with the provision of outdoor open-air public space serving the needs of the local residents as well as the general public as mentioned in paragraph 4.15 above. The proposed BH restriction of 4 storeys or the height of the existing buildings, whichever is the greater, for the “OU” zone is considered compatible with the height of the adjoining developments and tallies with the proposed BH restriction of the “OU” annotated “Residential, Institutional and Commercial Uses” zone under **Item A3** (sub-paragraph (b) below refers). Besides, in order to reflect URA’s intention as mentioned in paragraph 4.15 above, it is also proposed to stipulate in the remarks for “OU” zone that not less than 50% of the total GFA of the future development within the “OU” zone shall be for cultural and community uses. Moreover, in order to address the current shortfall of local open space in the area, it is proposed to stipulate in the remarks for the “OU” zone that a POS of not less than 135m² shall be provided, and the requirement of not less than 90m² of which to be provided at-grade is specified in the ES to allow design flexibility;
- (b) to designate the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West, a portion of Wa In Fong West and Chung Wo Lane (about 824m²) as “OU(Residential, Institutional and Commercial Uses)” with stipulation of BH restriction of 4 storeys or height of the existing building on the OZP (**Item A3 on Plan 2**), and to rezone the Wing Lee Street area (about 699m²) from “CDA” to the same “OU” zone (**Item A4 on Plan 2**). The “OU” zone is intended for revitalisation of the area for residential, institutional and commercial uses, with a view to conserving the urban fabric and promoting place-making. For the Wing Lee Street area, it is also intended to preserve the existing character and ambience of the area, which is adopted from the planning intention of the original “CDA” zone. The proposed “OU” zone can accommodate URA’s intended uses of their properties in the DSP area and Wing Lee Street area as mentioned in paragraph 4.14 above. Given the existing buildings on Wing Lee Street and within the DSP area are predominantly 4-storey high or less (**Plan 3**), the proposed BH restriction of 4 storeys or the height of the existing building, whichever is the greater, is considered appropriate; and
- (c) to designate the sites which are not owned by URA at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the Government land adjacent to 6 Chung Wo Lane which is currently occupied by a temporary structure, and a portion of Wa In Fong East and Chung Wo Lane (about 669m²) as “R(C)” zone, i.e. to revert these sites back to their original zoning

before their incorporation into the DSP. The planning intention for the “R(C)” zone is for low to medium-rise residential developments to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. Having considered the existing private ownership of these sites, the absence of vehicular access and the special character of the terraced area at Wa In Fong East, the proposed “R(C)” zoning with a maximum plot ratio (PR) of 5 and a maximum BH of 12 storeys can prevent the area from more intensive development, while preserving the low-rise character of the area (**Item A5 on Plan 2**). Currently, sites in U Lam Terrace/Ladder Street Terrace and Koon Nam House at Wa In Fong East, which are also inaccessible by vehicular traffic and connected by stepped streets, are zoned “R(C)” on the OZP.

- 4.22 The stipulation of BH restriction for the area in terms number of storeys (instead of metres above the Principal Datum (mPD)) has taken into consideration the special circumstances of the varied heights of the existing buildings on a sloping ground and the intention to maintain the low-rise character while keeping a stepped building height profile. In determining the maximum BH in the “OU” zones, any basement floor(s) may be disregarded.

Other related technical amendments

- 4.23 For the strip of land between Chung Wo Lane and 13 Wa In Fong East, the proposed zonings are as follows:
- (a) to designate the western portion of the strip of land (about 22m²) as “R(A)25” zone with stipulation of BH restriction of 150mPD (**Item A6 on Plan 2**), since this area falls within the private lots of the adjacent residential development known as Centre Point which is proposed to be rezoned as the same “R(A)25” zone (paragraph 5.3 below refers); and
 - (b) to designate the eastern portion of the land (about 29m²) as “R(A)” zone with stipulation of BH restriction of 150mPD (**Items A7 on Plan 2**), as this area falls mainly within the same private lot of the adjacent pedestrian lane which is currently zoned as “R(A)” with a BH restriction of 150mPD.

5 Site at 70-72 Staunton Street (Plans 16 to 18)

Background

- 5.1 The site falls within an area partly zoned “R(A)” and partly zoned “R(C)” on the OZP (**Plan 16**). The site was the subject of 2 planning applications (Nos. A/H3/273 and A/H3/315) approved with conditions by the Board on 28.8.1998 and 4.1.2002 respectively. It was also the subject of 3 subsequent planning applications (Nos. A/H3/315-1 to -3) for amendments to the approved scheme of A/H3/315. The last approved scheme A/H3/315-3 was approved with conditions by the Director of Planning under the delegated authority of the Board on 27.4.2009. Under the approved application A/H3/315-3, the proposed residential development has a maximum domestic GFA of not more than 8,264.66m² (or PR of 10), a BH of 87.02m, a total number of 136 flats, and provision of a POS of not less than 712m².

- 5.2 The proposed development was completed in 2011 in accordance with the approved scheme and is currently known as Centre Point (Plan 16).

Proposed Zoning Amendments

- 5.3 To reflect the existing development on the site and to maintain effective planning control, it is proposed to rezone the site (about 797m²) from “R(A)” and “R(C)” to “R(A)25” on the OZP, subject to a BH restriction of 150mPD or the height of the existing building, whichever is the greater; a maximum domestic GFA of 8,265m²; and the provision of a POS of not less than 712m². To maintain the height profile of the area, it is proposed to retain the previous BH restriction of 150mPD covering the “R(A)” zone, notwithstanding the BH of the existing building is only about 137mPD (Item B on Plan 16).

6 Site at 1-7 Tak Sing Lane, Sai Ying Pun (Plans 19 to 25)

Background

- 6.1 On 28.8.2014, a s.12A application (No. Y/H3/6) to amend the then approved OZP No. S/H3/29 by rezoning a site at 1-7 Tak Sing Lane, Sai Ying Pun from “Open Space” (“O”) and area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)23” and stipulating a BH restriction of 120mPD for the “R(A)23” zone was received. On 17.4.2015, the Committee decided not to agree to the application. On 16.7.2015, the applicant lodged a judicial review (JR) application against the decision. On 12.1.2018, the Court of First Instance (CFI) handed down the Judgment allowing the JR. The CFI quashed the decision of the Committee and ordered that the application be remitted to the Board or its Committee for reconsideration.
- 6.2 On 18.1.2019, the Committee reconsidered the application together with the further information submitted by the applicant which included a revised scheme and updated technical assessments. According to the indicative scheme submitted by the applicant, the proposed development includes a 25-storey residential tower with shops on G/F and 1/F, an open space for public use on 1/F and a public staircase of 1.65m wide through the site connecting Tak Sing Lane and Third Street. The main development parameters of the indicative scheme of the proposed development are as follows:

Site Area (including private lots at 1-7 Tak Sing Lane)	403m ²
Plot Ratio (PR)	8.514
➤ Domestic	7.253
➤ Non-domestic	1.261
Total Gross Floor Area (GFA)	3,431m ²
➤ Domestic GFA	2,923m ²
➤ Non-domestic GFA	508m ²
Site Coverage (SC)	33.33%
➤ Domestic	90% (G/F), 60% (1/F), 55% (2/F),
➤ Non-domestic	

	and 32.5% (3/F)
No. of Storeys	25 (including G/F)
Building Height (BH)	120mPD
No. of Residential Units	84
Average unit size	34.8m ²
Private Open Space (3/F)	84.89m ²
Open Space for Public Use (1/F)	About 127m ²
Publicly accessible staircase (between G/F and 1/F)	About 30m ²

6.3 The Committee decided to partially agree to the application by rezoning the site (about 401m²) to an appropriate sub-zone of “R(A)” with stipulation of a BH restriction of 120mPD and the requirement for provision of a 24-hour public access through the site on the OZP.

6.4 The Committee noted that the technical assessments submitted for the proposed residential development including sewerage impact assessment, air ventilation assessment and visual appraisal were accepted by the relevant departments.

Proposed Zoning Amendment

6.5 To take forward the decision of the Committee on the s.12A application, it is proposed to rezone the site covering the private lots at 1-7 Tak Sing Lane (about 401m²) from “O”, “R(A)8”, and an area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)24” with stipulation of BH restriction of 120mPD and the requirement of provision of a 24-hour public passageway of not less than 1.65m wide, connecting Tak Sing Lane and Third Street within the “R(A)24” zone (**Item C1 on Plans 19 to 21**).

Other related amendments

6.6 In order to retain the remaining part of Tak Sing Lane as a public passageway, it is proposed to rezone the rest of Tak Sing Lane (about 176m²) from “O” to an area shown as ‘PPS’ (**Item C2 on Plans 19 to 21**).

6.7 A strip of land located to the south of 1-7 Tak Sing Lane is currently shown as ‘PPS’ on the OZP. It has been amalgamated as part of an existing development known as Goodwill Garden at 83 Third Street, when it was redeveloped back in 1990s with the ‘PPS’ relocated to the west of Goodwill Garden. To reflect the existing uses of the concerned areas, it is proposed to rezone the area currently shown as ‘PPS’ (about 58m²) to “R(A)8” with stipulation of BH restriction of 120mPD (**Item C4 on Plans 19 to 21**), and to rezone the strip of land (about 61m²) to the west of Goodwill Garden from “R(A)8” to an area shown as ‘PPS’ (**Item C3 on Plans 19 to 21**).

7 Provision of GIC Facilities and Open Space

7.1 For background information, a table on the provision of major community facilities and open space in the Sai Ying Pun & Sheung Wan planning scheme area is at

Attachment VII. Based on a planned population of about 116,217, there is no shortfall in major GIC facilities in the Sai Ying Pun & Sheung Wan area, except hospital beds (-106 beds)². As hospital services is planned on a cluster basis, the shortfall of hospital beds can be addressed by the surplus provision of hospital beds in the Southern District which is within the same hospital cluster. All the zoning amendments do not involve the provision of GIC facilities, and they will not have adverse impact on the GIC provision in the area.

- 7.2 Regarding the provision of open space in the Sai Ying Pun & Sheung Wan area, there is a shortfall of local open space of 4.58ha, and a surplus of district open space provision of 1.14ha. Given the area is an old built-up settlement with fragmented land ownership, the amount of local open space has been increased incrementally through redevelopments, recent examples include URA Yu Lok Lane/Centre Street development and the Former Central Police Station Compound (Tai Kwun). Hence, it is proposed to make provision of local open space in the Community Hub to be developed by URA (**Item A2**).
- 7.3 The rezoning proposals of **Items C1 and C2** involve a reduction in the planned local open space as Tak Sing Lane is proposed to be rezoned from “O” to “R(A)24” and area shown as ‘PPS’. However, no adverse impact would be caused as this planned open space is under private ownership and is unlikely to be realised. As mentioned above, opportunity is also taken in the zoning amendment of **Item A2** to increase the provision of local open space. Notwithstanding the above, from the wider district council perspective, there is a surplus provision of existing and planned open space in the Central & Western District.

8 Proposed Amendments to Matters shown on the Plan

- 8.1 The proposed amendment as shown on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A (**Attachment II**) are as follows:

Item A1 (about 2,034m²) (Plan 1)

- 8.2 Incorporation of the area covered by the approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 into the OZP in accordance with paragraph 4.20 above.

Item A2 (about 452m²) (Plan 1)

- 8.3 Zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong East and a portion of Wa In Fong West as “OU” annotated “Cultural, Community, Commercial and Open Space Uses” with stipulation of BH restriction of 4 storeys in accordance with paragraph 4.21(a) above.

² The population-based planning standards for elderly services and facilities were reinstated in the Hong Kong Planning Standards and Guidelines on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly services facilities for the existing population.

Item A3 (about 824m²) (Plan 1)

- 8.4 Zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West, and a portion of Wa In Fong West and Chung Wo Lane as "OU" annotated "Residential, Institutional and Commercial Uses" with stipulation of BH restriction of 4 storeys in accordance with paragraph 4.21(b) above.

Item A4 (about 699m²) (Plan 1)

- 8.5 Rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from "CDA" to "OU" annotated "Residential, Institutional and Commercial" with stipulation of BH restriction of 4 storeys in accordance with paragraphs 4.21(b) above.

Item A5 (about 669m²) (Plan 1)

- 8.6 Zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the Government land adjacent to 6 Chung Wo Lane, and a portion of Wa In Fong East and Chung Wo Lane as "R(C)" in accordance with paragraph 4.21(c) above.

Item A6 (about 22m²) (Plan 1)

- 8.7 Zoning of the strip of land near 13 Wa In Fong East as "R(A)25" with stipulation of BH restriction of 150mPD in accordance with paragraph 4.23(a) above.

Item A7 (about 29m²) (Plan 1)

- 8.8 Zoning of the strip of land near Chung Wo Lane as "R(A)" with stipulation of BH restriction of 150mPD in accordance with paragraph 4.23(b) above.

Item B (about 797m²) (Plan 1)

- 8.9 Rezoning of the site comprising Centre Point at 72 Staunton Street from "R(C)" and "R(A)" to "R(A)25" with stipulation of BH restriction of 150mPD in accordance with paragraph 5.3 above.

Item C1 (about 401m²) (Plan 19)

- 8.10 Rezoning of the site at 1-7 Tak Sing Lane from "O", "R(A)8" and an area shown as 'PPS' to "R(A)24" with stipulation of BH restriction of 120mPD in accordance with paragraph 6.5 above.

Item C2 (about 176m²) (Plan 19)

- 8.11 Rezoning of Tak Sing Lane from "O" to an area shown as 'PPS' in accordance with paragraph 6.6 above.

Item C3 (about 61m²) (Plan 19)

- 8.12 Rezoning of a strip of land at Third Street from “R(A)8” to an area shown as ‘PPS’ in accordance with paragraph 6.7 above.

Item C4 (about 58m²) (Plan 19)

- 8.13 Rezoning of a portion of the site at 83 Third Street from an area shown as ‘PPS’ to “R(A)8” with stipulation of BH restriction of 120mPD in accordance with paragraph 6.7 above.

9 Proposed Amendments to the Notes of the OZP

- 9.1 The proposed amendments to the Notes of the OZP (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

Amendments to the Notes for the “R(A) sub-zones

- 9.2 In relation to **Item B**, the remarks of the “R(A)” zone have been revised to incorporate development restrictions for the sub-zone “R(A)25” as mentioned in paragraph 5.3.
- 9.3 In relation to **Item C1**, the remarks of the “R(A)” zone have been revised to incorporate the requirement of provision of a 24-hour public passageway of not less than 1.65m wide for the sub-zone “R(A)24” as mentioned in paragraph 6.5 above.

Addition of new sets of Notes for two “OU” Zones and Deletion of the set of Notes for “CDA” Zone

- 9.4 In relation to **Item A2**, a new set of Notes for the “OU” annotated “Cultural, Community, Commercial and Open Space Uses” zone has been incorporated into the OZP in accordance with paragraph 4.21(a).
- 9.5 Similarly, in relation to **Items A3 and A4**, a new set of Notes for the “OU” annotated “Residential, Institutional and Commercial” zone has been incorporated into the OZP, and the set of Notes for the “CDA” zone has been deleted in accordance with paragraph 4.21(b).

Technical amendments

- 9.6 The Board has promulgated a revised set of Master Schedule of Notes to Statutory Plans on 11.1.2019 with ‘Market’ use being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “R(A)”, “G/IC” and “O” zones.

10 Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the

general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in 'crossed-out') are at Attachment IV for Members' consideration.

11 Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H3/33.

12 Consultation

Public Consultation

- 12.1 The C&WDC will be consulted on the amendments prior to or during the exhibition period of the draft OZP depending on the meeting schedule of the C&WDC.
- 12.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/H3/33 upon exhibition) and its Notes will be exhibited under section 7 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period.

Departmental Consultation

- 12.3 The proposed amendments have been circulated to relevant bureaux/departments for comments. Their comments have been incorporated in the proposed amendments where appropriate. The consulted bureaux/departments include the following:
- Secretary for Development;
 - Secretary for Transport and Housing;
 - Secretary for Education;
 - District Officer (Central and Western), Home Affairs Department
 - District Lands Office/Hong Kong West & South, Lands Department (LandsD);
 - Chief Estate Surveyor/Urban Renewal, LandsD;
 - Chief Building Surveyor/Hong Kong West, Buildings Department;
 - Commissioner for Transport;
 - Chief Highway Engineer/Hong Kong, Highways Department (HyD);
 - Chief Engineer/Railway Development 2-2, HyD;
 - Commissioner of Police;
 - Chief Engineer/Hong Kong & Islands, Drainage Services Department;
 - Chief Engineer/Construction, Water Supplies Department;
 - Chief Architect/Central Management Division 2, Architectural Services Department;
 - Director of Environmental Protection
 - Director of Leisure and Cultural Services;
 - Director of Electrical and Mechanical Services;
 - Director of Agriculture, Fisheries and Conservation;
 - Director of Social Welfare;

- Director of Food and Environmental Hygiene;
- Director of Health
- Executive Secretary, Antiquities and Monument Office
- Government Property Administrator;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD)
- Project Manager (South), CEDD; and
- Chief Town Planner/Urban Design & Landscape, PlanD.

13 Decision Sought

Members are invited to:

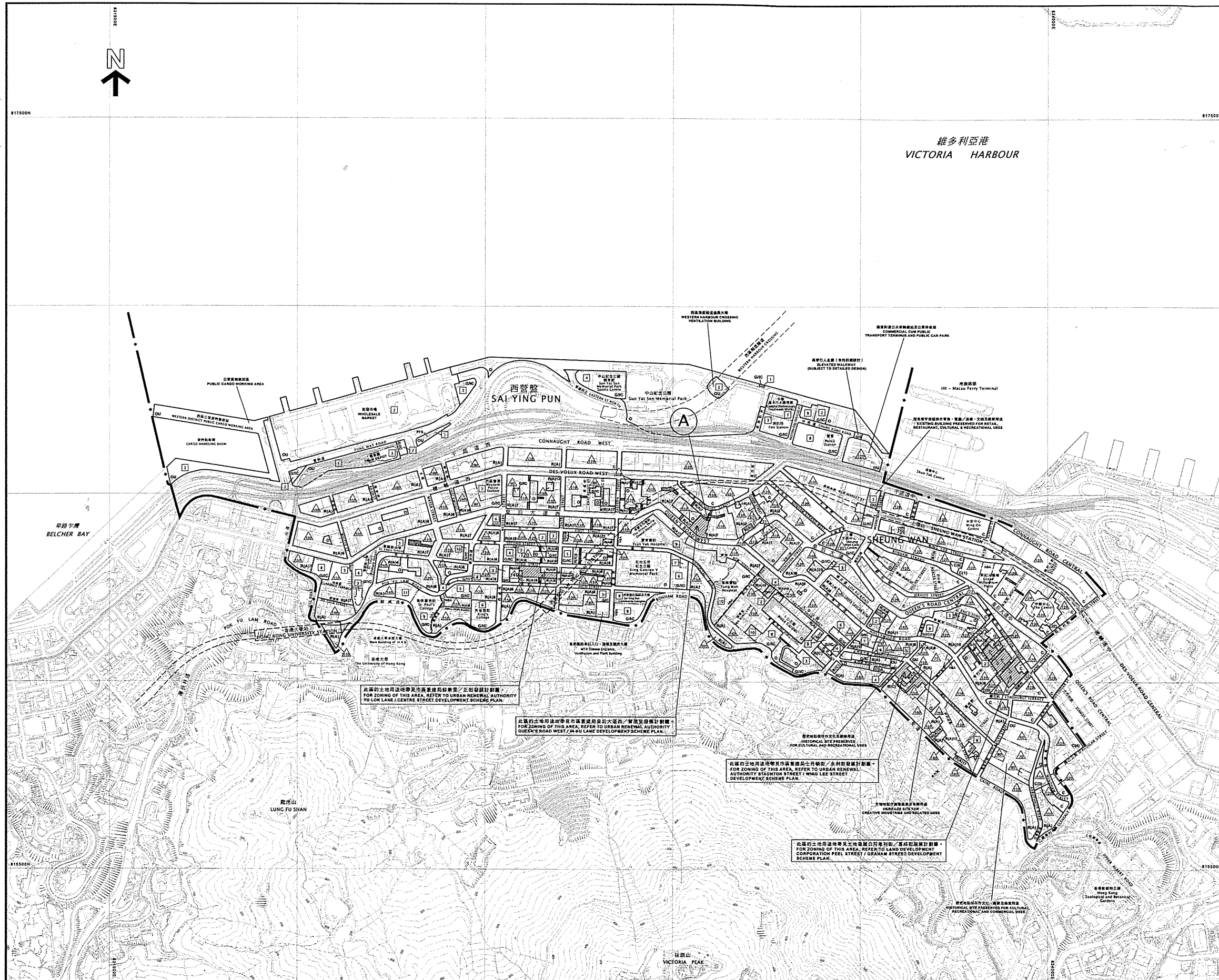
- (a) agree to the proposed amendments to the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 and that the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A at **Attachment II** (to be renumbered as S/H3/33 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 7 of the Ordinance; and
- (b) adopt the revised ES for the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A at **Attachment IV** as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for publication together with the OZP.

Attachments

Attachment I	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 (Reduced Size)
Attachment II	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A
Attachment III	Notes of Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A
Attachment IV	Explanatory Statement of Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A
Attachment V	Revitalisation Proposal submitted by URA on 5.3.2019
Attachment VI	Update of the Revitalisation Proposal submitted by URA on 12.7.2019
Attachment VII	Provision of Major Community Facilities in Sai Ying Pun & Sheung Wan Area
Drawing 1	Ownership Distribution of DSP Area
Drawing 2	Proposed POS and Local Connectivity
Drawing 3	Notional Design of the Proposed Community Hub
Drawings 4 to 6	Visual Appraisal
Plan 1	Comparison of the existing and proposed zonings for Amendment Items A1 to B
Plan 2	Site Plan for Amendment Items A1 to A7
Plan 3	Existing Building Height (in storey) and Building Completion Year
Plan 4	Aerial Photo for Amendment Items A1 to A7
Plans 5 to 13	Site Photos for Amendment Items A1 to A7
Plan 14	Original Staunton Street/Wing Lee Street Development Scheme
Plan 15	Comparison of draft OZP No. S/H3/18 and the Proposed Amendments for Amendment Items A1 to B

Plan 16	Site Plan for Amendment Item B	
Plan 17	Aerial Photo for Amendment Item B	
Plan 18	Site Photos for Amendment Item B	
Plan 19	Comparison of the existing and proposed zonings for Amendment Items C1 to C4	-
Plan 20	Site Plan for Amendment Items C1 to C4	-
Plan 21	Aerial Photo for Amendment Items C1 to C4	
Plans 22 to 25	Site Photos for Amendment Items C1 to C4	

PLANNING DEPARTMENT
JULY 2019



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	—+— STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION	—+—	主要道路及路口
ELEVATED ROAD	—+—	高架道路
PEDESTRIAN PRECINCT / STREET	—+—	行人專用區或街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—+—	規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	—+—	土地發展公司／市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—+—	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 120	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	△ 2	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	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 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	21.04	14.41	商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	0.05	綜合發展區
RESIDENTIAL (GROUP A)	38.47	26.34	住宅（甲類）
RESIDENTIAL (GROUP C)	0.26	0.18	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.23	9.06	政府、機構或社區
OPEN SPACE	13.18	9.03	休憩用地
OTHER SPECIFIED USES	12.98	8.90	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.38	0.26	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	45.11	30.90	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.13	0.77	土地發展公司／市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	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

核准圖編號 S/H3/31 的修訂
AMENDMENT TO APPROVED PLAN No. S/H3/31

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A 修訂項目A項

（參看附表）
（SEE ATTACHED SCHEDULE）

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

圖則編號
PLAN No. S/H3/32

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度（樓層數目）
PETROL FILLING STATION		加油站
NON-BUILDING AREA		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 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	21.04	14.41	商業
RESIDENTIAL (GROUP A)	38.58	26.43	住宅（甲類）
RESIDENTIAL (GROUP C)	0.26	0.18	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.23	9.06	政府、機構或社區
OPEN SPACE	13.13	8.99	休憩用地
OTHER SPECIFIED USES	13.18	9.03	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.40	0.27	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	45.10	30.89	主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.93	0.64	土地發展公司／市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	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 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S / H 3 / 3 2 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H3/32

按照城市規劃條例第 7 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1		修訂項目 A 7 項 AMENDMENT ITEM A7	
修訂項目 A 2 項 AMENDMENT ITEM A2		修訂項目 B 項 AMENDMENT ITEM B	
修訂項目 A 3 項 AMENDMENT ITEM A3		修訂項目 C 1 項 AMENDMENT ITEM C1	
修訂項目 A 4 項 AMENDMENT ITEM A4		修訂項目 C 2 項 AMENDMENT ITEM C2	
修訂項目 A 5 項 AMENDMENT ITEM A5		修訂項目 C 3 項 AMENDMENT ITEM C3	
修訂項目 A 6 項 AMENDMENT ITEM A6		修訂項目 C 4 項 AMENDMENT ITEM C4	

（參看附表）
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的西營盤及上環（港島規劃區第 3 區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

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. S/H3/32A

SCALE 1:5000 比例尺
米 METRES 100 0 200 400 600 800 METRES 米

HONG KONG PLANNING AREA NO. 3

DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/32A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track and tram track.
- (9) In any area shown as 'Pedestrian Precinct/Street', all uses or developments except those specified below require permission from the Town Planning Board:

amenity planting, footbridge, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, open space, pedestrian subway and public utility pipeline.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 3

**DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/32A**

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
RESIDENTIAL (GROUP A)	64
RESIDENTIAL (GROUP C)	119
GOVERNMENT, INSTITUTION OR COMMUNITY	12
OPEN SPACE	14
OTHER SPECIFIED USES	15

COMMERCIAL

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 Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (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 the maximum building heights, 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 "Commercial (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 gross floor area of 113,376m², of which a gross floor area of not less than 507m² should be provided for Government, institution or community facilities. A public open space of not less than 800m² at Queen's Road Central level and an open plaza of not less than 1,350m² at Wing Lok Street level shall be provided.
- (3) On land designated "Commercial (2)", 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 gross floor area of 130,032m², of which a gross floor area of not less than 3,108m² should be provided for Government, institution or community facilities. A public open space of not less than 1,500m² at Queen's Road Central level shall be provided.
- (4) On land designated "Commercial (3)", a public open space of not less than 700m² shall be provided.
- (5) On land designated "Commercial (4)", a minimum setback of 0.5m from the lot boundary fronting Wellington Street, a minimum setback of 1.5m from the lot boundary of 28 Wellington Street fronting D'Aguilar Street and a minimum setback of 2m from the lot boundary of 17-41 D'Aguilar Street fronting D'Aguilar Street shall be provided.
- (6) On land designated "Commercial (5)", a minimum setback of 0.5m from the lot boundary fronting Gage Street shall be provided.
- (7) On land designated "Commercial (6)", 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 gross floor area of 7,058m², of which not less than 220m² shall be provided for Government, institution or community facilities.
- (8) On land designated "Commercial (7)", 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 gross floor area of 5,308m², of which not less than 180m² shall be provided for Government, institution or community facilities.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (9) In determining the maximum gross floor area for the purposes of paragraphs (2), (3), (7) and (8) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (3), (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (11) A minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Centre Street, Eastern Street, Wilmer Street, Queen Street, Morrison Street, Hillier Street, Rumsey Street, Gilman Street, Jubilee Street and Cochrane Street shall be provided.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirements stated in paragraphs (5), (6), and (11) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
The following uses are always permitted in an existing building :	Eating Place Educational Institution Flat (not elsewhere specified) Government Use Hotel House (not elsewhere specified) Institutional Use (not elsewhere specified) Library Office Place of Recreation, Sports or Culture Private Club Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project
Flat House Shop and Services (ground floor only)	

Planning Intention

This zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted.

Remarks

- (1) Any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of any Government, institution or community (GIC) facilities and open space to be provided within the area;
 - (iv) the landscape and urban design proposals within the area;
 - (v) programmes of development in detail;
 - (vi) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them; and
 - (vii) such other information as may be required by the Town Planning Board.
- (3) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (4) 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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (<i>not elsewhere specified</i>) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. 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.

Remarks

- (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 the maximum building heights, 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 "Residential (Group A)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 domestic gross floor area of 40,778m² and a maximum non-domestic gross floor area of 790m². A public open space of not less than 1,560m² at Hollywood Road level shall be provided.
- (3) On land designated "Residential (Group A)2", 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 domestic gross floor area of 60,580m² and a maximum non-domestic gross floor area of 400m². In addition, a gross floor area of not less than 5,252m² shall be provided for Government, institution or community facilities. A public open space of not less than 1,200m² at Queen's Road West level shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (4) On land designated “Residential (Group A)3”, 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 domestic gross floor area of 10,838m²; and a maximum non-domestic gross floor area of 1,214m², of which not less than 1,148m² shall be provided for Government, institution or community facilities.
- (5) On land designated “Residential (Group A)4”, 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 gross floor area of 17,242m², of which a gross floor area of not less than 1,136m² shall be provided for Government, institution or community facilities.
- (6) On land designated “Residential (Group A)5”, 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 gross floor area of 5,116m². A public open space of not less than 196m² shall be provided.
- (7) On land designated “Residential (Group A)6”, a maximum building height of 120mPD would be permitted for sites with an area of 400m² or more.
- (8) On land designated “Residential (Group A)7”, a maximum building height of 130mPD would be permitted for sites with an area of 400m² or more.
- (9) On land designated “Residential (Group A)8”, a maximum building height of 140mPD would be permitted for sites with an area of 400m² or more.
- (10) On land designated “Residential (Group A)9”, a minimum setback of 0.5m from the lot boundary of 16-24 Gage Street and 1m from the lot boundary of 26-52 Gage Street fronting Gage Street, and 1m from the lot boundary of 52 Gage Street and 14-16 Aberdeen Street fronting Aberdeen Street shall be provided.
- (11) On land designated “Residential (Group A)10”, a minimum setback of 1m from the lot boundary of 3-21 Gough Street and 3 Kau U Fong fronting Gough Street, and 2m from the lot boundary of 2-44 Gough Street and 11B-11E Aberdeen Street fronting Gough Street shall be provided.
- (12) On land designated “Residential (Group A)11”, a minimum setback of 2m from the lot boundary fronting Elgin Street shall be provided.
- (13) On land designated “Residential (Group A)12”, a minimum setback of 2m from the lot boundary fronting Staunton Street, 1.5m from the lot boundary fronting Peel Street between Staunton Street and Elgin Street, and 2m from the lot boundary of 21-47B and 51-55 Elgin Street fronting Elgin Street shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (14) On land designated "Residential (Group A)13", 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 gross floor area of 2,650m², of which a gross floor area of not less than 526m² shall be provided for Government, institution or community facilities.
- (15) On land designated "Residential (Group A)14", 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 gross floor area of 3,432m². A public open space of not less than 130m² shall be provided.
- (16) On land designated "Residential (Group A)15", 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 gross floor area of 12,958m², of which a gross floor area of not less than 6,385m² shall be provided for Government, institution or community facilities.
- (17) On land designated "Residential (Group A)16", 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 gross floor area of 5,949m², of which a gross floor area of not less than 799m² shall be provided for Government, institution or community facilities.
- (18) On land designated "Residential (Group A)17", 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 gross floor area of 10,139m², of which a gross floor area of not less than 248m² shall be provided for Government, institution or community facilities.
- (19) On land designated "Residential (Group A)18", 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 gross floor area of 3,828m², of which a gross floor area of not less than 205m² shall be provided for Government, institution or community facilities.
- (20) On land designated "Residential (Group A)19", 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 gross floor area of 14,104m², of which a gross floor area of not less than 3,216m² shall be provided for Government, institution or community facilities.
- (21) On land designated "Residential (Group A)20", 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 gross floor area of 12,607m². In addition, a public passageway and an open area of not less than 430m² shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (22) On land designated "Residential (Group A)21", 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 gross floor area of 3,480m², of which a gross floor area of not less than 196m² shall be provided for Government, institution or community facilities.
- (23) On land designated "Residential (Group A)22", 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 domestic gross floor area of 34,954m²; and a maximum non-domestic gross floor area of 4,000m², of which not less than 2,197m² shall be provided for Government, institution or community facilities. A public open space of not less than 700m² at Second Street level shall be provided.
- (24) *On land designated "Residential (Group A)24", a 24-hour public passageway of not less than 1.65m wide connecting Tak Sing Lane and Third Street shall be provided.*
- (25) *On land designated "Residential (Group A)25", 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 gross floor area of 8,265m². A public open space of not less than 712m² shall be provided.*
- (2426) In determining the maximum gross floor area for the purposes of paragraphs (2) to (6), and (14) to (23) **and** (25) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (2527) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (9) and (14) to (23) **and** (25) above, and any reduction in the total gross floor area provided for Government, institution or community facilities stated in paragraphs (3) to (5), (14), (16) to (20), (22) and (23) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (2628) A minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Whitty Street, Water Street, 1-6 Hing Hon Road, Western Street, Centre Street, Eastern Street, Wilmer Street, Queen Street, Po Yan Street, Tung Street, Sai Street, Ladder Street, On Wo Lane, Mee Lun Street, section of Aberdeen Street south of Staunton Street, Peel Street, Cochrane Street and Old Bailey Street shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(~~27~~29) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirements stated in paragraphs (10) to (13) and (~~26~~28) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Residential Institution Social Welfare Facility

Planning Intention

This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.

Remarks

- (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 plot ratio of 5.0 and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (<i>not elsewhere specified</i>) Utility Installation for Private Project Zoo</p>

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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (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 the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Government, Institution or Community (1)", a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirement stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Barbecue Spot Cable Car Route and Terminal Building Eating Place Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial cum Public Transport Terminus and Public Car Park” Only</u>	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station

Planning Intention

This zone is primarily to provide land intended for commercial development with the provision of a public transport terminus and public car park facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Commercial cum Public Transport Terminus and Public Car Park" Only (Cont'd)

Remarks

- (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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cultural, Community, Commercial and Open Space Uses" Only</u>	
<i>Eating Place</i> <i>Education/Visitor Centre</i> <i>Exhibition or Convention Hall</i> <i>Government Use</i> <i>Institutional Use (not elsewhere specified)</i> <i>Office</i> <i>School</i> <i>Shop and Services</i> <i>Social Welfare Facility</i> <i>Utility Installation for Private Project</i>	<i>Private Club</i> <i>Public Utility Installation</i> <i>Religious Institution</i>

Planning Intention

This zone is intended primarily for low-rise development for cultural, community and commercial uses, with the provision of outdoor open-air public space serving the needs of the local residents as well as the general public.

Remarks

- (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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) A public open space of not less than 135m² shall be provided.*
- (3) Not less than 50% of the total gross floor area of a new development and/or redevelopment of an existing building shall be provided for cultural and community uses.*
- (4) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above, and any reduction in the total gross floor area provided for cultural and community uses as stated in paragraph (3) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Historical Site Preserved for Cultural, Recreational and Commercial Uses" Only</u>	
Eating Place	Educational Institution
Education Centre/Visitor Centre	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Office (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Public Utility Installation
Hotel	Private Club
Library	Religious Institution
Office (Audio-visual Recording Studio only)	School
Place of Entertainment	Social Welfare Facilities
Place of Recreation, Sports or Culture	Utility Installation for Private Project
Public Convenience	
Shop and Services (excluding Motor-vehicle Showroom)	

Planning Intention

This zone is intended to preserve, restore and convert the historic site into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Heritage Site for Creative Industries and Related Uses"</u>	
Broadcasting, Television and/or Film Studio	Hotel
Creative Industries	Institutional Use (not elsewhere specified)
Eating Place	Office (not elsewhere specified)
Education Centre/Visitor Centre	Place of Entertainment
Educational Institution	Private Club
Exhibition or Convention Hall	Public Utility Installation
Government Use	Residential Institution
Information Technology and Telecommunications Industries	Utility Installation for Private Project
Library	
Place of Recreation, Sports or Culture	
Research, Design and Development Centre	
School	
Shop and Services (excluding Motor-vehicle Showroom)	
Training Centre	

Planning Intention

This zone is intended to preserve, restore and adaptive re-use of the site for creative industries and related uses with the provision of public open space.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Heritage Site for Creative Industries and Related Uses" (Cont'd)

Remarks

- (1) Any new development or redevelopment, except alteration and /or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) 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 gross floor area of 20,000m². A public open space of not less than 1,200m² shall be provided.
- (3) 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 the 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.
- (4) In determining the maximum gross floor area for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraphs (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Historical Site Preserved for Cultural and Recreational Uses" Only</u>	
Creative Industries Education Centre/Visitor Centre Exhibition or Convention Hall Government Use Place of Recreation, Sports or Culture Research, Design and Development Centre Shop and Services (excluding Motor-vehicle Showroom) Training Centre	Eating Place Educational Institution Institutional Use (not elsewhere specified) Library Office (not elsewhere specified) Place of Entertainment Religious Institution School

Planning Intention

This zone is intended to preserve and revitalize the existing Bridges Street Market site for cultural and recreational uses, with supporting shop and services use.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<u><i>For "Residential, Institutional and Commercial Uses" Only</i></u>	
<i>Flat</i> <i>Government Use</i> <i>House</i> <i>Residential Institution</i> <i>Social Welfare Facility</i> <i>Utility Installation for Private Project</i>	<i>Eating Place</i> <i>Institutional Use (not elsewhere specified)</i> <i>Office</i> <i>Private Club</i> <i>Public Utility Installation</i> <i>Religious Institution</i> <i>School</i> <i>Shop and Services</i>

In addition, the following uses are always permitted on the ground floor:

Eating Place
Institutional Use (not elsewhere specified)
Office
School
Shop and Services

Planning Intention

This zone is intended primarily for revitalisation of the area for residential, institutional and commercial uses, with a view to conserving the urban fabric and promoting place-making. For the Wing Lee Street area, it is also intended to preserve the existing character and ambience of the area.

Remarks

- (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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Remarks

- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Wholesale Market" Only

Eating Place (Canteen only) Government Refuse Collection Point Government Use (Police Reporting Centre only) Public Convenience Public Utility Installation Utility Installation for Private Project Wholesale Trade	Government Use (not elsewhere specified)
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Planning Intention

This zone is intended to provide/reserve land for wholesale market use.

Remarks

- (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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Cargo Working Area" Only

Cargo Handling and Forwarding Facility
Public Convenience

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to reserve land for public cargo working area use.

Remarks

- (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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the provision of petrol filling station.

Remarks

- (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 the maximum building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Western Harbour Crossing Ventilation Building" Only

Ventilation Building	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the development of ventilation building.

Remarks

- (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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Tram Depot" Only

Tram Depot	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide land intended for the development of a tram depot.

Remarks

- (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 the maximum building heights, in terms of number of storey(s), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Elevated Walkway" Only

Elevated Walkway
Government Use

Public Utility Installation

Planning Intention

This zone is primarily to provide land intended for the development of an elevated walkway.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level other
than Entrances
Public Utility Installation
Private Club
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for purposes as specified on the plan.

HONG KONG PLANNING AREA NO. 3

DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/32A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 3

DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/324

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 3

DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32A

(Being a draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 20 March 1970, the Urban Renewal District OZP No. LH3/48, being the first statutory plan covering the Sai Ying Pun & Sheung Wan area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 27 July 1993, the then Governor in Council referred the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/8 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 8 October 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/10. On 21 July 1998, the Chief Executive in Council (CE in C) referred the approved OZP No. S/H3/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 30 November 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/13. On 19 September 2000, the CE in C referred the approved OZP No. S/H3/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 11 July 2003, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/19 indicating an area of the OZP replaced or amended by the draft Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/1, and incorporating amendments to rezone three sites to "Residential (Group A)" ("R(A)") and "Residential (Group A)5" ("R(A)5"), was exhibited for public inspection under section 7 of the Ordinance. During

the exhibition period, no objection was received.

- 2.6 On 16 December 2003, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/20. On 4 May 2004, the CE in C referred the approved OZP No. S/H3/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 17 March 2006, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/21, indicating an area of the Plan replaced by the draft URA Yu Lok Lane/Centre Street Development Scheme Plan No. S/H3/URA2/1 as well as incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. ~~During the exhibition period, one valid representation was received. When the representation was published, seven public comments were received. After giving consideration to the representation and comments on 25 August 2006, the Board decided not to uphold the representation.~~
- 2.8 On 15 July 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/22. On 5 May 2009, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the gazette on 15 May 2009 under section 12(2) of the Ordinance. *The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.*~~
- 2.9 ~~On 5 February 2010, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/23 incorporating the Mass Transit Railway (MTR) West Island Line (WIL) authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, and amendments including the rezoning of the former Police Married Quarters site at Hollywood Road from "R(A)" to "Other Specified Uses" annotated "Heritage Site for Creative Industries and Related Uses" and three sites to "Open Space" to reflect the existing open spaces, and deletion of the previously proposed MTR alignment and stations, was exhibited for public inspection under section 5 of the Ordinance. The authorized WIL scheme was shown on the Plan for information only. During the exhibition period, a total of 114 representations were received. On 16 April 2010, the Board published the representations for 3 weeks for public comments. A total of 89 comments were received. After giving consideration to the representations on 20 August 2010, the Board decided not to uphold the representations.~~
- 2.10 ~~On 7 May 2010, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/24 incorporating amendments mainly relating to the imposition of building height restrictions for various zones, rezoning of "Commercial/Residential" ("C/R") sites to "Commercial" ("C") or "R(A)", and other rezoning proposals to reflect completed developments was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, a total of 33 representations were received. On 16 July 2010, the Board published the representations for 3 weeks for public comments. A total of 17 comments were received.~~

- 2.11 ~~On 5 November 2010, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to propose amendments to the Plan to meet/partially meet 9 representations and not to uphold the remaining representations. On 26 November 2010, the proposed amendments were published under section 6C(2) of the Ordinance for 3 weeks for further representations. The proposed amendments were related to revising the building height restriction for the “Government, Institution or Community” (“G/IC”) zone covering Sheung Wan Substation Building from 7 storeys to 9 storeys, the building height restriction for the “Other Specified Uses” (“OU”) annotated “Commercial cum Public Transport Terminus and Public Car Park” zone covering a site at Chung Kong Road from 130mPD to 120mPD, and the stipulation of the provision of minor relaxation in Remark (24) in the Notes for the “R(A)6” to “R(A)8” zones explicitly. No further representation was received during the publication period. On 21 January 2011, the Board agreed that the draft OZP No. S/H3/24 should be amended by the proposed amendments under section 6G of the Ordinance.~~
- 2.12 On 12 April 2011, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/25.—~~On 15 April 2011, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/25 was exhibited for public inspection under section 9(5) of the Ordinance. On 31 May 2011, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 10 June 2011 under section 12(2) of the Ordinance.~~
- 2.13 On 8 July 2011, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 mainly incorporating the Wing Lee Street area and Bridges Street Market site excised from the URA Staunton Street/Wing Lee Street Development Scheme Plan (DSP), was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 28 representations to the DSP and the OZP were received. These include 4 representations relating to both plans, 21 representations relating to the DSP only and 3 representations relating to the OZP only. On 4 October 2011, the Board published the representations for 3 weeks for public comments. A total of 8 comments were received. After giving consideration to the representations and comments on 17 January 2012, the Board decided not to uphold the representations.
- 2.14 On 8 May 2012, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/27.—~~On 18 May 2012, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/27 was exhibited for public inspection under section 9(5) of the Ordinance. On 4 September 2012, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 14 September 2012 under section 12(2) of the Ordinance.~~ *The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.*

- 2.165 ~~On 12 October 2012, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/28 incorporating the amendments mainly to rezone the terraces and the stepped streets including U Lam Terrace, Rozario Street and Ladder Street to area shown as ‘Road’ as well as to incorporate a completed development previously covered by the approved Land Development Corporation (LDC) First Street/Second Street DSP No. S/H3/LDC5/2, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 21 representations were received. On 21 December 2012, the Board published the representations for 3 weeks for public comments. A total of 12 comments were received. After giving consideration to the representations and comments on 22 March 2013, the Board decided not to uphold the representations.~~
- 2.176 On 10 September 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/29. ~~On 27 September 2013, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 was exhibited for public inspection under section 9(5) of the Ordinance. On 30 August 2016, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9 September 2016 under section 12(2) of the Ordinance. *The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.*~~
- 2.197 ~~On 21 October 2016, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/30 incorporating amendment to rezone a site at 122A to 130 Hollywood Road from “G/IC” to “G/IC(2)” was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 635 representations were received. When the representations were published, no comment was received. After giving consideration to the representations on 21 April 2017, the Board decided to propose amendments to the Plan to partially meet the representations. On 12 May 2017, the proposed amendments were published under section 6C(2) of the Ordinance. The proposed amendments were related to rezoning the site from “G/IC(2)” to “G/IC” and to amending the Notes of the “G/IC” zone. During the publication period, 41 further representations were received. After giving consideration to further representations, on 18 August 2017, the Board decided that the draft OZP No. S/H3/30 should be amended by the proposed amendments under section 6G of the Ordinance.~~
- 2.2018 On 5 December 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was renumbered as S/H3/31. ~~On 15 December 2017, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31 was exhibited for public inspection under section 9(5) of the Ordinance. On 29 May 2018, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 8 June 2018 under section 12(2) of the Ordinance.~~
- 2.2119 On 21 September 2018, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 (the Plan), indicating an area of the Plan replaced by the draft URA Queen’s Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1, was exhibited for public inspection under section 5 of the

Ordinance. *During the exhibition period, a total of 2 representations were received. On 14 December 2018, the Board published the representations for 3 weeks for public comments. A total of 7 comments were received. After giving consideration to the representations and comments on 29 March 2019, the Board decided not to uphold the representations*

- 2.20 *On [X] [X] 2019, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A (the Plan) mainly incorporating the area covered by the URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4, and amendments to rezone three sites to “R(A)24”, “R(A)25” and “Other Specified Uses” (“OU”) annotated “Residential, Institutional and Commercial Uses”, was exhibited for public inspection under section 7 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be subject to statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sai Ying Pun and Sheung Wan area and not to overload the road network in the area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is located in the north-western part of the Hong Kong Island. It is bounded by Hill Road to the west; Bonham Road and Caine Road to the south; and Jubilee Street, Pottinger Street, D'Aguilar Street and Glenealy to the east. To the north, the Area fronts onto Victoria Harbour. The boundaries are shown in a heavy broken line on the Plan. The size of the Area is about 146 hectares.
- 5.2 The original shore-line was about mid-way between Queen's Road West and Des Voeux Road West. The land to the north of this shore-line had been formed by successive stages of reclamation since the late 1880. The latest stage of reclamation, known as Western Reclamation, was completed in 1986.
- 5.3 Apart from the flat reclaimed land, the topography of the Area is steep. Much of the land has been terraced to provide platforms for development. Some of the existing developments comprise pre-war tenement buildings in crowded, poorly-ventilated, insanitary and dilapidated conditions.
- 5.4 New major distributors are accommodated primarily on the flat reclaimed land. Western Reclamation accommodates the landfall of Western Harbour Crossing (WHC) and the associated roads. The road network in the old built-up areas has been much determined by the topography, with major traffic routes predominantly running in an east-west direction. These are connected by short, steep local roads running in a north-south direction. Some of these areas have been infiltrated by a mixture of commercial and residential uses. The narrow streets and the existence of fixed hawker stalls and on-street loading and unloading activities have resulted in frequent traffic congestion.
- 5.5 Whilst better planned developments have taken place on the reclaimed land in the northern part of the Area and the extension of the MTR to Sheung Wan in 1986 has brought along substantial amount of redevelopments, many redevelopments of the old built-up areas have been hampered by fragmentation in land ownership. Improvements to the living environment can only be achieved by assembling land for more comprehensive development.
- 5.6 To improve the living environment, the Government undertook an urban renewal pilot scheme in the early 1970s. The pilot scheme covered the area bounded by Queen's Road Central, Queen's Road West, Hollywood Road and Shing Wong Street. Sites were assembled and acquired by the Government under the Lands Resumption Ordinance and then redeveloped in accordance with a layout plan prepared by the Government. The pilot scheme has already been completed.
- 5.7 The then LDC and the Hong Kong Housing Society (HKHS) have been actively involved in the redevelopment of the old built-up areas. The then LDC and its joint venture partners have taken up the redevelopment schemes of Jubilee Street, Wing Lok Street, Queen Street and First Street/Second Street. These redevelopments have been completed. There are other redevelopment projects being undertaken by the Urban Renewal Authority (URA) which has replaced the LDC, such as the URA schemes at Peel Street/Graham Street,

Staunton Street/Wing Lee Street and Yu Lok Lane/Centre Street, under planning or construction. The HKHS has completed a number of housing projects, most of which were of a smaller scale, except the Hollywood Terrace.

- 5.8 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

Based on the ~~2011~~ **2016** Population Census, the population of the Area was estimated by the Planning Department as *to be* about 98,950 **90,150**. It is estimated that the planned population of the Area would be about 118,400 **116,217**.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Sai Ying Pun & Sheung Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to preserve the views to the ridgelines and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.
- 7.2 The building height restrictions are to preserve the views to the ridgelines of the Peak from public vantage point at the West Kowloon Reclamation, and the view of Victoria Harbour from Lion Pavilion at the Peak. The stepped building height concept recommended in the Urban Design Guidelines with lower buildings on the waterfront and building heights increasing progressively to the inland areas has been adopted, taking into account the local topography and characteristics, local wind environment, compatibility of building masses in the wider setting, as well as the need to strike a balance between public interest and private development right. Due mainly to the topography of the Area, there are different height bands ranging from 100 metres above Principal Datum (mPD) to 160mPD increasing progressively uphill with a stepped height profile.
- 7.3 Building height restrictions are also imposed on “G/IC” and “OU” zones in terms of mPD or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.

- 7.4 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height and development restrictions, such as non-building areas and setback requirements, incorporated into the Plan have taken the findings of the AVA into consideration.
- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended introducing building gaps and non-building areas along major north-south air paths. Furthermore, in order to further improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, perforate building towers and podium design, wider gap between buildings, non-building area to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate. In addition, individual developments along the northern part near the waterfront when developed are encouraged not to occupy the entire site frontage by setting back the podium or buildings to create wider gaps between buildings for better penetration of sea breeze into the built-up areas.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land /area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;
 - (f) catering for the provision of on-site car parking and loading/unloading facilities on sites of 900m² or larger with at least 30m street frontage on two sides within the SOHO and its immediate adjoining area shown in Plan 1; and
 - (g) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse

landscape and visual impacts.

- 7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

Building Gaps

- 7.8 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building block.
- (a) To facilitate the air ventilation of the Area, the areas currently used as north-south major through streets and connected with major air spaces (e.g. open spaces and some low-rise “G/IC” and “OU” sites) will be retained and enhanced by imposing a 2m wide setback requirement from lot boundary above 15m measured from mean street level for sites in the “R(A)” and “C” zones abutting these streets to create wider air/wind paths for more effective air penetration as well as visual permeability.
 - (b) The height of podium (including the cover) of the Center at Queen’s Road Central will be retained subject to a building height restriction of 24mPD to maintain the building gap above podium level for the north-south air/wind path as well as visual permeability.
 - (c) The area which forms part of the Queen’s Terrace development at Queen’s Road West currently occupied by a 1-storey structure for retail uses with landscaped open space above is subject to a building height restriction of 11mPD. Moreover, the podium of Lai Yan Lau at 42-56 Queen’s Road West is subject to a building height restriction of 21mPD. These restrictions are to maintain the existing building gaps and connect the existing north-south air/wind path along Queen Street through the existing Hollywood Road Park with Po Yan Street.
 - (d) A north-south air path will be created for better air penetration by demarcating a strip of land covering the western corner of Hang Lung House at 184-192 Queen’s Road Central and 194-196 Queen’s Road Central subject to a building height restriction of 23mPD to maintain the existing north-south air/wind path leading from Rumsey Street through the plaza between Cosco Tower and Grand Millennium Plaza to On Wo Lane, Mee Lun Street and Aberdeen Street.

Non-Building Areas

- 7.9 Taking account of the findings of the AVA, non-building areas are recommended to facilitate the air ventilation of the Area. The non-building areas are located within the “C”, “R(A)” and “G/IC” zones as described below.
- (a) The existing north-south air path between Hing Hon Road and Water Street will be retained. A 2m-wide non-building area is designated at the eastern corner of St. Paul’s College abutting Hing Hon Road to create a

wider north-south air/wind path to improve air penetration and visual permeability upon redevelopment.

- (b) A 2m-wide non-building area is designated on land covering Prince Philip Dental Hospital and Bonham Road Government Primary School abutting Eastern Street, and Tung Wah Hospital abutting Po Yan Street along major north-south through streets to create wider north-south air/wind paths to improve air penetration and visual permeability upon redevelopment.
- (c) The existing plaza functioning as a major air space at pedestrian level between Cosco Tower and Grand Millennium Plaza is designated as a non-building area.

8. LAND USE ZONINGS

8.1 Commercial ("C") : Total Area 21.04ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.1.2 This zoning mainly covers an area generally bounded by Connaught Road Central to the north, Centre Street to the west, Des Voeux Road West, Queen's Road Central and Hollywood Road to the south, and the Central District to the east, which is an extension to the Central Business District.
- 8.1.3 The "Commercial (1)" site at Wing Lok Street/Queen's Road Central comprises a LDC development known as "Grand Millennium Plaza". It covers an area of about 0.75 ha and was previously designated as "Comprehensive Development Area" ("CDA") on the approved LDC Wing Lok Street/Queen's Road Central DSP No. S/H3/LDC2/2. The development comprises two commercial/office buildings with car parking and Government, institution or community (GIC) facilities. A public open space of 800m² at Queen's Road Central level and an integrated landscaped open plaza of 1,350m² at Wing Lok Street level are provided within the development. The landscaped plaza and open space enhance pedestrian circulation and provide a convenient linkage between the area south of Queen's Road Central and the MTR station at Des Voeux Road Central. The project was completed in March 1998.
- 8.1.4 The "Commercial (2)" site at Queen's Road Central/Jubilee Street also comprises a LDC development known as "The Center". It covers an area of about 0.91 ha and was previously designated as "CDA" on the approved LDC Queen's Road Central/Jubilee Street DSP No. S/H3/LDC1/2. The development comprises a 73-storey commercial/office building with car parking and GIC facilities. A

public open space of 1,500m² is provided at Queen's Road Central level. With the main roof of the building at about 288mPD, it is one of the tallest buildings on Hong Kong Island. Pedestrian circulation is enhanced by a pedestrian concourse providing convenient linkage between the area south of Queen's Road Central and Des Voeux Road Central. The project was completed in June 1998.

- 8.1.5 The "Commercial (3)" site at 60 Wyndham Street comprises a commercial development known as "The Centrium". A public open space of 700m² is provided at the lower level of the building linking to another public open space to the north of the site. A pedestrian public passage linking Wyndham Street and Arbuthnot Road is provided at the southern end of the site to enhance pedestrian circulation.
- 8.1.6 In view of the character of the SOHO and its immediate adjoining area (Plan 1) and the existing narrow streets and footpaths there causing vehicular/pedestrian conflicts, development/redevelopment in the area are to be kept as low as possible and vehicular traffic should be minimized. Given the improved accessibility offered by the Central-Mid-levels Escalator, close proximity of the area to the MTR station and the availability of various kinds of public transport facilities, the planning objective is to maintain this area as a pedestrian oriented area and vehicular traffic should be discouraged. For sites smaller than 900m² in the area, on-site car parking and loading/unloading requirements will be waived and the building height restriction is more stringent. However, to cater for the demand for such facilities in the area, minor relaxation of the building height restriction for sites of 900m² or larger with at least 30m street frontage on two sides to provide on-site car parking and loading/unloading facilities may be considered by the Board on application. Each application will be considered on its own merits.
- 8.1.7 To facilitate pedestrian movement and to allow for on-street loading/unloading activities at certain locations in the SOHO and its immediate adjoining area, setback requirements are stipulated in the Notes of the OZP within the "Commercial (4)" zone to provide a minimum setback of 0.5m from the lot boundary fronting Wellington Street, 1.5m from the lot boundary of 28 Wellington Street fronting D'Aguilar Street and a minimum setback of 2m from the lot boundary of 17-41 D'Aguilar Street fronting D'Aguilar Street; and within the "Commercial (5)" zone, a minimum setback of 0.5m from the lot boundary fronting Gage Street, upon redevelopment for footpath and/or street widening (see Plans 2 and 3).
- 8.1.8 The "Commercial (6)" site at 35-43 Bonham Strand with an area of about 700m² comprises a residential development known as Mandarin Building with GIC facilities provided on the lower floors, which was completed in 1979.
- 8.1.9 The "Commercial (7)" site at 35 Gage Street with an area of about 385m² comprises a commercial building known as Wing Fung Building with GIC facilities provided on the lower floors. The

development was completed in 2000.

- 8.1.10 Minor relaxation of the gross floor area and building height restrictions, and the non-building area restrictions and setback requirements may be considered by the Board on application. Each application will be considered on its own merits.

~~8.2 Comprehensive Development Area (“CDA”) : Total Area 0.07ha~~

~~The Wing Lee Street site, covering 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street, has an area of about 699m². Built in the late 1950’s, the existing tenement buildings on Wing Lee Street are of Chinese tenement style with Art Deco influence and are special in terms of their rather uniform design and contextual setting on a terrace. The buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. The “CDA” zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted. The following planning controls are applicable for this zone:~~

- ~~(a) any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board in the form of Master Layout Plan submission under section 16 of the Town Planning Ordinance. Planning permission should be obtained before demolition of any existing building;~~
- ~~(b) a maximum building height of 4 storeys which generally reflects the existing building height; and~~
- ~~(c) to provide flexibility for innovative design, minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its own merits.~~

8.3 Residential (Group A) (“R(A)”) : Total Area 38.47ha 38.58ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any upper floor above the lowest three floors or the purpose-designed non-residential portion will require planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board.

- 8.3.2 Areas zoned for this purpose cover established residential neighbourhoods bounded by Connaught Road West and Des Voeux

Road West to the north, Centre street to the east, Queen's Road Central and Hollywood Road to the northeast, and Caine Road and Bonham Road to the south.

- 8.3.3 The "Residential (Group A)1" site at 123 Hollywood Road covers the Hollywood Terrace redeveloped by the HKHS. It has an area of about 0.43ha and was previously zoned "CDA" for a residential development with a public open space of 1,560m². The redevelopment comprises two residential blocks and was completed in October 1999.
- 8.3.4 The "Residential (Group A)2" site at Queen Street comprises the URA development known as the "Queen's Terrace". It covers an area of about 0.8 ha and was previously designated as "CDA" on the approved LDC Queen Street, Sheung Wan DSP No. S/H3/LDC3/2. The redevelopment comprises three residential blocks and two lower blocks for GIC facilities. A public open space of 1,200m² is also provided on the eastern side of the site with accesses from Queen Street and Bonham Strand West. The redevelopment was completed in 2003.
- 8.3.5 The "Residential (Group A)3" site bounded by 2-10 Third Street, 1-7 Un Shing Lane, 39-43 Eastern Street and 3-13 High Street was a redevelopment project undertaken by the then LDC. It covers an area of about 0.12 ha and comprises two residential blocks known as Ko Nga Court and Ko Chun Court. Commercial use and GIC facilities are also provided on the lower floors of the development. The project was completed in two phases in 1994 and 1997 respectively.
- 8.3.6 The "Residential (Group A)4" site at Nos. 200-208 Third Street covers Yuk Ming Towers redeveloped by HKHS. It has an area of about 0.16 ha and comprises two residential towers with GIC facilities provided on the lower floors. The project was completed in 1991.
- 8.3.7 The "Residential (Group A)5" site is a comprehensive development through site amalgamation of part of the stepped street area at Wa In Fong and the site with vehicular access at 80 Staunton Street. It has an area of about 0.08 ha and comprises a residential block known as "Dawning Height" fronting Staunton Street and a public open space fronting Wa In Fong East. The project was completed in 2001.
- 8.3.8 For sites zoned "Residential (Group A)6" to "Residential (Group A)8", a two-tier building height control is imposed. Given that the lots in these areas are generally small in size, lower BHRs are proposed while allowing a higher maximum BH (i.e. 20m more) for sites with an area of 400m² or more mainly to cater for site amalgamation for more comprehensive development and allow for the provision of on-site parking, loading and unloading facilities and other supporting facilities.
- 8.3.9 For the "Residential (Group A)" sites in the SOHO and its immediate adjoining area (Plan 1), as mentioned in paragraph 8.1.6 above for the

“C” sites, on-site car parking and loading/unloading requirements will be waived for sites smaller than 900m² and the building height restriction is more stringent. However, to cater for the demand for such facilities in the area, minor relaxation of the building height restriction for sites of 900m² or larger with at least 30m street frontage on two sides to provide on-site car parking and loading/unloading facilities may be considered by the Board on application. Each application will be considered on its own merits.

- 8.3.10 Similarly, setback requirements are stipulated in the Notes within the “Residential (Group A)9”, “Residential (Group A)10”, “Residential (Group A)11” and “Residential (Group A)12” zones of the OZP to provide a minimum setback of ranging from 0.5m wide to 2m wide from the lot boundary fronting Staunton Street, Peel Street, Elgin Street, Gage Street, Aberdeen Street, Kau U Fong and Gough Street, upon redevelopment, for footpath and/or street widening (see Plans 3 and 4).
- 8.3.11 The “Residential (Group A)13” site at 6-10 Sai Yuen Lane with an area of about 430m² covers a residential building known as Yuen Fai Court with GIC facilities provided on the lower floors, which was completed in 1985.
- 8.3.12 The “Residential (Group A)14” site at 6 Aberdeen Street comprises a residential development known as Tung Tze Terrace. It has an area of about 326m² with a public open space of 130m² provided on the site. The development was completed in 2007.
- 8.3.13 The “Residential (Group A)15” site at 96 Third Street and 97-97B High Street with an area of about 1,122m² comprises a residential development known as Lechler Court with GIC facilities provided on G/F to 6/F. The development was completed in 1995.
- 8.3.14 The “Residential (Group A)16” site at 75 Caine Road comprises a residential building known as Honor Villa. It has an area of about 536m² with GIC facilities on the lowest 3 floors, which was completed in 1999.
- 8.3.15 The “Residential (Group A)17” site at 39 Bridges Street comprises a residential development known as Tung Shing Terrace. It covers an area of about 1,022m² with GIC facilities on the lower floors. The development was completed in 1993.
- 8.3.16 The “Residential (Group A)18” site at 38 Tai Ping Shan Street with an area of about 411m² comprises a residential development known as View Villa with GIC facilities provided on lower floors. The development was completed in 1999.
- 8.3.17 The “Residential (Group A)19” site at 11 Po Yan Street with an area of about 885m² comprises a composite residential development known as Tower 125 with GIC facilities provided on the lower floors. The development was completed in 1996.

- 8.3.18 The “Residential (Group A)20” site at 3 Lok Ku Road with an area of about 1,250m² comprises a residential development known as Lascar Court. A public passage way and an open area is provided on the site. The development was completed in 1991.
 - 8.3.19 The “Residential (Group A)21” site at 51 Centre Street with an area of about 354m² comprises a residential development known as Richsun Garden with GIC facilities provided on lower floors. The development was completed in 1999.
 - 8.3.20 The “Residential (Group A)22” site at First Street/Second Street comprises the URA development known as the “Island Crest”. It covers an area of about 0.35 ha and was previously zoned “CDA” on the approved LDC First Street/Second Street DSP No. S/H3/LDC5/2. The redevelopment comprises two residential blocks with commercial use and GIC facilities provided on the lower floors. A public open space of 700m² is also provided on the southern side of the site with access from Second Street. The redevelopment was completed in 2009.
 - 8.3.21 *The “Residential (Group A)24” site at 1-7 Tak Sing Lane with an area of about 403m² is proposed for a residential development with a 24-hour public passageway of not less than 1.65m in width connecting Tak Sing Lane and Third Street.*
 - 8.3.22 *The “Residential (Group A)25” site at 70-72 Staunton Street with an area of about 848m² comprises a residential development known as Centre Point with a public open space of 712m². The redevelopment was completed in 2011.*
 - 8.3.23 Minor relaxation of the gross floor area and building height restrictions, and the non-building area restrictions and setback requirements may be considered by the Board on application. Each application will be considered on its own merits.
- 8.4 Residential (Group C) (“R(C)”) : Total Area 0.26ha
- 8.4.1 This zone is intended for low to medium-rise residential developments subject to specific plot ratio and building height restrictions to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development.
 - 8.4.2 The “R(C)” zone covers ~~a sites-in-at U Lam Terrace/Ladder Street Terrace near Ladder Street, and sites at Wa In Fong East next to Shing Wong Street and a site Chung Wo Lane near Staunton Street.~~ *which are well-preserved terraced area located next to Ladder Street and Shing Wong Street respectively. These sites are well-preserved terraced area located in an* enclosed and tranquil residential area. The streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed developments in the vicinity. The

generally low-rise character of the area also facilitates southerly downhill wind penetrating into Sheung Wan.

- 8.4.3 *The sites are inaccessible by vehicular traffic.* The sites in U Lam Terrace/Ladder Street Terrace and Wa In Fong East are ~~inaccessible by vehicular traffic and is~~ connected to Caine Road via the stepped Ladder Street and Shing Wong Street respectively, *while site at Chung Wo Lane is connected to Staunton Street via the stepped Chung Wo Lane.* Cumulative effect of more intensive developments would aggravate the existing traffic problems.
- 8.4.4 Given the special local character of the area, the stepped street areas at U Lam Terrace/Ladder Street Terrace, ~~and~~ Wa In Fong East *and Chung Wo Lane* are zoned “R(C)” in order to restrict development/redevelopment within these areas to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is the greater, and a maximum building height of 12 storeys or the height of the existing building whichever is the greater.
- 8.4.5 Notwithstanding the above restrictions, consideration may be given to minor relaxation of the plot ratio and building height restrictions, and each proposal will be considered on its individual planning merits.

8.4 Government, Institution or Community (“G/IC”) : Total Area 13.23ha

- 8.4.6 Land zoned for this purpose is intended for the provision of GIC 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. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 8.4.7 Major existing GIC facilities include Western District Headquarters and Divisional Police Station at Western Street; Upper Level Police Station at High Street; Western Magistracy at Western Street; David Trench Rehabilitation Centre at Bonham Road; Prince Philip Dental Hospital, Tsan Yuk Hospital and Tung Wah Hospital at Hospital Road; Sheung Wan Divisional Fire Station, Waterfront Divisional Police Station, Central Sewage Screening Plant and Sun Yat Sen Memorial Park Sports Centre at the Western Reclamation; Sheung Wan Civic Centre at Morrison Street; the Man Mo Temple Compound at Hollywood Road as well as primary and secondary schools at various locations.
- 8.4.8 Many buildings within the “G/IC” zone of this Area are declared monuments protected by the Antiquities and Monuments Ordinance including the old Pathological Institute at Caine Lane, the Man Mo Temple Compound at Hollywood Road, and the façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street, which has been redeveloped for a district

community hall cum social welfare complex with the façade preserved in-situ.

- 8.4.9 There are other smaller pockets of “G/IC” sites which are essential for provision of various kinds of community facilities to serve the congested and overcrowded inner urban area.
- 8.4.10 Development and redevelopment within the “G/IC” and “G/IC(1)” zones are subject to maximum building height in terms of number of storeys or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. For the “G/IC(1)” zone, a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided upon redevelopment, for footpath widening (see Plan 3). For the proposed youth hostel development adjacent to the Man Mo Temple Compound, planning permission from the Board is required and its architectural design should follow the recommendations identified in the Heritage Impact Assessment to ensure that due respect would be paid to the historical and cultural significance of the Man Mo Temple Compound. The design features would help alleviate the potential air ventilation impact on the surrounding pedestrian wind environment according to the air ventilation assessment conducted.
- 8.4.11 Minor relaxation of the building height restrictions, non-building area restrictions and setback requirement may be considered by the Board on application. Each application will be considered on its own merits.

8.5 Open Space (“O”) : Total Area ~~13.18ha~~ **13.13ha**

- 8.5.6 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.5.7 Major existing open space includes Blake Garden at Po Hing Fong, King George V Memorial Park at High Street and Hollywood Road Garden. Active recreational facilities are provided in these open spaces.
- 8.5.8 The Area has a shortage of open space. To relieve the shortfall in open space provision, a waterfront site with an area of about 5.9 ha on the Western Reclamation has been developed into a district open space called Sun Yat Sen Memorial Park. Land is also reserved for the development of a continuous waterfront promenade to the east and west of the Park. The total area of the waterfront open space amounts to about 7.9 ha.
- 8.5.9 Local open spaces are also distributed throughout the Area to provide neighbourhood leisure facilities for local residents.

8.6 Other Specified Uses (“OU”) : Total Area ~~12.98ha~~ **13.18ha**

This zone is intended primarily to provide/reserve land for purposes as specified

below. Development and redevelopment in the “OU” zones are subject to maximum building height in terms of mPD or number of storeys as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

- (a) The Western District Public Cargo Working Area of about 1.92 ha is located at the western end of the Western Reclamation.
- (b) A site of about 6.5 ha, located at the western portion of Western Reclamation, has been developed as the Western Wholesale Market. *An area of about 0.52 ha covering the promenade and Piers no. 1 to 4 outside the Western Wholesale Market has been converted into a leisure park for public use in 2018.*
- (c) A site of about 1.1 ha, part of which is located underneath the Hill Road Flyover at the western end of Western Reclamation, is used as a tram depot.
- (d) A site of about 0.13 ha at the junction of Fung Mat Road and Water Street is used as a liquefied petroleum gas filling station.
- (e) A site of about 0.2 ha near the waterfront on Western Reclamation has been developed as a ventilation building serving the WHC.
- (f) The area annotated “Commercial cum Public Transport Terminus and Public Car Park” covers an area of about 0.61 ha. The site is currently occupied by the Sheung Wan bus terminus. Upon redevelopment, the site will include a public transport terminus and a public car park for about 250 parking spaces. A maximum building height restriction of 120mPD is stipulated to protect the ridgeline and to create a stepped height profile descending from Shun Tak Centre (about 151mPD) to the east towards the adjoining Government, institution or community sites (maximum 9 storeys) to the west. This site will also form an important pedestrian connection providing linkages to the waterfront promenade to the north, the old urban area across Connaught Road Central to the south, Shun Tak Centre to the east and the proposed Sun Yat Sen Memorial Park to the west by means of a footbridge network.
- (g) An area of about 323m² to the north of the existing Sheung Wan bus terminus is within this zone and annotated “Elevated Walkway” on the Plan. It will become part of the comprehensive pedestrian network connecting to the existing Central footbridge system via Shun Tak Centre.
- (h) The Western Market is a declared monument and the site is zoned “OU” annotated “Existing Building Preserved for Retail, Restaurant, Cultural & Recreational Uses” to facilitate a preservation scheme undertaken by the then LDC. The theme of the preservation scheme is to recapture and promote the social and cultural heritage of Hong Kong in a bazaar for

the use and enjoyment of local residents as well as tourists. The scheme was completed in 1991.

- (i) The Central Police Station Compound, the Victoria Prison Compound and the former Central Magistracy bounded by Hollywood Road, Arbuthnot Road and Old Bailey Street covers an area of about 1.43 ha. It comprises a number of buildings of Victorian/Edwardian style and is a declared monument under the Antiquities and Monuments Ordinance. The site is zoned "OU" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses". The planning intention is to preserve, restore and convert the Compound into a heritage tourism attraction that would provide a wide range of cultural, recreational and commercial facilities for the enjoyment of local residents and tourists alike. The following development control mechanism will be adopted:
 - (i) as the Compound is a declared monument, the heritage preservation aspect of the Compound including the restoration, adaptation and alteration to historical buildings therein will be controlled/monitored under the Antiquities and Monuments Ordinance and Environmental Impact Assessment Ordinance;
 - (ii) to accommodate in the existing buildings those uses that are always permitted as set out in the Notes does not require planning permission from the Town Planning Board. However, to maintain adequate planning control over the development intensity within the Compound, any proposed new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, would require planning permission from the Town Planning Board. The ancillary facilities which would be permitted as of right would also include sheltered pedestrian circulation facilities, such as canopy, covered/enclosed walkway, escalator, elevator, lift and associated structures for the improvement of linkage within the Compound and with the surrounding area;
 - (iii) the site is subject to building height restrictions with maximum building heights of 60mPD and 70mPD imposed on the Lower and Upper Platform Areas mainly to contain the height of the existing buildings, and a maximum building height of 80mPD for any new buildings on the Upper Platform Area. The two existing courtyards within the site should be preserved. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits; and
 - (iv) the applicant of application for planning permission should demonstrate with a comprehensive scheme for the whole site that, among other things, the nature and scale of the proposed use/development would be compatible with the historical setting of the Compound in terms of height and design as well as the

general planning intention for the site, and that the proposed development would be sustainable in traffic and environmental terms.

- (j) The former Police Married Quarters site at Hollywood Road has a history relating to the Central School. The site contains some of the original architectural and historical features of the old school campus, such as the retaining walls with trees at the site boundary along Shing Wong Street and Hollywood Road and the lower platform within the site, granite pillars and plinths of the fence walls at the site boundary along Staunton Street and Aberdeen Street and, granite steps and remnants of foundation walls. In view of its heritage significance, the site is zoned "OU" annotated "Heritage Site for Creative Industries and Related Uses". The planning intention for this zone is to preserve the heritage value of the site, to adaptive re-use of the site for creative industries and related uses including one or more of the following: advertising, antique and crafts, architecture, art, design, digital entertainment, film and video, music, performing arts, publishing and printing, software and computing, and television and radio. Future uses should integrate consideration of the cultural heritage of the site and compatibility with its surroundings in site planning. The following development control mechanism will be adopted:
- (i) any new development or redevelopment, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
 - (ii) the site is subject to a maximum gross floor area of 20,000m² to control the scale of any future development to be commensurate with the existing developments. A maximum building height of 75mPD is imposed on the site to ensure any development, including addition, alteration and/or modification to the existing buildings, would be compatible with the surrounding. Minor relaxation of the gross floor area and building height restrictions may be considered by the Board on application. Each application will be considered on its own merits;
 - (iii) a public open space of not less than 1,200m² shall also be provided at the site. To cater for the open space development, the existing Junior Police Call (JPC) Building may need to be demolished. However, retention of the building for adaptive re-use would also be allowed. In the event that the JPC Building is demolished, a 15m wide non-building area aligning with Mee Lun Street to the north at the eastern corner of the Site will be required to enhance visual permeability; and
 - (iv) moreover, reference should be made to the heritage preservation principles as stated in the Conservation Guidelines set by the Antiquities and Monuments Office for any development/redevelopment.

- (k) The “OU” annotated “Historical Site Preserved for Cultural and Recreational Uses” zone at Bridges Street covers the Bridges Street Market site. Bridges Street Market is a Grade 3 historic building. The Site is the old site of American Congregational Mission Preaching Hall (now named as China Congregational Church) where Dr. Sun Yat-sen lived and received baptism in 1883. The existing market building was constructed and commenced operation in 1953. The market is a utilitarian building of reinforced concrete frame construction built in the International Modernist style. It was the first of its kind built in Hong Kong’s urban areas after World War II. The planning intention of the “OU” zone is to preserve and revitalize the existing Bridges Street Market site for cultural and recreational uses, with supporting shop and services use. The following planning controls are applicable for this zone:
- (i) any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
 - (ii) the site is subject to building height restriction of 3 storeys to reflect the existing building height. Minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its individual merits; and
 - (iii) moreover, reference should be made to the heritage preservation principles in the Conservation Guidelines to be set out by the Antiquities and Monuments Office for any development.
- (l) *The “OU” annotated “Cultural, Community, Commercial and Open Space Uses” covers an area of about 452m² and is intended for the development of a low-rise Community Hub by the Urban Renewal Authority comprising cultural, community and commercial uses.. The site is restricted to a maximum building height of 4 storeys, or the height of the existing building, whichever is the greater. A public open space of not less than 135m² shall be provided within the site and, of which, not less than 90m² shall be provided at-grade. Not less than 50% of the total gross floor area of the future development/redevelopment within the site shall be provided for cultural and community uses.*
- (m) *The “OU” annotated “Residential, Institutional and Commercial Uses” includes sites in Wing Lee Street, Shing Wong Street/Staunton Street, Wa In Fong West and 60-66 Staunton Street. The existing buildings in this zone were built in the 1950’s ranging from three to six storeys in height. They form a cluster of post-war Chinese tenement buildings and are a showcase of early urban settlement with low-rise domestic buildings connected by narrow pedestrian lanes. Among them, the existing tenement buildings at the Wing Lee Street*

site, covering 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street are of Chinese tenement style with Art Deco influence and are special in terms of their rather uniform design and contextual setting on a terrace. The “OU” zone is intended for revitalisation of the area for residential, institutional and commercial uses, with a view to conserving the urban fabric and promoting place-making. For the Wing Lee Street site, this zone is also intended to preserve the existing character and ambience of the area. Development within this “OU” zone is restricted to a maximum building height of 4 storeys, or the height of the existing building, whichever is the greater.

9. **LAND DEVELOPMENT CORPORATION (LDC)/URBAN RENEWAL AUTHORITY (URA) DEVELOPMENT SCHEME PLAN (DSP) AREAS** - Total Area 1.13ha ***0.93ha***

- 9.4 The URA was established on 1 May 2001 to replace the LDC and to take over the on-going urban renewal projects from LDC.
- 9.5 Four areas have been designated as “LDC DSP Area” and/or “URA DSP Area”. The land use zonings of the areas are depicted on the relevant LDC/URA DSPs and they will be implemented by the URA.
- 9.6 The DSP for Peel Street/Graham Street covers an area of 0.52 ha. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities. The LDC Peel Street/Graham Street DSP No. S/H3/LDC4/2 was approved by the CE in C on 9 November 1999.
- ~~9.7 The DSP for Staunton Street/Wing Lee Street covers an area of 0.2ha. URA intends to redevelop this area for commercial/residential uses to include a public open space. The URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 was approved by the CE in C on 8 May 2012.~~
- 9.87 The DSP for Yu Lok Lane/Centre Street covers an area of 0.22 ha. URA intends to redevelop this area for residential and retail uses to include a public open space. The URA Yu Lok Lane/Centre Street DSP No. S/H3/URA2/2 was approved by the CE in C on 27 March 2007.
- 9.98 The DSP for Queen’s Road West/In Ku Lane covers an area of 0.2 ha. URA intends to redevelop this area for residential and commercial/retail uses to include a government refuse collection point, public toilet, a neighbourhood elderly centre sub-base and a public open space. The draft URA Queen’s Road West/In Ku Lane DSP No. S/H3/URA3/1 was gazetted under section 25(9) of the Urban Renewal Authority Ordinance (Chapter 563) on 21 September 2018.

10. **COMMUNICATIONS**

10.4 **Mass Transit Railway (MTR)**

The MTR service has been extended to Sheung Wan in May 1986. The WIL

was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009. The construction works of WIL commenced in July 2009 and was commissioned on 28 December 2014 with HKU and Kennedy Town Stations. The Sai Ying Pun Station of WIL was opened to the public on 29 March 2015. Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures (including station entrances, ventilation and plant buildings in Sai Ying Pun and University Stations) within the area, as described in the authorized railway scheme, are shown on the Plan for information only.

10.2 Central Street Escalator Link

To provide a convenient pedestrian facility at Centre Street between Third Street and Bonham Road, a covered escalator link between Third Street and the access of Ying Wa Terrace, and a two-way covered escalator link between the access of Ying Wa Terrace and Bonham Road was fully commissioned in 2013.

10.3 Roads

10.3.1 The Hill Road Flyover linking Pok Fu Lam Road and Connaught Road West has been opened to traffic in 1981. The Rumsey Street Flyover of the Upgraded Connaught Road Scheme, which was completed in early 1990, has enabled free-flow vehicular traffic along Connaught Road and separation of through traffic from local traffic.

10.3.2 The road network on the Western Reclamation has been substantially amended to take into account the alignment of WHC. The WHC and the section of Route 4 between Rumsey Street Flyover and Kennedy Town constructed as part of the WHC project have been completed and opened to traffic since April 1997. The WHC is the third cross-harbour link while this section of Route 4 provides fast and direct linkage between Western District and Central.

10.4 Waterborne Transport

10.4.1 Goods transported by sea to and from the Area is handled at the cargo handling basin at the Western District Public Cargo Working Area in the western end of the Western Reclamation.

10.4.2 Goods transported by sea to the Western Wholesale Market will be handled at the piers provided for the exclusive use of the market.

10.5 Pedestrian Circulation

10.5.1 In order 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.

- 10.5.2 Pedestrian footbridges are provided at appropriate locations to connect the existing built-up areas south of Connaught Road West with the Western Reclamation.

10.6 Hillside Escalator Link

To reduce the volume of vehicular traffic on the already congested roads connecting the Mid-levels and Central District, a covered hillside escalator link catering for pedestrian commuting traffic between Queen's Road Central and Conduit Road was completed. The section within the Area follows Cochrane Street and Shelley Street to Conduit Road in the Mid-levels.

11. UTILITY SERVICES

- 11.1 The area has piped water supply and a drainage and sewerage system. It also has adequate electricity, gas and telephone services.
- 11.2 There should be no difficulty in meeting future sewerage demand. However, many of the existing sewers including trunk sewers do not have adequate hydraulic capacity, as revealed in the Central, Western and Wan Chai West Sewerage Master Plan Study. Upgrading works are necessary to cater for existing and future developments.

12. CULTURAL HERITAGE

- 12.1 A number of important declared monuments are located within the Area. These declared monuments include the Central Police Station Compound at Hollywood Road; the former Central Magistracy at Arbuthnot Road; the Victoria Prison Compound at Old Bailey Street; the Western Market at Des Voeux Road Central; the Man Mo Temple Compound at Hollywood Road; the old Pathological Institute (now used as Hong Kong Museum of Medical Sciences) at Caine Lane, King's College at Bonham Road and the façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street. In addition, the following graded historic buildings, structures and site of archaeological interest can also be found in Sai Ying Pun and Sheung Wan:

- Chinese Young Men's Christian Association (YMCA) of Hong Kong at Bridges Street
- Kwong Fook I Tsz at Tai Ping Shan Street
- The Main Block of Tung Wah Hospital at Po Yan Street
- Old Upper Levels Police Station at High Street
- Old Lunatic Asylum Chinese Block (now known as the Eastern Street Methadone Clinic) at Eastern Street
- Old Tsan Yuk Maternity Hospital (now known as the Western District Community Centre) at Western Street
- Tsung Tsin Mission of Hong Kong Kau Yan Church at High Street
- East Wing, St Louis School at Third Street
- St. Anthony's School

- St. Anthony's Catholic Church
- Caritas Ling Yuet Sin Kindergarten
- Western Magistracy
- No. 1 Queen's Road West
- No. 62 Hollywood Road
- Pottinger Street
- Ladder Street
- St. Anthony's House at Pok Fu Lam Road
- No. 9 Yu Lok Lane
- No. 10 Yu Lok Lane
- No. 207 Des Voeux Road West
- No. 35 Bonham Road
- No. 4 Hospital Road
- Former Police Married Quarters at Hollywood Road (Former Central School Site)
- Bridges Street Market
- Underground Public Latrine at the corner of Aberdeen Street and Staunton Street
- Pak Tsz Lane
- *No. 118 Wellington Street*
- *No. 120 Wellington Street*

- 12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been also given proposed gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made for any development, redevelopment, or rezoning proposals that might affect the above sites of archaeological interests, declared monuments, graded historic buildings/structures, new items pending grading assessment and their immediate environs.
- 12.4 If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

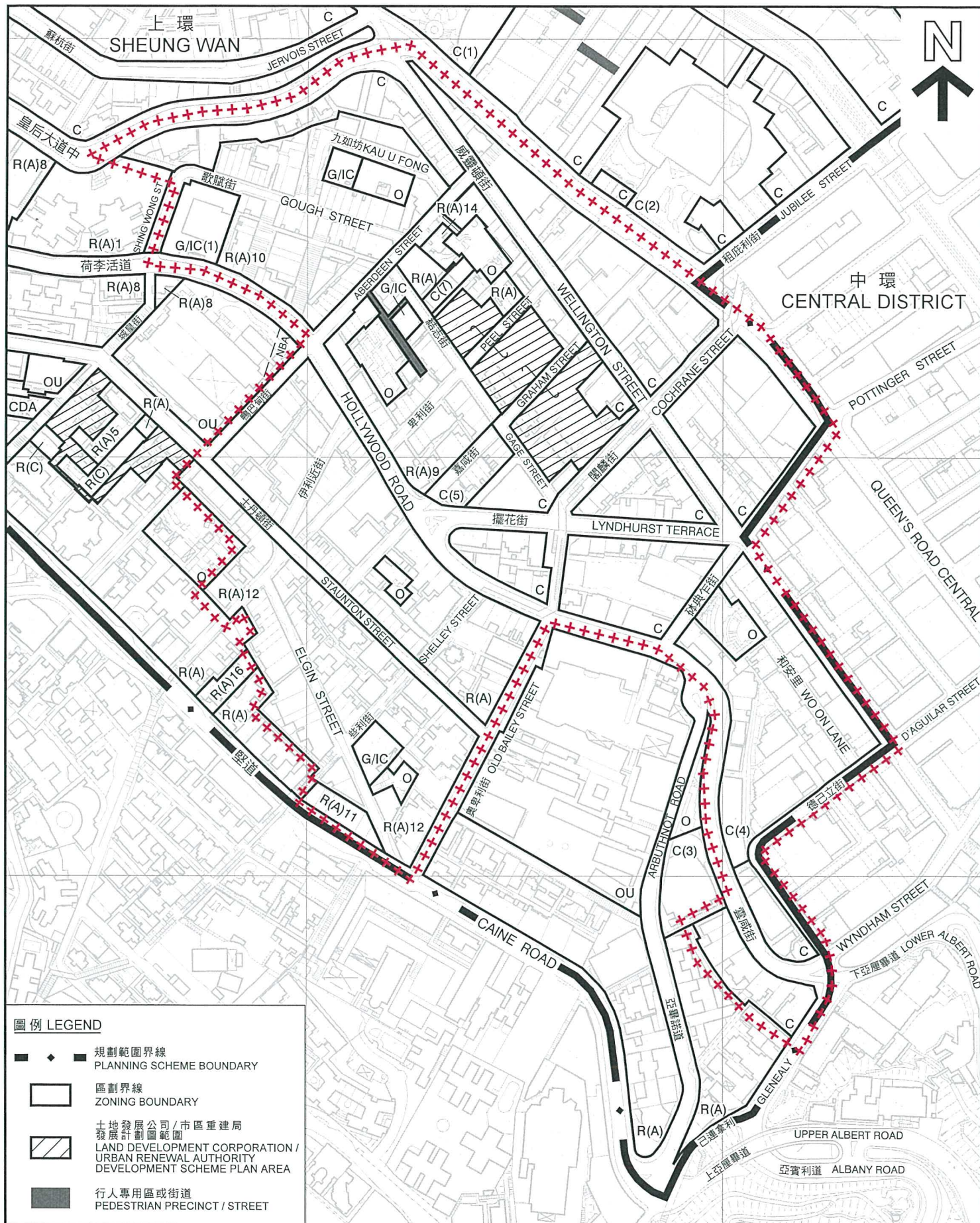
13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Central and Western District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Figures (All figures are for indicative purpose only)

- Plan 1 - SOHO and Its Immediate Adjoining Area
- Plans 2 to 4 - Footpath and Road Widening Requirements

TOWN PLANNING BOARD
SEPTEMBER 2018 AUGUST 2019



平面圖 SITE PLAN

蘇豪和緊連地區
SOHO AND ITS IMMEDIATE ADJOINING AREA

米 50 0 50 100 米
METRES SCALE 1 : 3 000 比例尺

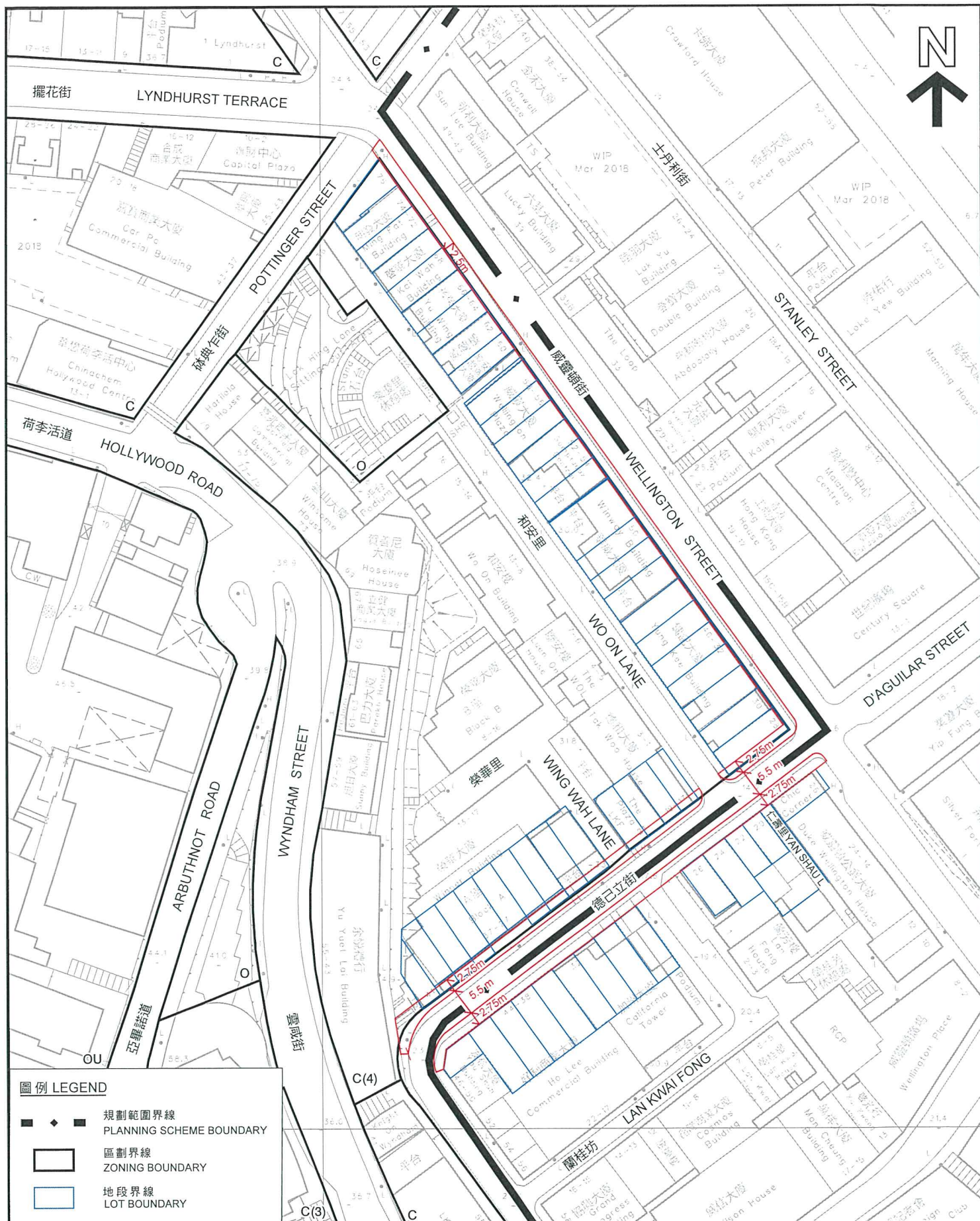
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/18/13

圖 PLAN
1

本摘要圖於2018年9月12日擬備，
所根據的資料為測量圖編號
11-SW-8A, B, C及D和
11-SW-13B
EXTRACT PLAN PREPARED ON 12.9.2018
BASED ON SURVEY SHEETS No.
11-SW-8A, B, C & D AND 11-SW-13B

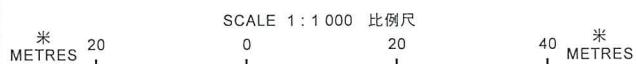


平面圖 SITE PLAN

本摘要圖於2018年9月12日擬備，
所根據的資料為測量圖編號
11-SW-8D

EXTRACT PLAN PREPARED ON 12.9.2018
BASED ON SURVEY SHEET No.
11-SW-8D

擴闊行人路及道路的要求
FOOTPATH AND ROAD WIDENING REQUIREMENTS



規劃署
PLANNING
DEPARTMENT

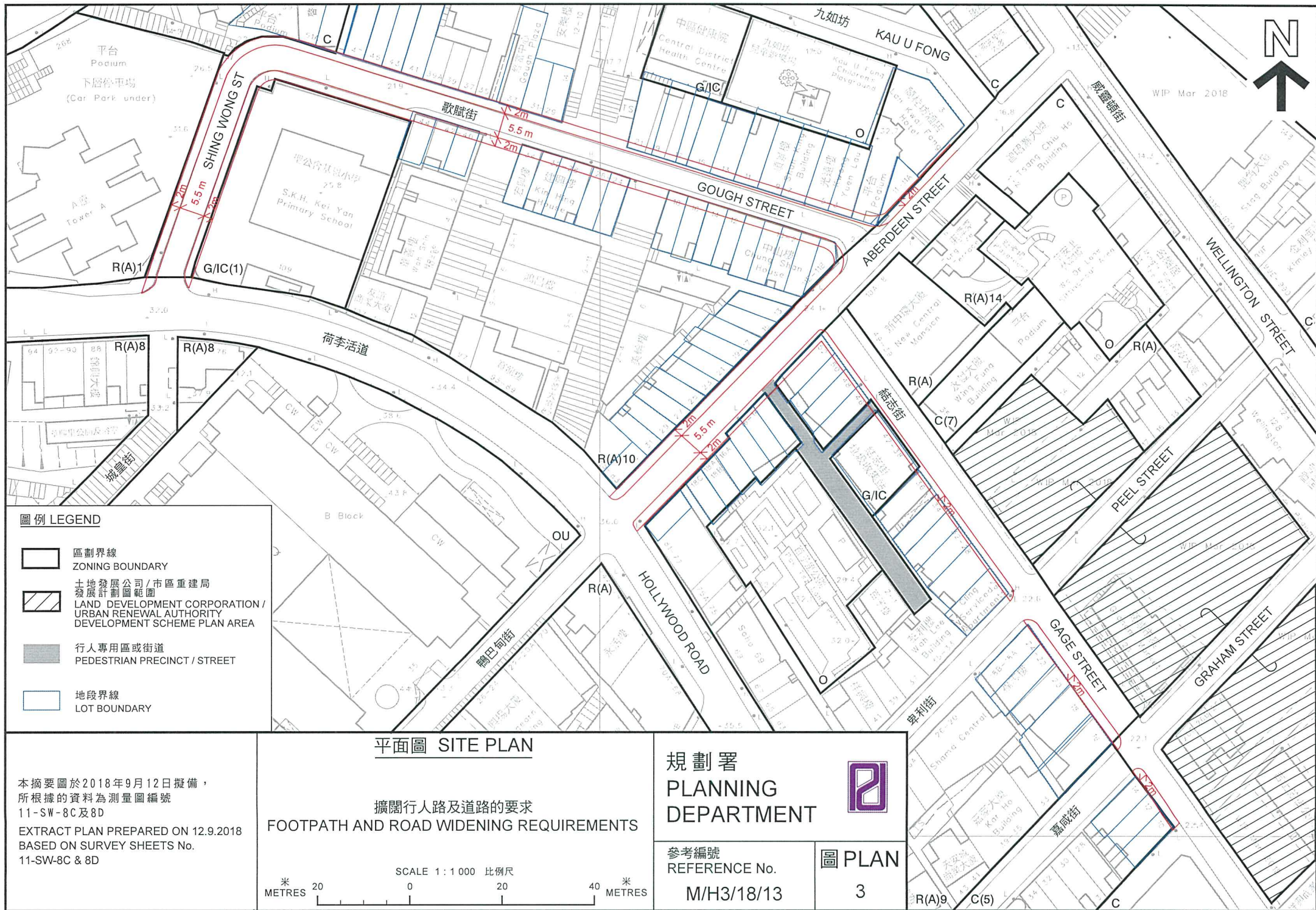


參考編號
REFERENCE No.

M/H3/18/13

圖 PLAN

2



圖例 LEGEND

- 區劃界線
ZONING BOUNDARY
- 土地發展公司/市區重建局
發展計劃範圍
LAND DEVELOPMENT CORPORATION /
URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREA
- 行人專用區或街道
PEDESTRIAN PRECINCT / STREET
- 地段界線
LOT BOUNDARY

平面圖 SITE PLAN

擴闊行人路及道路的要求
FOOTPATH AND ROAD WIDENING REQUIREMENTS

SCALE 1 : 1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



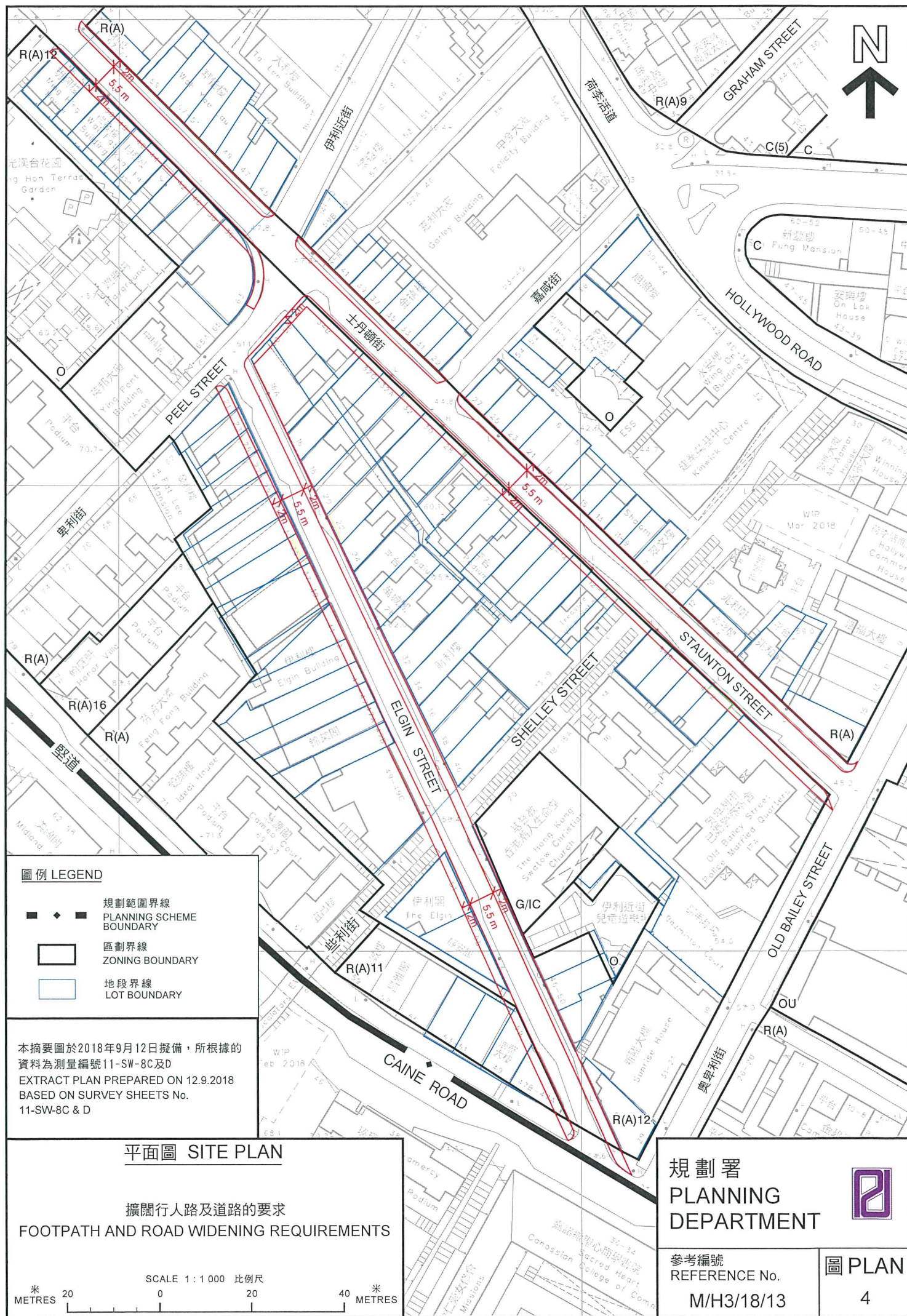
參考編號
REFERENCE No.

M/H3/18/13

圖 PLAN

3

本摘要圖於2018年9月12日擬備，
所根據的資料為測量圖編號
11-SW-8C及8D
EXTRACT PLAN PREPARED ON 12.9.2018
BASED ON SURVEY SHEETS No.
11-SW-8C & 8D





Our Ref: PDD/H19/19030183
Your Ref: () in HK-3/85 (TC)

5 March 2019

Planning Department
District Planning Officer/ Hong Kong
14/F North Point Government Offices
333 Java Road
North Point, Hong Kong

(Attention: Mr. Louis Kau)

Dear Louis,

Urban Renewal Authority
Revitalisation Proposals for Staunton Street/ Shing Wong Street Area

I refer to your letter dated 23 January 2019, requesting the Urban Renewal Authority (URA) to provide information of the revitalisation proposal of Staunton Street/ Shing Wong Street Area so that the Planning Department (PlanD) can take forward to propose appropriate zoning amendments to the statutory plan.

First of all, we would like to reiterate that such rezoning is not a statutory application under s.12A of the Town Planning Ordinance. In accordance with the Chief Executive's Policy Address 2018, URA has been tasked to carry out further study with a view to revitalising the area of Staunton Street/ Wing Lee Street Development Scheme (H19). Thus, H19 is no longer a redevelopment project. In order to facilitate PlanD to revert the Development Scheme Plan (DSP) back to the Outline Zoning Plan to augment the revitalisation initiatives of the Chief Executive's Policy Address 2018, your requested information is listed below for your reference.

(a) Background Information

The Staunton Street/ Wing Lee Street DSP was approved by the Chief Executive in Council on 8 May 2012. For the ownership pattern, please refer to **Figure 1**. As this is no longer a redevelopment project, the revitalisation works can only be restricted to the URA-owned properties and Government land.

In March 2017 and October 2018, the Central & Western District Council (C&WDC) requested the URA not to redevelop H19 DSP and to preserve the existing ambience by introducing social facilities and services for the benefits of the community. Meanwhile, the Chief Executive's 2018 Policy Address has proposed a new initiative requesting URA to revitalise H19 and promote place making and synergise with nearby revitalisation projects. In this connection, the current proposal of H19 is a response to the C&WDC's

Page 1 of 6





requests and the Chief Executive's 2018 Policy Address. The initial proposal was presented to C&WDC on 3 January 2019.

(b) Proposed Theme for Revitalisation

The theme of the revitalisation proposal is to promote inter-generational harmony within the community with an integration between old and new (新舊交融•社區共融). According to the 2016 Population By-Census, about 20 percent of population in the neighbourhood area of the Staunton Street/ Shing Wong Street are aged 60 and above. On the other hand, the two newly revitalisation projects, PMQ and Hong Kong News-Expo, have rejuvenated the area by bringing more young people. It is, therefore, important to have a new element to bridge the old and young. Our intention is to renovate and refurbish the upper floor domestic properties owned by URA for transitional housing and co-living space. The ground floor properties will be used for shops and services and co-working space. A new element of Community Hub of 3 storeys high for shops and services, eating place, co-working spaces and a public open space (POS) are proposed to rationalise the land use at existing vacant land along Shing Wong Street supporting the revitalised neighbourhood.

(c) Overall Urban Design Framework

Since the existing buildings owned by the URA will be kept intact, the existing urban design and street ambience can be preserved. The proposed Community Hub is only 3 storeys, in keeping with the surrounding tenement buildings, hence the low rise urban design character in this part of the area can be enhanced.

The URA will preserve the street and lane character of the area. For the possible pedestrian connectivity improvements, please refer to **Figure 2**.

(d) Proposed Scope of the Revitalisation Work

Apart from the Community Hub which will be discussed in point (g) below, the other revitalisation work of the Staunton Street/ Shing Wong Street area is more software activities and place making proposals. Together with the enhanced connectivity as mentioned in point (c), these activities will promote inter-generational harmony within the community with senior citizens mixing with the young generation and enhance vibrancy of the adjoining streets/ lanes.

(e) Proposed Co-Living and Co-Working Spaces

There are 6 upper floor domestic units under URA's ownership at Nos. 60-62 Staunton Street (**Figure 1**) and they will be renovated and licensed to Hong Kong Council



of Social Service for transitional housing under the policy directive of Transport and Housing Bureau.

For those URA owned properties at Nos. 64-66 and 88-90 Staunton Street, and 60-62 & 62A Staunton Street, they are proposed for co-living space on the upper floors and co-working space on the ground floor. For the URA owned Nos. 2 Shing Wong Street and 4-10 Wa In Fong West, they are proposed for co-living space only. As far as statutory planning is concerned, transitional housing/ co-living space will be classified as “flat” use while the co-working space can be “office”, “eating place” and/or “shops and services” uses. URA will identify suitable operator(s) to manage the operation of these units. **Table 1** shows the gross floor area (GFA) for transitional housing, co-living space and co-working spaces uses.

Table 1

Location	Proposed Uses	GFA (m ²) Approx. (subject to verification)
URA properties at Nos. 60-62 & 62A Staunton Street	Co-working Spaces on G/F* Upper floors transitional Housing	420
Nos. 64 and 66 Staunton Street	Co-working Spaces on G/F Co-living on upper floors	270
Nos. 88-90 Staunton Street	Co-working Spaces on G/F Co-living on upper floors	410
No. 2 Shing Wong Street	Co-living Spaces	90
Nos. 4-10 Wa In Fong West	Co-living Spaces	310

*** Remarks**

The Central 30 House Yu Lan Organisation has been using the current URA’s property at G/F No. 62A Staunton Street as its base for organizing activities related to Yu Lan Festival. Further engagement with other operators to promote intergenerational harmony within the neighbourhood is underway.

(f) Proposed Rehabilitation of the Existing Buildings

Building rehabilitation, as one of the core businesses strategies for urban renewal by URA, improves the living conditions in-situ, while prolonging the lifespan of buildings and slowing down the pace of urban decay. The URA will be responsible for the proper



management and maintenance of its buildings. We will carry out preventive maintenance for these buildings in order to keep them in habitable condition to fit for the above purpose at Table 1.

(g) The Proposed New Community Hub

To complement the local character and street ambience in the area, the height of the Community Hub will be limited to 3 storeys with the approx. total GFA 400m² (plot ratio <1.5 of the vacant land area including the government vacant land). **Figure 3** shows the notional design of the Community Hub. It serves as a place of leisure for the community and also the visitors for existing revitalisation projects nearby, PMQ and Hong Kong News-Expo. Shops and services or eating place are proposed at the Community Hub and to create synergy with the nearby revitalised projects.

There will be also the co-working space provided in the Community Hub, where the local community/ organisations are able to rent it for holding activities for the benefit of the local communities.

In order to minimise intervention to the domestic blocks at Nos. 4-10 Wa In Fong West and 2 Shing Wong Street, which are domestic uses according to the approved General Building Plans, these domestic properties currently under URA's ownership target to be leased to different organisations for providing residential services only, there is very limited Ground Floor non-domestic properties to support activities for the local communities. With the proposed co-working space in the hub, the operators/ users/ clientele will be able to jointly organise activities beneficial to the local communities, which in turn will enhance community's integration.

A new POS, about 90m², is proposed on the existing vacant land at Nos. 4 and 6 Shing Wong Street which forms part of the Community Hub. While all existing streets and lanes in the area are kept intact, the proposed POS will enhance the connectivity of these streets and lanes according to **Figure 2**. Accessibility between Wa In Fong West and Wing Lee Street will be enhanced as pedestrians are able to access to the two streets through the POS without detouring to Wa In Fong East. Thus, the pedestrian circulation among Shing Wong Street, Wing Lee Street, Wa In Fong East, Wa In Fong West, Chung Wo Lane and Staunton Street will be greatly enhanced. Above all, the disabled will also be able to access to Wa In Fong West from Staunton Street by using the lift of the Hong Kong News-Expo via the proposed POS and further facilitate elderly climbing uphill via the stepped streets/ lanes.

(h) The Revitalisation Proposal of Wing Lee Street Area

Since 2011, Wing Lee Street was no longer part of the H19 URA Development Scheme. We have taken the initiatives to rehabilitate the properties acquired (Nos. 3, 5,



7, 8, 9 & 12 Wing Lee Street) and license them to NGOs to enhance the community sense of the area.

(i) Technical Feasibility of the Revitalisation Proposal

Since the existing buildings within the DSP area will be kept intact, no technical appraisal will be required for keeping the existing buildings to continue their uses. The only new building structure proposed is the Community Hub. The proposed GFA of the Community Hub is only 400m² which is far less than the original GFA for the tenement buildings on the vacant land before they were demolished. Furthermore, Shing Wong Street is a stepped street without vehicular access, there is no space to provide any parking and/ or loading/ unloading facilities. Notwithstanding the above, a qualitative traffic review and a brief visual appraisal are set out below.

Traffic Review

Pedestrian facilities including footpaths, staircases and at-grade pedestrian crossings are provided in the vicinity of the Staunton Street/ Shing Wong Street area. The Central Mid-Levels Escalator is located some 200m to the east of the area at Shelley Street. Pedestrians are able to use the Central Mid-Levels Escalator and the connected footbridge system to travel to the MTR stations in Central or Sheung Wan.

The area is well served by public transport. Numerous franchised bus routes to different districts, e.g. Western District, Southern District, Wan Chai, Tsim Sha Tsui and Wong Tai Sin, etc are operating along Caine Road and Hollywood Road within 200 meters or about 3 minute-walk from the bus stops. Furthermore, passengers are readily accessible to Green Minibuses stops along Caine Road and Hollywood Road for travelling to Causeway Bay, Southern District and Central, etc.

Given the good accessibility of the public transport and pedestrian facilities, the residents and visitors are able to travel between the area and their destinations by means of public transport. As far as demand for car parking facility is concerned, in order to preserve the urban fabric, which is a local character as discussed in point (f), buildings clusters will be rehabilitated to preserve the ambience of the existing streets/lanes and therefore it is technically infeasible to provide internal transport facilities within the area to avoid intervention to the existing buildings abutting Staunton Street. In addition, given the demand generated by the Community Hub will be small and mainly coming from local district, nil provision of parking spaces, which is permitted according to the Hong Kong Planning and Standards and Guidelines is proposed. Nevertheless, the hourly rental public car parking spaces at the Centre Stage at 108 Hollywood Road, which is some 60m to the northwest of junction of Staunton Street and Shing Wong Street shall be able to deal with the parking demand.



Visual Appraisal

The notional design of proposed Community Hub aims to respect and complement the surrounding area (**Figures 4-6**). As the tenement buildings in the area range from 3 to 4 storeys high, the proposed 3 storeys high of the Community Hub is duly compatible with the scale of the surrounding buildings and commensurate with the stepped street character along Shing Wong Street without distracting the visual openness from Staunton Street.

(j) Implementation Programme

Implementation programme is largely divided into two parts, namely rehabilitation works for the existing properties, and construction of the Community Hub. For the former, the works has been started by phase since Q1 2019 and is expected to be completed by end of 2020 by phase as those works conform with the statutory plan. Commencement of the construction works for the Community Hub is dependent on the confirmation of zoning of the existing vacant land. It is estimated that 24 months will be required for the construction upon the rezoning of the project by Town Planning Board.

To conclude, the H19 is no longer a site for comprehensive redevelopment according to the Chief Executive's Policy Address 2018. Residential properties under URA's ownership will be renovated and refurbished for transitional housing, co-living space or co-working space. To achieve the purpose of synergising with adjacent revitalisation projects, a Community Hub for office, shops and services and eating place with POS is proposed to be built on the vacant land along Shing Wong Street and Wa In Fong West subject to the zoning proposed by PlanD.

If you have any enquiries, please contact the undersigned on 2588 2155 or our Mr. Mike Kwan on 2588 2630.

Yours sincerely,

Wilfred Au
Director, Planning and Design

c.c. Principle Assistant Secretary (Planning & Lands)4, DEVB
(Attn: Ms. Jenny Choi) (Fax: 2905 1002)
Assistant Director/ Metro, PlanD
(Attn: Ms. Sally Fong) (Fax: 2576 3266)

Figure 1



Figure 2
Proposed Public Open Space and Connectivity to the Local Community

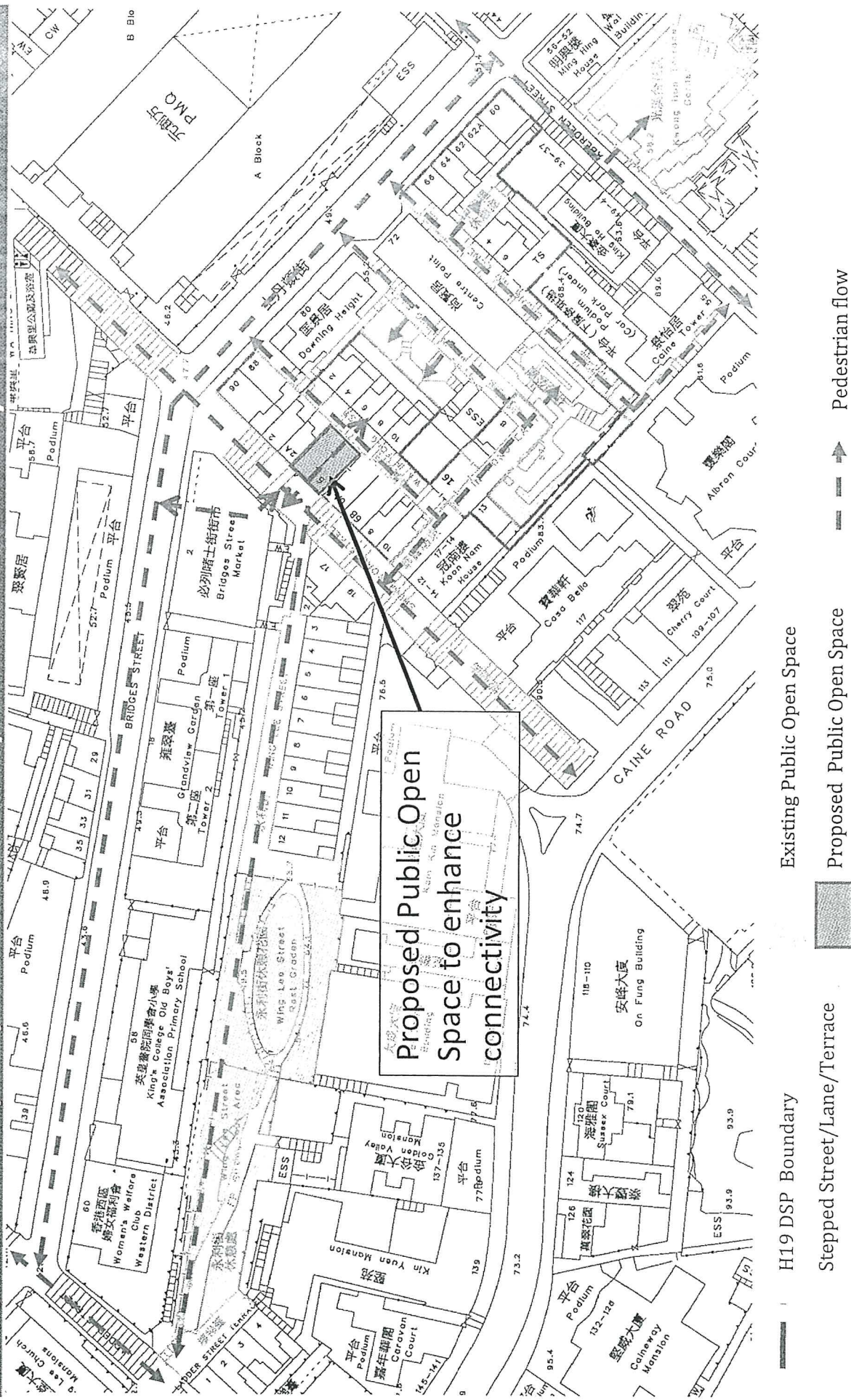


Figure 3

Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space

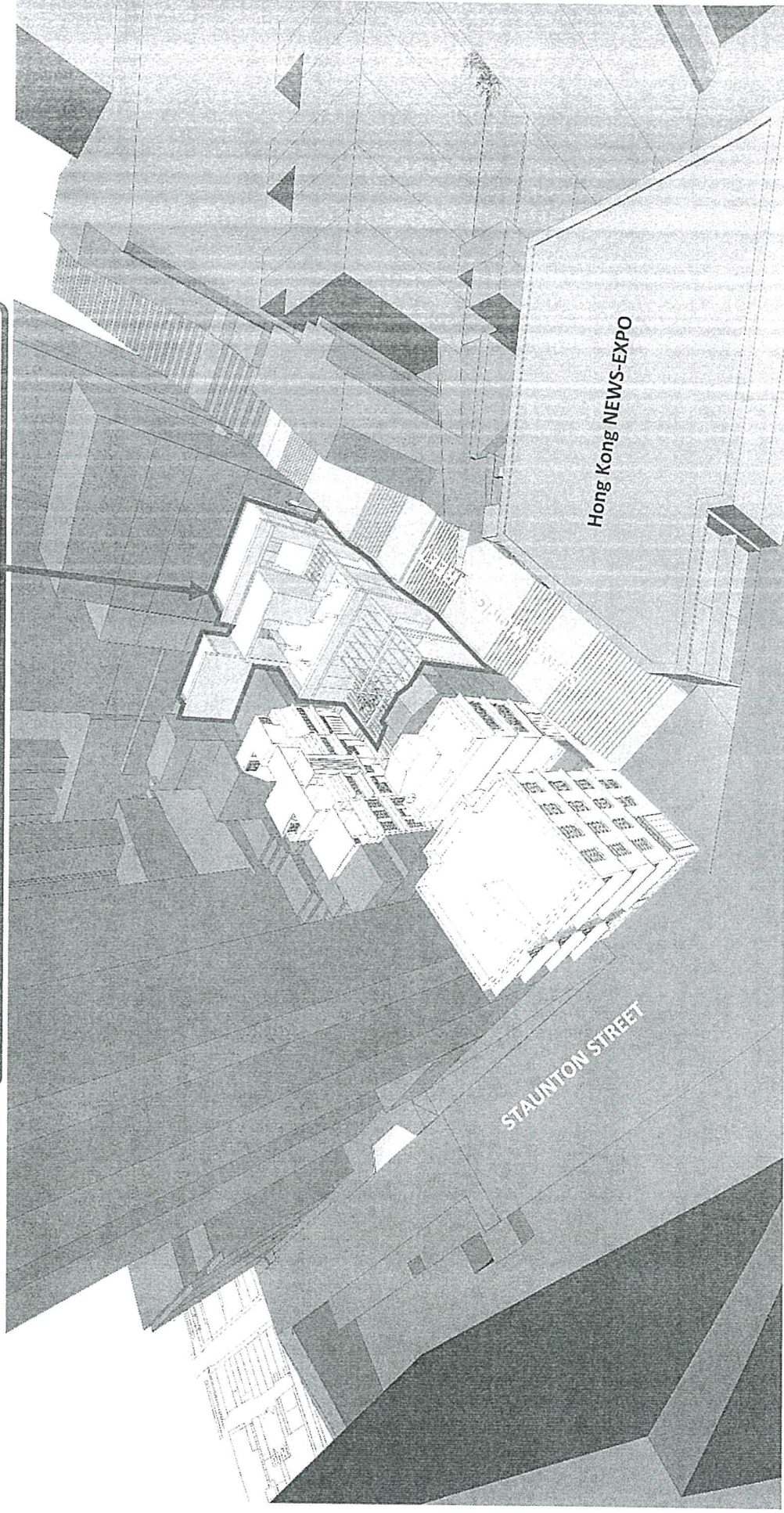


Figure 4
Visual Appraisal

Proposed Community Hub & Public Open Space

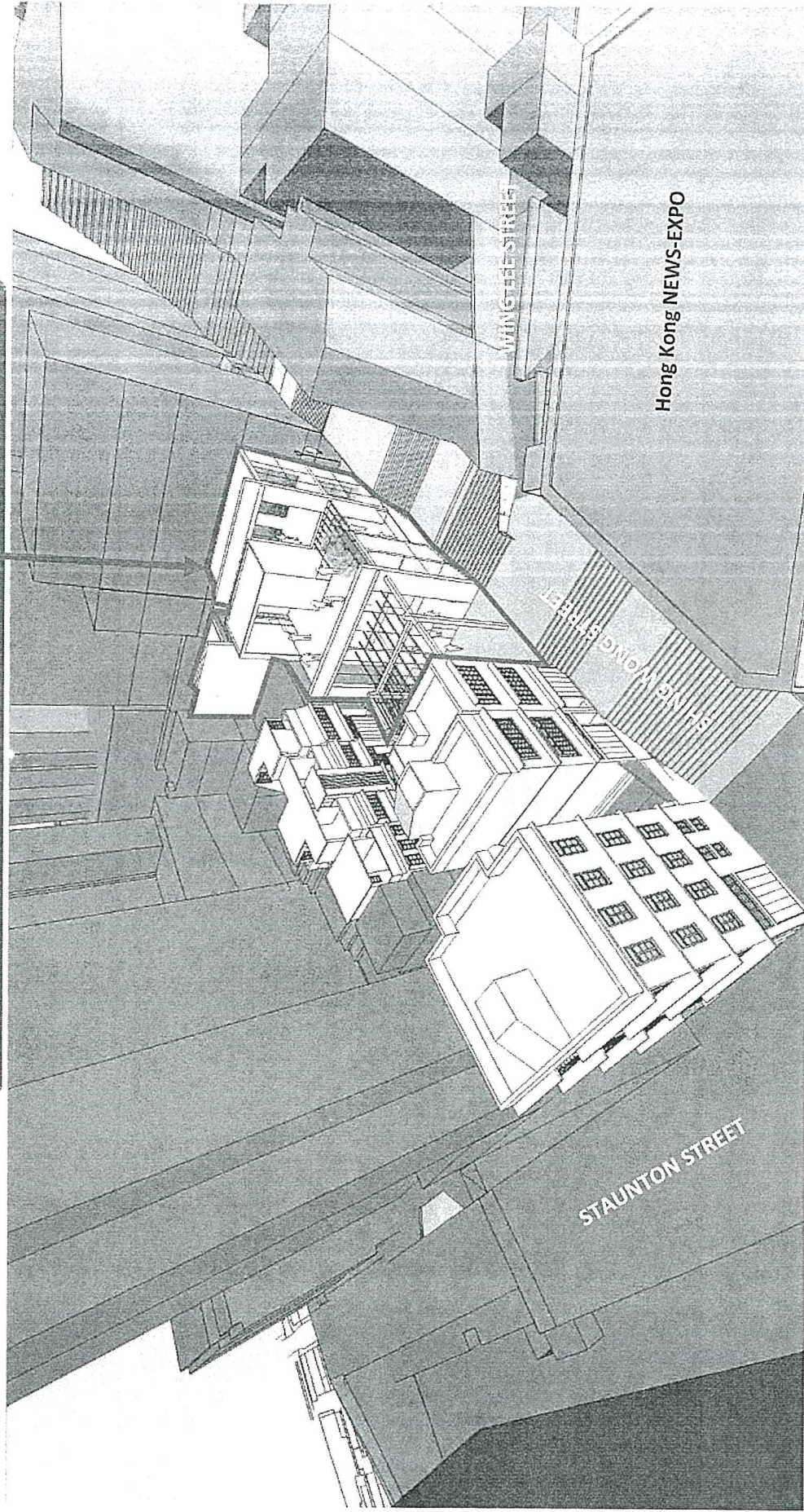


Figure 5
Visual Appraisal

Proposed Community Hub & Public Open Space

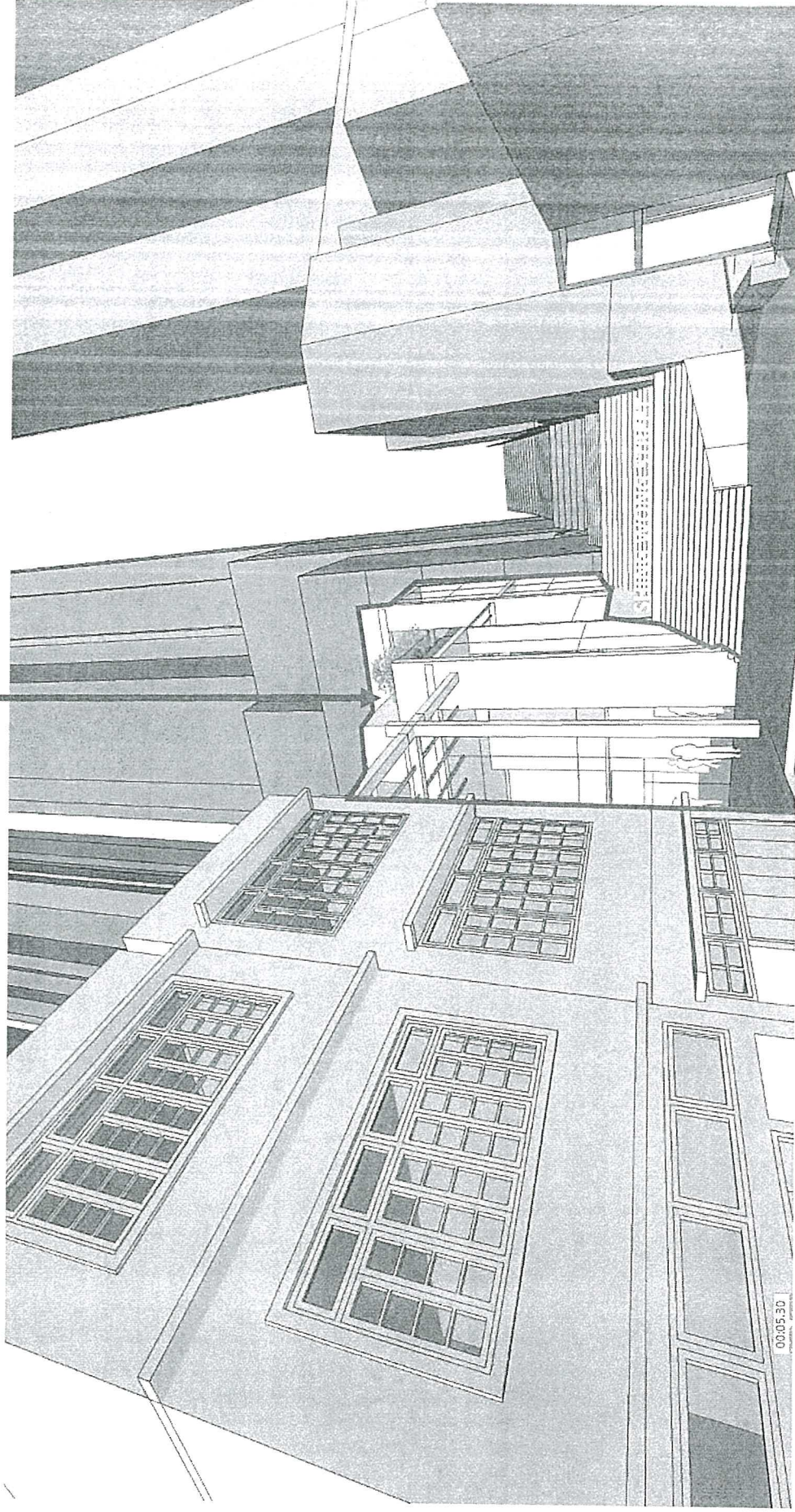
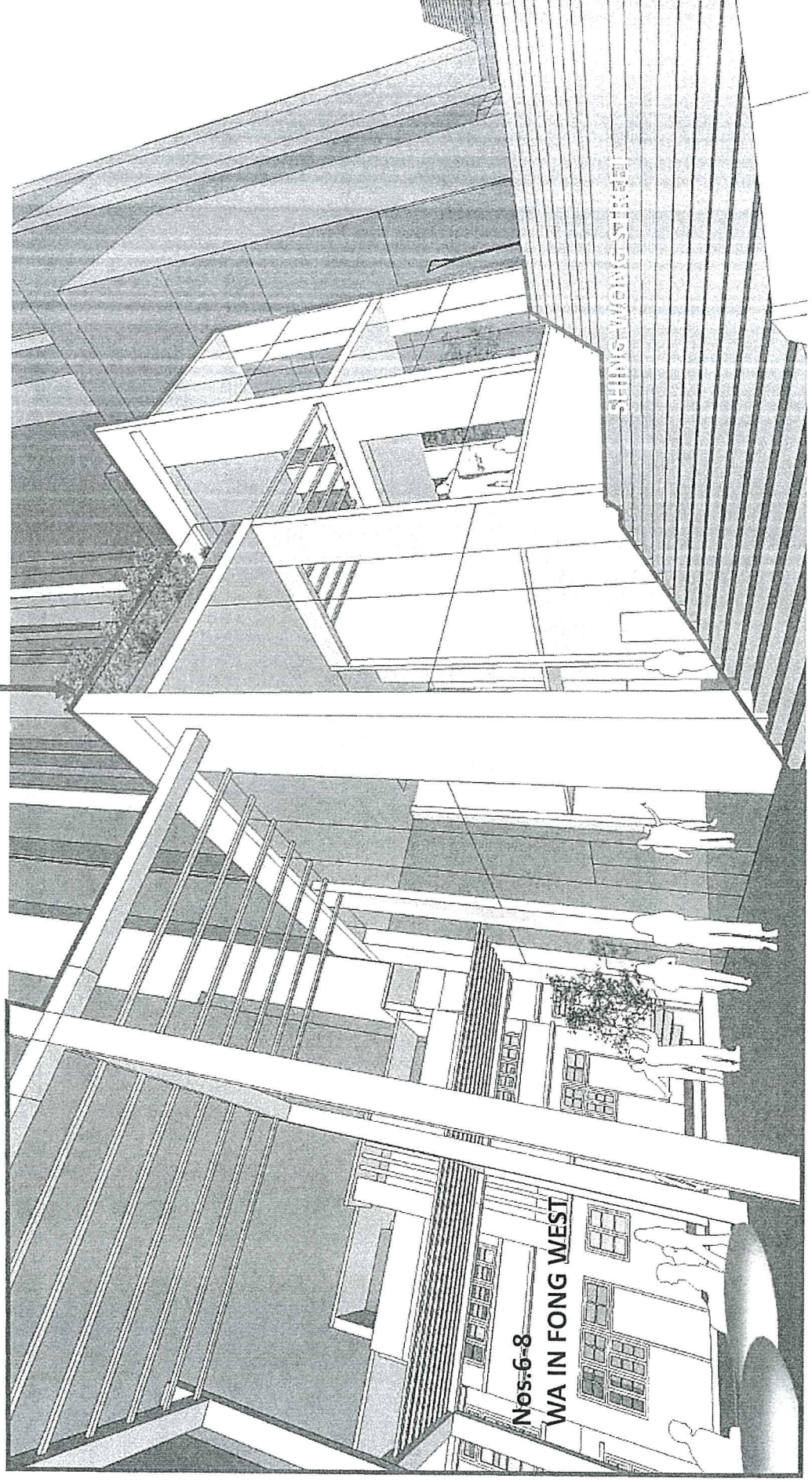


Figure 6
Visual Appraisal

Proposed Community Hub & Public Open Space



Our Ref: PDD/H19/19071366



Planning Department
District Planning Officer/ Hong Kong
14/F North Point Government Offices
333 Java Road
North Point, Hong Kong

By Fax and By Post
(Fax no.: 2895 3957)

12 July 2019

(Attention: Mr. Louis Kau)

Dear Louis,

Urban Renewal Authority
Summary of the Community Making Study 2019
for Staunton Street / Shing Wong Street and the Neighbourhood Area

Further to our letter dated 5 March 2019, I would like to update the progress with respect to the Community Making Study 2019 (the Study) conducted by our consultant SVhk for the neighbourhood area (the Study Area) including H19 project site. This is a study adopting a bottom-up approach to solicit community aspirations on how to renew the Study Area. Progress and extracted summary of the Study (the Summary, see attachment) were presented to the Central & Western District Council (CWDC) on 4 July 2019. The CWDC members generally welcomed the findings of the Study. Please refer to details of the 4 visions (page 7 to 11) and 6 directions of community making (see page 13) of the attached summary which provide URA guiding principles to carry out urban renewal for the Study Area. Meanwhile, in line with these guiding principles, we would like to highlight the following.

(a) Community Making – A District Base and Bottom Up Place Making Approach

The Study has provided visions on how to revitalize the Study Area meeting community's aspiration. In order to implement a holistic urban renewal approach (district base x integrated strategies via different "Rs" namely, Redevelopment, Rehabilitation, Preservation, Revitalisation and Retrofitting), URA will further explore and develop implementation strategies according to these guiding principles and it will be an on-going engagement process involving different local stakeholders at certain stages of works to co-develop certain key place making elements pertaining to achieve the 4 visions.

Page 1 of 3





Our Ref: PDD/H19/19071366

(b) Community Hub

According to our presentation to CWDC in Jan 2019, the presented sketch only served to indicate URA's intentions to build a low rise Community Hub (about 3 storeys) with a cascading profile and open space. This sketch shall not be perceived as a design scheme and is merely a clarification on the idea of the massing in response to preserving the ambience of the stepped street to celebrate the historical urban fabric. As mentioned in part (a), community making process is still ongoing and the design scheme is yet to be determined. Taking into account of the 4 visions identified in the Study, flexibility in planning regime for multifunctional mixed uses is important. Possible ideas mentioned and yet to be testified includes community common room for people to hang around, tool library, "gai fong" retail shop, used book library, iBakery-like social enterprise, etc. which may be considered in the Study Area (including the Community Hub). While maintaining the flexibility for different possible uses, we consider not less than 50% of the Community Hub to be used for institutional and/or community uses tally with the ideas above is appropriate.

On the other hand, as mentioned above and from a heritage consideration, we opine that storey-control is more appropriate than mPD control for building height restriction which in line with para. 2 of Joint Practice Note No. 5.

(c) URA's Works currently at the Study Area

For the existing premises owned by URA in the Study Area, renovation works for different premises will be carried out by phases in accordance with the BD's approved use (refer to Table 1 of our letter to PlanD on 5 March 2019). As for feasibility for the use of the vacant land along nos. 4-10 Shing Wong Street, trees survey, investigations for the shoring rack at no. 2 Shing Wong Street and structural assessment of the retaining wall at nos. 4 and 6-6A Shing Wong Street are currently being carried out to facilitate the future design of the vacant lots.


Our Ref: PDD/H19/19071366

We trust the above information can facilitate you to understand the need of the neighbourhood. If you have any enquiries, please feel free to contact the undersigned on 2588 2630.

Yours sincerely,



Mike Kwan
General Manager
Planning and Design

- 
- encl. Summary of Community Making Study 2019
- c.c. Principle Assistant Secretary (Planning & Lands)4, DEVB
(Attn: Ms. Jenny Choi) (Fax: 2905 1002) – w/o encl.
Assistant Director/ Metro, PlanD
(Attn: Ms. Sally Fong) (Fax: 2576 3266) – w/o encl.

2019社區營造研究

COMMUNITY MAKING STUDY 2019

士丹頓街 / 城皇街及周邊社區
Staunton Street / Shing Wong Street Neighbourhood



研究顧問
Conducted by:



委託機構
Commissioned by:



市區更新 • 社區營造 >>>

Urban Renewal • Community Making

假如「市區」是一個棲息地，
「社區」便是一個富生命的社會生態系統
Communities are living organisms with
a natural ecosystem.

「市區更新」代表一個能讓社區重新檢視「人」與「地」之間連繫的機遇。要達至社區同步，「市區更新」和「社區更新」必須同行，在推動「地區營造」的同時以「社區營造」結合區內主流意見，與居民一同反思地方核心價值，將其願景融入規劃之中

Urban renewal represents an opportunity for authorities and citizens alike to reassess the connection between people and places. Weaving together place making and community making, stakeholders can look collectively to reflect upon the core values that defined this community, and seek innovative means to integrate their aspirations into the planning process.

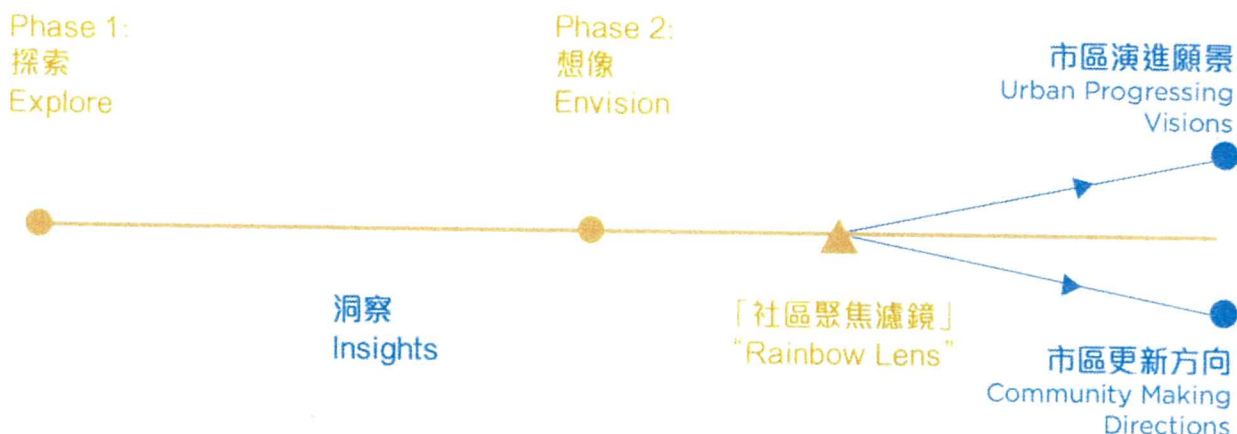
「地方營造」x「社區營造」 Place Making x Community Making



[關於此研究 >>>](#)

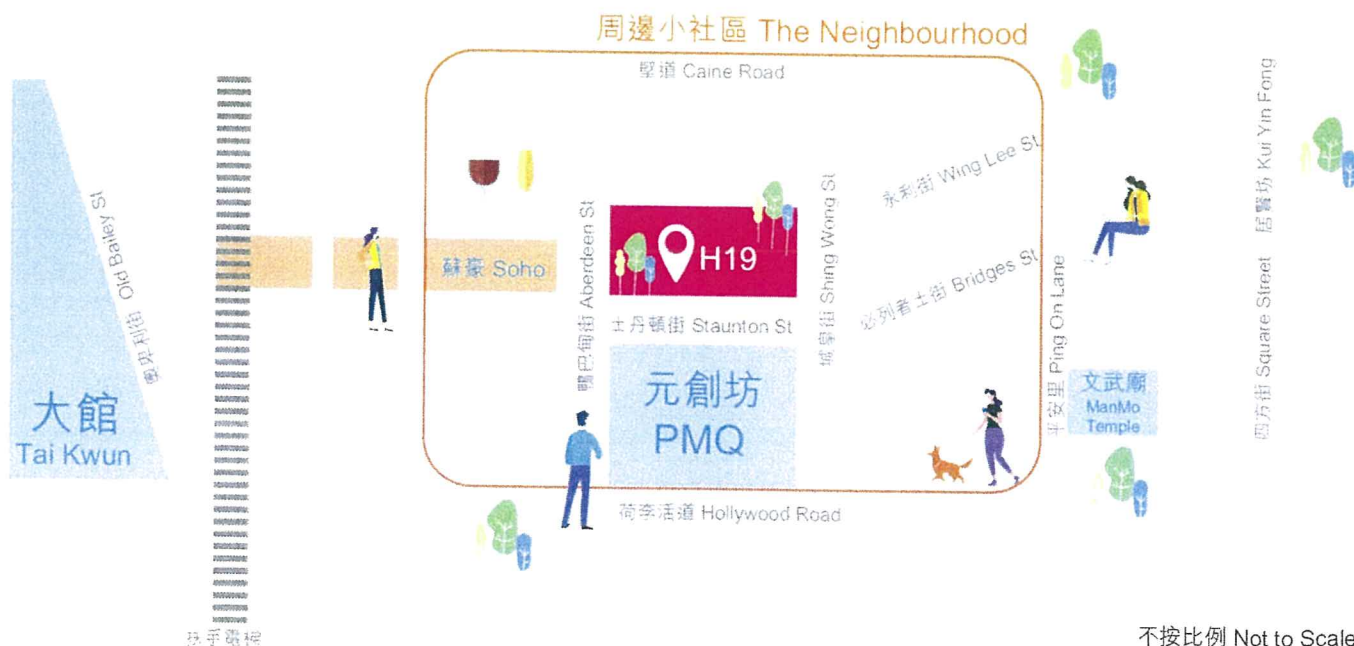
「香港社會創投基金」(SVhk) 受市建局委託，以士丹頓街/ 城皇街(H19)地盤為主及其周邊進行全面的社區研究

Social Ventures Hong Kong was engaged by the Urban Renewal Authority (“URA”) to conduct a comprehensive community study to pilot the incorporation of community making into Staunton Street / Shing Wong Street scheme (H19) and its surrounding neighbourhoods.



士丹頓街/ 城皇街及周邊社區

Staunton Street / Shing Wong Street Neighbourhood



不按比例 Not to Scale

深入社區 • 集思廣益
Exploring Community Views

>130

社區人士參與
community members
engaged



街頭訪問
Street Survey

>25

深度訪談
in-depth interviews

>60

居民問卷調查
locals surveyed

5

焦點小組
focus groups



團體訪問
Organisation Interviews



社區活動
Community Outreach Events



居民訪問
Resident Interviews



小組討論
Focus Groups



區議員交流
District Council exchange sessions

重新連結 • 主流意見
Citizen Group Insights

支持共同營造不同**社區聚腳點**和共享空間
Desired for more common space for hanging out and community use

尊重現有社區居民的**多樣性**及支持**多元及跨代共融社區**
Recognised diverse citizen groups and demand for intergenerational activities

更完善利用現有公共空間並**增加綠化**，其中有居民倡議保留城皇街空地上現有樹木
Expected optimal use of green public space, with some residents advocating for the preservation of trees on Shing Wong Street

普遍期望在社區內保持**恬靜氛圍**

Agreed need to preserve a "non Soho" serene ambience

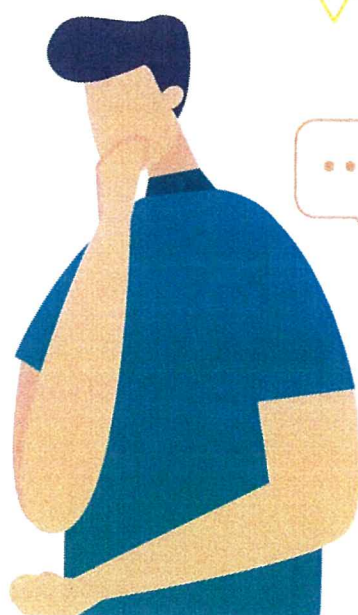
強調保留和**傳承區內及周邊歷史、人文風貌**
Agreed in the importance of preserving and inheriting values of rich cultural heritage

持分者對目前**城皇街空地**的長遠發展持有不同意見，尚未能達至社區共識
Presented inconclusive views on the efficient and appropriate use of vacant lots on Shing Wong Street

認為本區發展應以滿足當區居民需要為主，遊客需要為次
Expressed preference for a resident centric development model

歡迎市建局現於永利街進行的**社會責任試行計劃** (如與非政府組織合作推行社會房屋、青年發展等)
Welcomed existing URA pilot schemes to generate social impact

期望改善社區的**暢達性和締造友善的步行體驗**
Identified room for improvement in walkability and accessibility



想像 ENVISION

整合主流意見 • 凝聚社區願景 Converging visions from diverging views

「社區聚焦濾鏡」 "Rainbow Lens"

H19地盤及周邊社區元素
H19 Site and Neighbourhood Community Elements

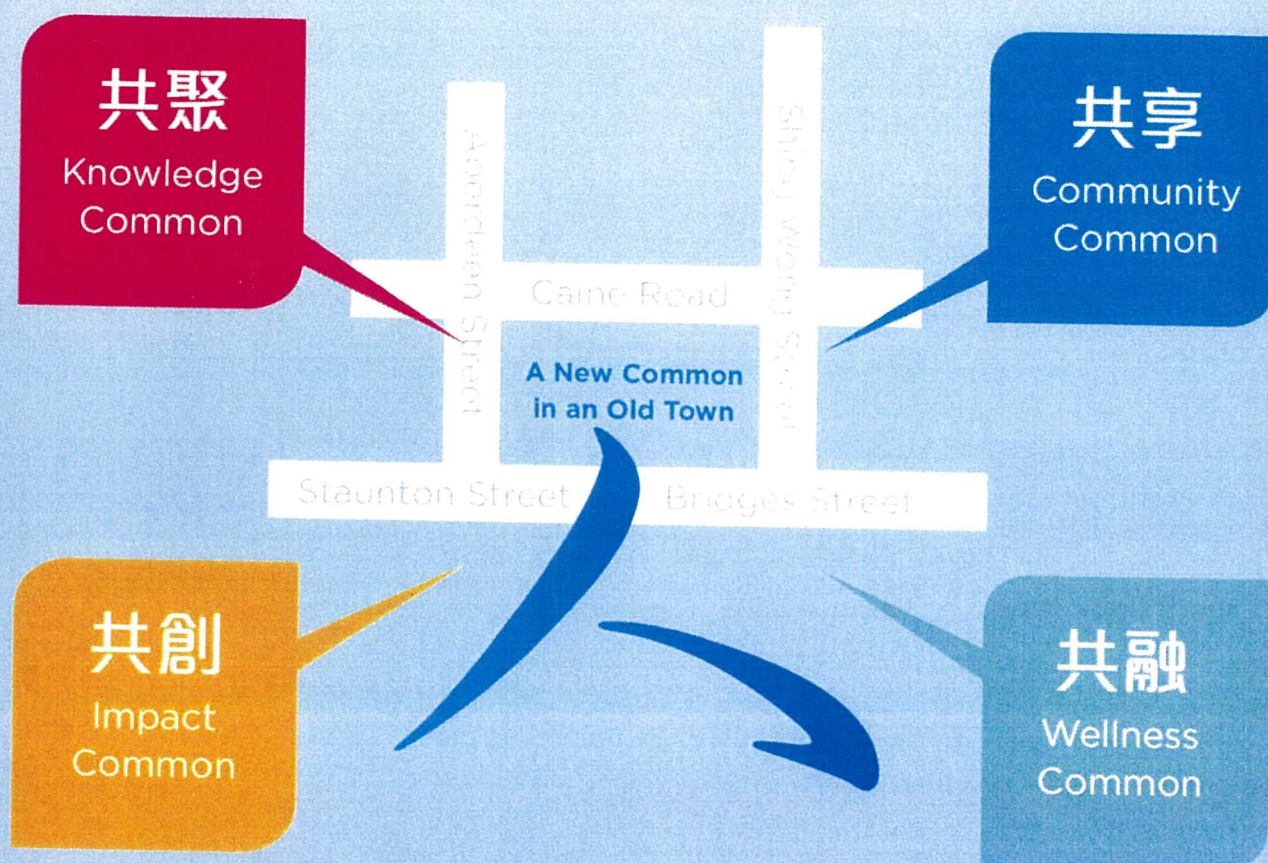
社創功能 Societal Function (Maslow: Self-actualisation)	共融 Integration	共進 Progress	身心健康 Wellness	知識 Knowledge
新舊交融 Old & New (Maslow: Esteem)	長幼 Young & old	新聞印刷 Printing press / Journalism	文化傳承 Cultural Heritage	中西合璧 East meets West
街坊網絡 Social Network (Maslow: Love and Belonging)	共居 Co living	社會房屋 Social housing	資源共享 Shared resources	社區參與 Community participation
社區肌理 Urban Fabric (Maslow: Safety)	綠化空間 Green and open space	住宅區 Residential neighbourhood	商業元素 Commercial activity	步行可達性 Walkability & accessibility
民生需要 Local Livelihood (Maslow: Physiological Needs)	兒童遊樂 Kid friendly facilities	社區空間 Amenity space	康體活動 Recreational activities	民生小店 Affordable retail

SVhk以美國心理學家馬斯洛的需求層次理論為本，糅合一套創新的「社區聚焦濾鏡」框架，將社區研究過程中收集的多元意見進一步整合並聚焦，以五層綜合社區需要及二十個社區元素重新呈現丹頓街 / 城皇街及周邊社區未來發展的人本可能性

The "Rainbow Lens" framework is created by SVhk as an 'community-centric' variant of the Maslow's Hierarchy of Needs model (1943) in psychology. The framework aims to lay out key community elements landed from the engagement exercise and categorise them under common layers of needs. Five common layers of needs and 20 existing elements were identified to map the future possibilities of the Staunton Street / Shing Wong Street neighborhood.

市區演進 • 四大願景
Urban Progressing Visions

綜合社區需要，得出可達成市區演進的四大願景
Four Urban Progressing Visions inspired by the reflection of community needs



一個以人為本、多元共融的生活圈
A People Centric, Diverse Yet Inclusive
Living Common

代代相連 薪火相傳

A nexus that connects generations
and sites through knowledge

秉承社區教育的理念及市民多年來對區內文化遺產的保護意識，連結地區團體及教育機構等以互動參與、跨代共融為原則，協同周邊的活化項目，合作舉辦口述歷史、生活體驗、文化工作坊等活動

Social education and the preservation of rich cultural heritage are deeply rooted in the community's existing values. By connecting local organisations and educational institutions alike, Knowledge Common will spearhead community engagement through interactive and intergenerational activities including storytelling, living history and cultural heritage workshops.



推廣教育
Support community
education



跨代共融
Intergenerational
activities



地區文化體驗
Cultural
experience



協同周邊活化項目
Synergise with nearby
revitalisation initiatives

民生共創

Impact Common

願景 Vision #2

連接新舊發展，共創更好生活

A stepping stone to nurture growth towards better futures

建基於居民對市建局區內社會責任試行計劃的支持，進一步與非政府組織合作推動青年發展、社會房屋等項目，並引入便利民生的小店

Many existing residents expressed support and welcome further collaboration between the URA and its community partners in existing impact initiatives including youth development and social housing. Impact Common will also introduce livelihood facilities to provide more ease and convenience to local residents.



青年發展
Youth
development



民生小店
Livelihood
facilities



創新共居概念
Co-living
innovation



社會巧能
Societal
function

放大生活圈，從家居走到社區

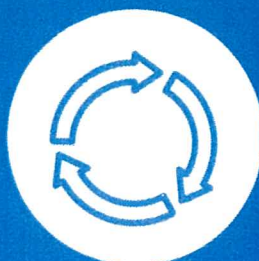
A home in community model that enhances the neighborhood network

保留現有社區多樣性及促進共融為主題，營造社區聚腳點，並加入共享圖書和工具等多元化活動推動社區參與及居民互助，期望善用區內資源之餘亦能增加居民對社區的歸屬感

Community diversity and inclusivity are two of the most prized characters in this neighbourhood. Community Common looks to embrace and celebrate the above through creating a social gathering place to further community participation and a mutual support network. Through the likes of used book library, tools library, and other activities, community-based exchanges can enable an optimal use of existing resources as well as the development of a stronger sense of belonging to the neighbourhood amongst its residents.



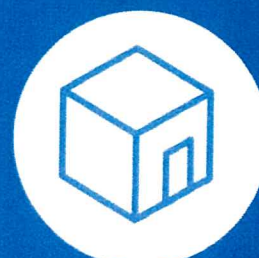
社區分享
Community sharing



善用資源
Optimal use of resources



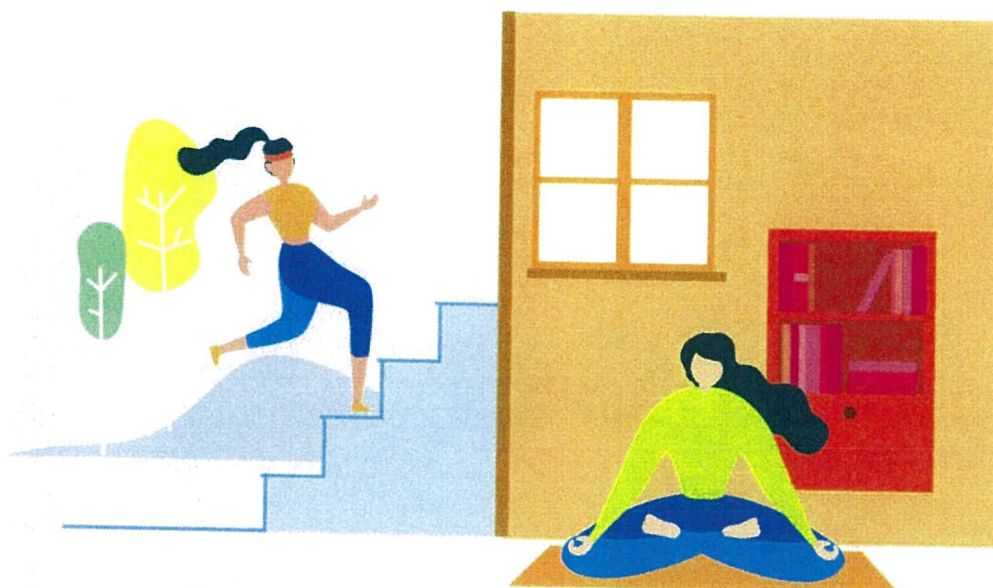
地緣協作
Community collaboration



多用途空間
Multifunctional space

從「心」出發，由「靈」開始

A wellness hub that helps city dwellers recharge their personal batteries



迎合區內恬靜氛圍和附近市民對城市綠蔭的追求，為繁忙都市人帶來一個可以舒放心靈的慢生活空間，建議善用區內綠化空間，可考慮推廣瑜珈、跑步等身心健康的活動

A stone-throw away from the buzzing Central, local residents yearn for the serene ambience and the presence of a urban oasis in the neighbourhood. Through greening and wellness programmes such as yoga and running, Wellness Common hopes to create a uniquely leisurely environment for city dwellers to relax and recharge.



綠化環境
Urban
greenery



改善步行體驗
Improved
walkability



公共空間
Public open
space



身心健康
Personal
wellness

人本創新 • 地緣協作 • 民生共創

Innovation • Collaboration • Empowerment

可參考試行方案 Possible Ideas

以2-3年的試行計劃，與社區共同探索創新可能性，深化及協同附近地區發展
Collaborate with and empower the community to further innovate to fine tune district based development approach through a 2-3 year community making pilot

可供參考的方案包括

Possible ideas for further consideration include:

01



知識共創
Knowledge Common

民生共創
Impact Common

社區共享
Community Common

身心共融
Wellness Common

社區共享會所

Community Common Room

- 半自助社區會所
Semi Self-Service "Clubhouse"
- 共享圖書、工具角
Tool Library and Used Book Library
- 社區策展人
Community Curator Capability

02



民生共創
Impact Common

社區共享
Community Common

創新共居概念

Coliving Innovation

- 社會房屋
Social Housing for Underprivileged Families
- 青年共居及發展
Youth Co-Living and Co-Working Initiatives

03

便利民生小店
Old-new gai fong retail shop

04

「旅訪學者」計劃
Experts-in-residence

05

身心健康項目
Community wellness hub

06

綠化悠遊徑
Recharge trail

以人為本 • 實踐更新

Community Making at The Neighborhood

H19 市區更新方向 H19 Community Making Directions

1

以非「蘇豪」區發展模式為前提，避免於市建局物業內引入可對居民做成滋擾的商業元素

Adopt a “**non-Soho**” development approach against introducing commercial elements that may constitute a public nuisance to local residents in URA properties

2

推動多元社區及跨代共融，連結周邊活化或文化項目及教育機構等持分者

Promote **diverse and intergenerational community initiatives** to connect local stakeholders including nearby revitalisation initiatives and educational institutions

3

繼續推行具社會責任的計劃，延續市建局於區內與非政府組織合作

Continue to support **local social impact** initiatives building on existing collaborations between URA and local organisations

4

改善區內步行網絡，步行體驗及完善社區無障礙設計

Promote **accessibility** for all, through improving the **pedestrian network** and enhancing existing **barrier-free facilities** in the neighbourhood

5

營造多元化及多用途共享空間，完善及利用現有公共空間並增加綠化，保留區內低密度的氛圍，並在提供設施滿足四大願景，保育樹木及保育傳統特色各方面取得平衡

Establish multifunctional **communal area**, optimising existing open space with additional greenery and uphold a **low-density** development approach. Facilities provided by URA should be aligned to Urban Progressing Visions, and take into account community preferences to preserve existing trees and heritage

6

與區內持分者攜手合作，繼續探索「社區營造」的方向，推動短期「社區營造」試行計劃，並因應試行計劃的成效及經驗作適時檢討

Collaborate with community stakeholders to further explore “community making” in the neighbourhood in the form of **pilot initiatives** and regular impact reviews

研究顧問 Conducted By:

香港社會創投基金

Social Ventures Hong Kong

委託機構 Commissioned by:

市區重建局

Urban Renewal Authority

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鳴謝 Special Thanks

同心網絡
天主教總堂區學校
中西區區議會
中西區民政事務處
中區卅間街坊盂蘭會
卅間之友
香港中華基督教青年會
程尋香港
香港青年協會
香港新聞博覽館
英皇書院同學會小學
要有光
老友記
O2 Hair Salon
元創方
瀘橋環保
東華三院
市區重建局
非常香港
香港西區婦女福利會松鶴老人中心
YB21
金堅大廈業主立案法團
寶華軒業主立案法團

2Gather
Catholic Mission School
Central & Western District Council
Central & Western District Office
Central 30 Houses Kai Fong Yu Lan Association
Friends of the 30 Houses Neighbourhood
Chinese YMCA
Hide & Seek
Hong Kong Federation of Youth Groups
Hong Kong News Expo
King's College Old Boys' Association Primary School
Light Be
Lo Yau Kee
O2 Hair Salon
PMQ
Reconnect
Tung Wah Group of Hospitals
Urban Renewal Authority
VeryHK
WWCWDHK Chung Hok Elderly Centre
YB21
Incorporated Owners of Kam Kin Mansion
Incorporated Owners of Casa Bella

設計 Design

Sonova Media

Madiff Design

關於香港社會創投基金

SVhk香港社會創投基金成立於2007年，透過對城市的重新構想，致力推動社會創新改變，創立和培育創新及可持續的商業項目，解決香港逼切的社會和環境問題。10年以來，SVhk培育、投資和支持了超過40個社會創新項目，包括鑽的(無障礙的士服務)、要有光(社會地產)、Green Monday (全球綠色運動)、RunOurCity(全城街馬)及BottLess (無塑方案策動者) 等。

About Social Ventures Hong Kong

Founded in 2007, SVhk is an Impact Purpose Organization (IPO) that innovates social change by re imagining the city. We focus on inventing, incubating and investing in social startups that address urban challenges in Hong Kong through sustainable and innovative business solutions. 20 portfolio ventures include Green Monday, Diamond Cab, Light Be, Run Our City, BottLess and more.

再次認識 重新連結 共同創造

Rediscover, Reconnect, Reimagine

「香港社會創投基金」(SVhk) 在2018年12月受市建局委託，以H19地盤為主及其周邊進行全面的社區研究，期望攜手走進社群，突破現狀並於更新規劃中注入社區融合元素，為範圍內實行「新舊交融」、「社區營造」的發展方向提供「由下而上」的規劃願景。

Social Ventures Hong Kong ("SVHK") was engaged by the Urban Renewal Authority ("URA") in December 2018 to conduct a comprehensive community study to pilot the incorporation of community making into the neighbourhoods surrounding Staunton Street Shing Wong Street, and centred around the URA's H19 revitalisation scheme. The study represents a collaborative journey between the URA and the community in exploring a sustainable future for this neighbourhood. Collectively, we aspire to create a showcase of the potential juxtaposition of old and new, people and place, starting a new people centric urban model.

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213 Yee Kuk Street, Sham Shui Po, Kowloon, Hong Kong SAR

Provision of Major GIC and Recreational Facilities and Open Space in
Sai Ying Pun and Sheung Wan Area
西營盤及上環地區休憩用地及主要政府、機構或社區設施、康樂設施的供應

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準 與準則》	HKPSG Requirement (based on planned population) 《香港規劃標 準與準則》要求 (按規劃人口計 算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃 的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供 應)	
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	9.94 ha 公頃	9.75	11.09	+1.14 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	9.94 ha 公頃	4.86	5.36	-4.58 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 人屬於 12-17 歲年齡組別 1 間全 日制課室	124 classrooms 課室	158	158	+34 classrooms 課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 人屬於 6-11 歲年齡組別 1 間全 日制課室	132 classrooms 課室	225	225	+93 classrooms 課室
Kindergarten/ Nursery 幼兒班與 幼稚園	34 whole-day classrooms for 1,000 children aged of 3 to under 6 每 1,000 人屬於 3-6 歲年齡組別 34 間 全日制課室	37 classrooms 課室	103	103	+66 classrooms 課室

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人 1 間	0	2	2	+2
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人 1 間	0	2	2	+2
Hospital 醫院	5.5 beds per 1,000 persons 每 1,000 人 5.5 張病床	639 beds 床位	533	533	-106 beds 床位
Clinic/Health Centre 普通科診療所／健康中心	1 per 100,000 persons 每 100,000 人 1 間	1	2	2	+1
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660,000 人 1 間	0	0	0	0
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 每 12,000 人屬於 6-24 歲年齡組別 1 間	1	2	2	+1
Integrated Family Services Centre 綜合家庭服務中心	1 per 100,000 to 150,000 persons 每 100,000 至 150,000 人 1 間	0	1	1	+1

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Community Care Services (CCS) facilities^ (including Day Care Centres/Unit for the Elderly and Integrated Home Care Services) 社區照顧服務設施(包括長者日間護理中心/單位及綜合家居照顧服務)	17.2 subsidised places per 1,000 elderly persons aged 65 or above^* 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額^*	717	170	170	-547
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above^* 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位^*	887 beds	720	720	-167 beds
Library 圖書館	1 district library for every 200,000 persons 每 200,000 人 1 間	0	1	1	+1
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每 50,000 至 65,000 人 1 間	1	3	3	+2
Sports Ground/ Sports Complex 運動場館／ 運動場	1 per 200,000 to 250,000 persons 每 200,000 至 250,000 人 1 個	0	0	0	0

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Swimming Pool Complex 游泳池場館	1 complex per 287,000 persons 每 287,000 人 1 個	0	0	0	0

Note:

The planned population for the area is 116,217.

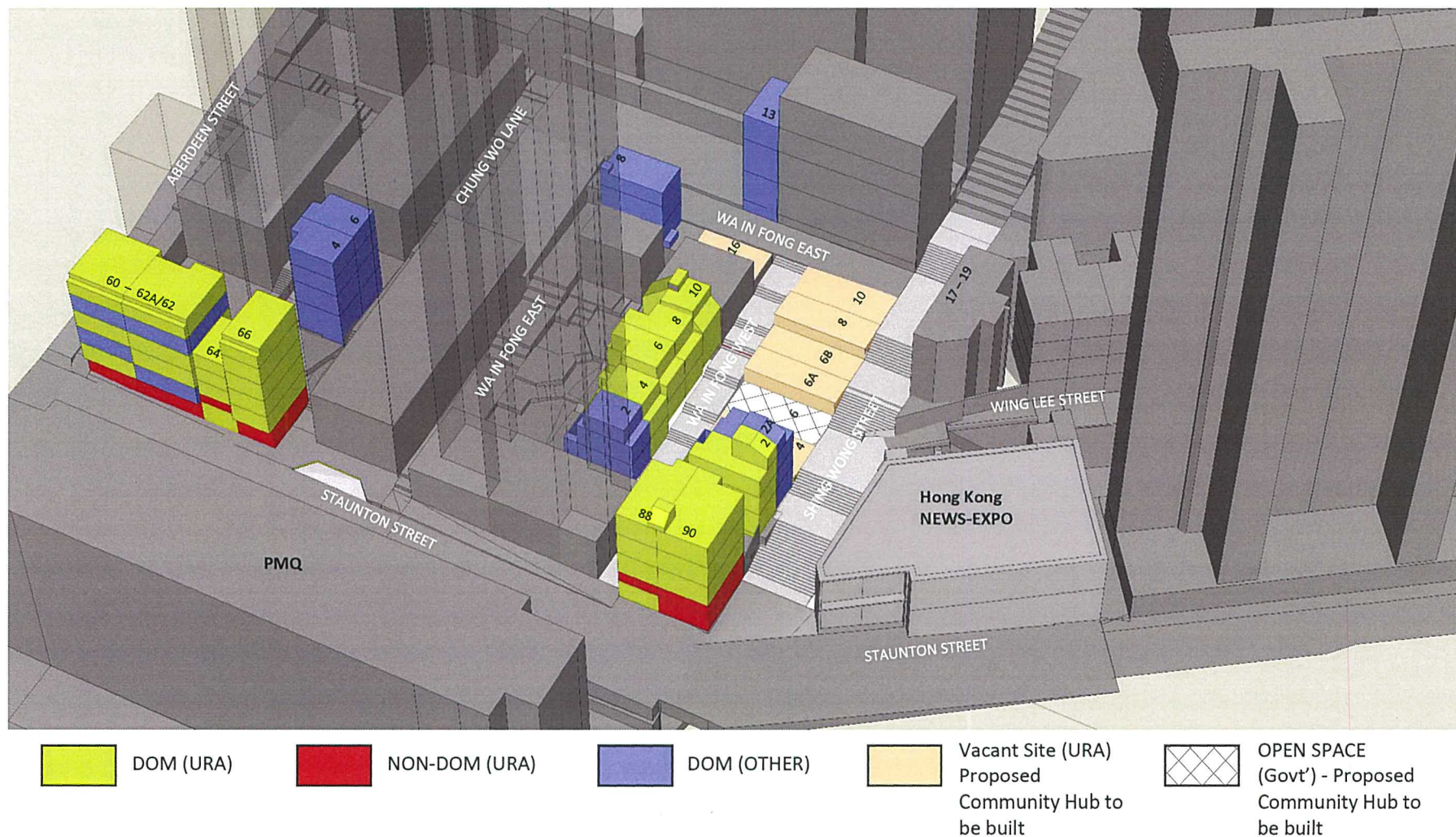
西營盤及上環地區的規劃人口約為 116,217 人

The requirements exclude planned population of transients and the provision is based on the information as at February 2019
有關要求不包括流動居民，相關供應的資料截至 2019 年 5 月

^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
社區照顧服務設施(包括中心為本及家居為本)的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區照顧服務的分配沒有硬性的規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。

* This is a long-term goal and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate.
此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。

Figure 1
Ownership Distribution of Staunton Street / Wing Lee Street DSP Area

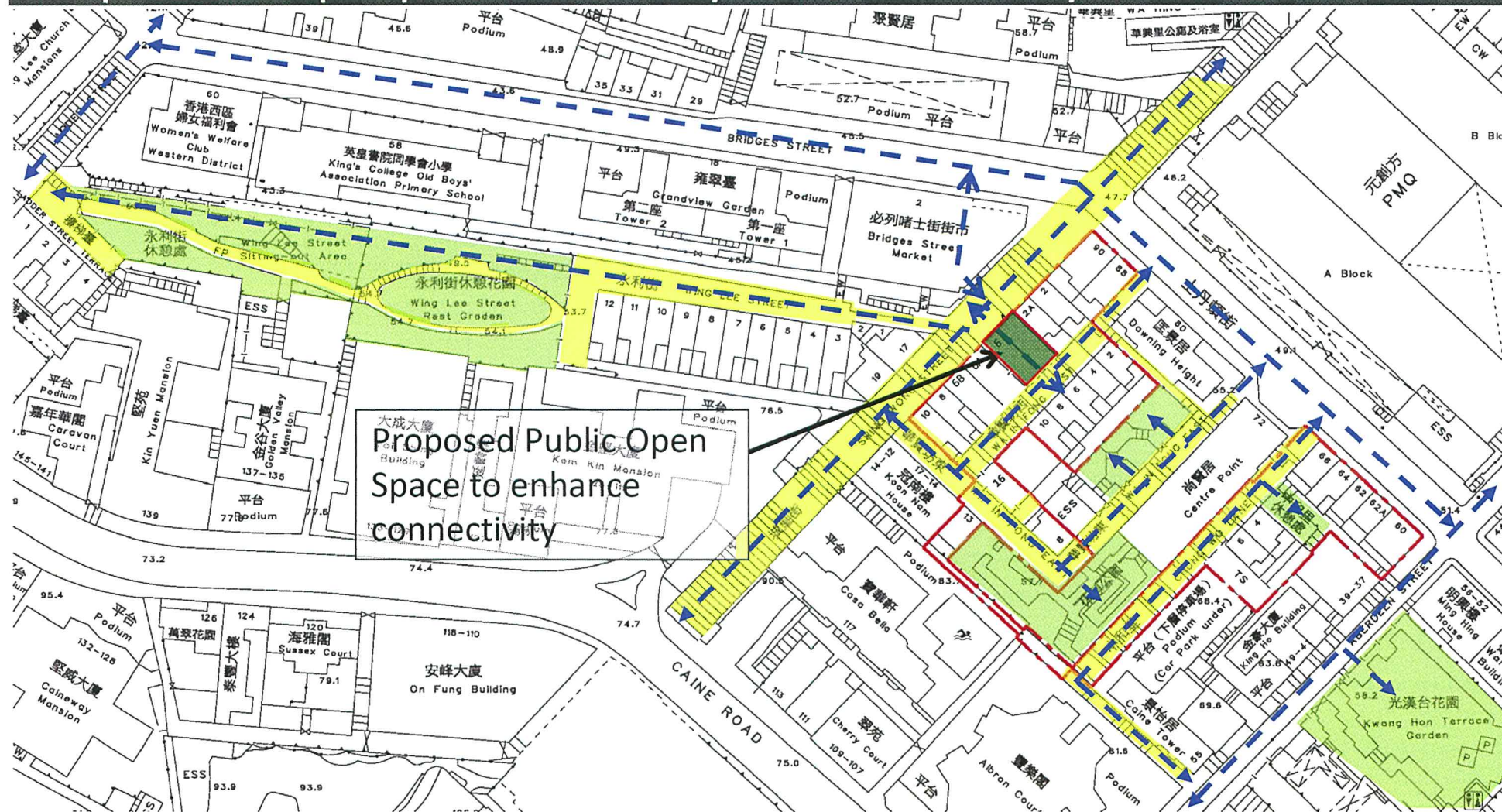


(資料來源：市區重建局)
 (SOURCE : URBAN RENEWAL AUTHORITY)

參考編號 REFERENCE No.	繪圖 DRAWING
M/H3/19/13	1

Figure 2

Proposed Public Open Space and Connectivity to the Local Community



H19 DSP Boundary

Stepped Street/Lane/Terrace

Existing Public Open Space

Proposed Public Open Space

Pedestrian flow

參考編號
REFERENCE No.
M/H3/19/13

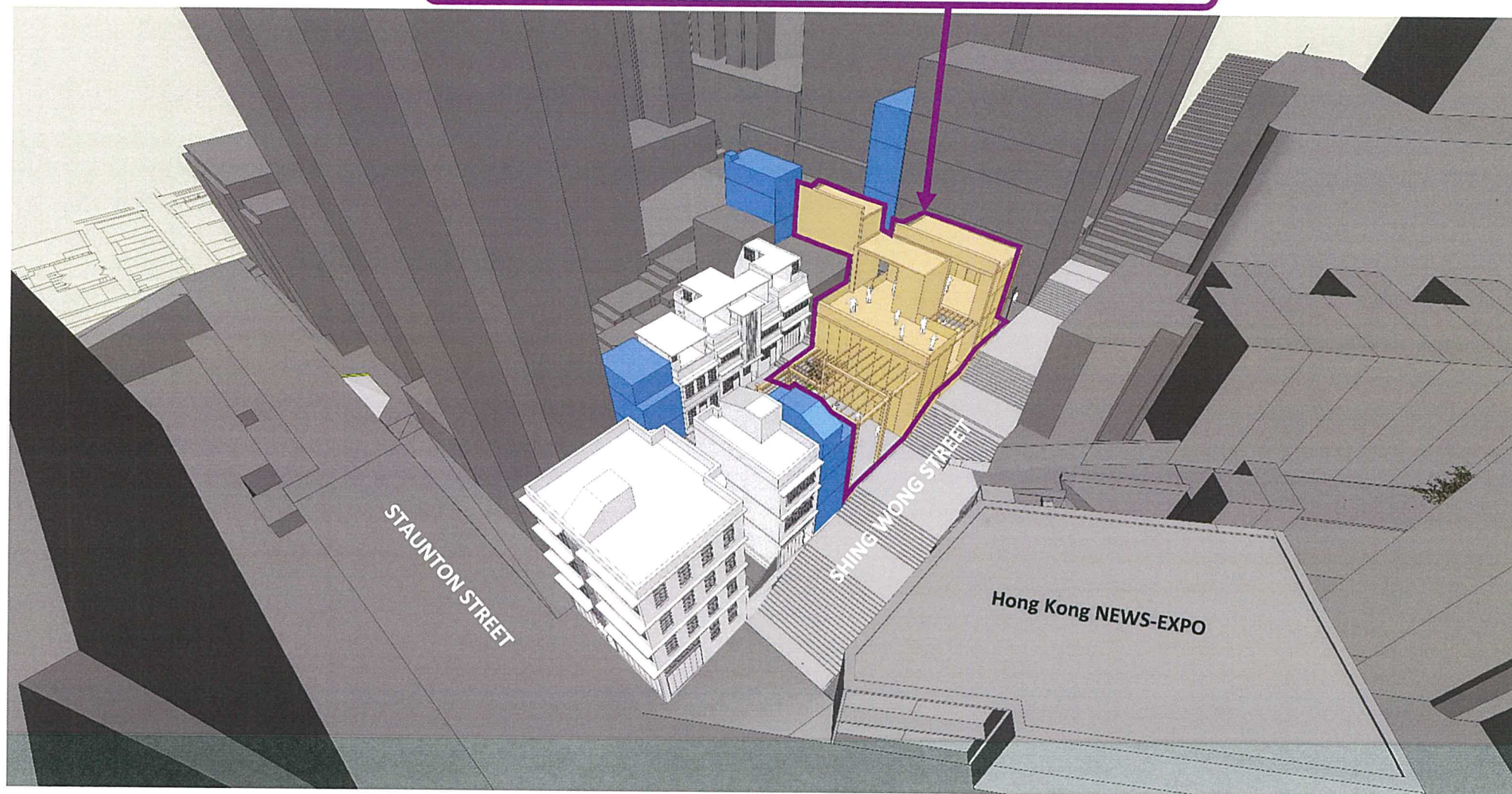
繪圖
DRAWING
2

(資料來源：市區重建局)
(SOURCE : URBAN RENEWAL AUTHORITY)

Figure 3

Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space



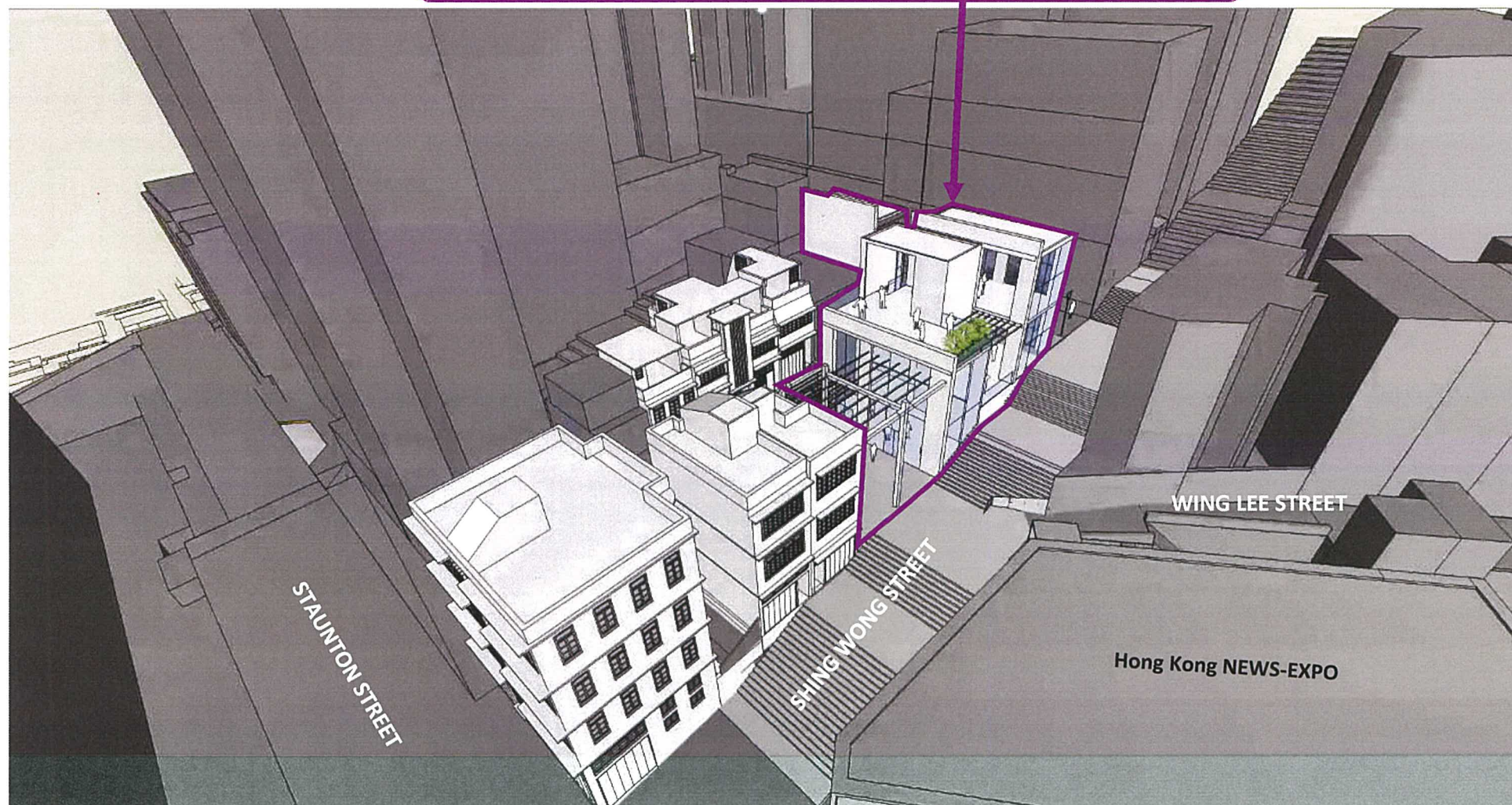
(資料來源：市區重建局)
(SOURCE : URBAN RENEWAL AUTHORITY)

參考編號
REFERENCE No.
M/H3/19/13

繪圖
DRAWING
3

Figure 4
Visual Appraisal

Proposed Community Hub & Public Open Space



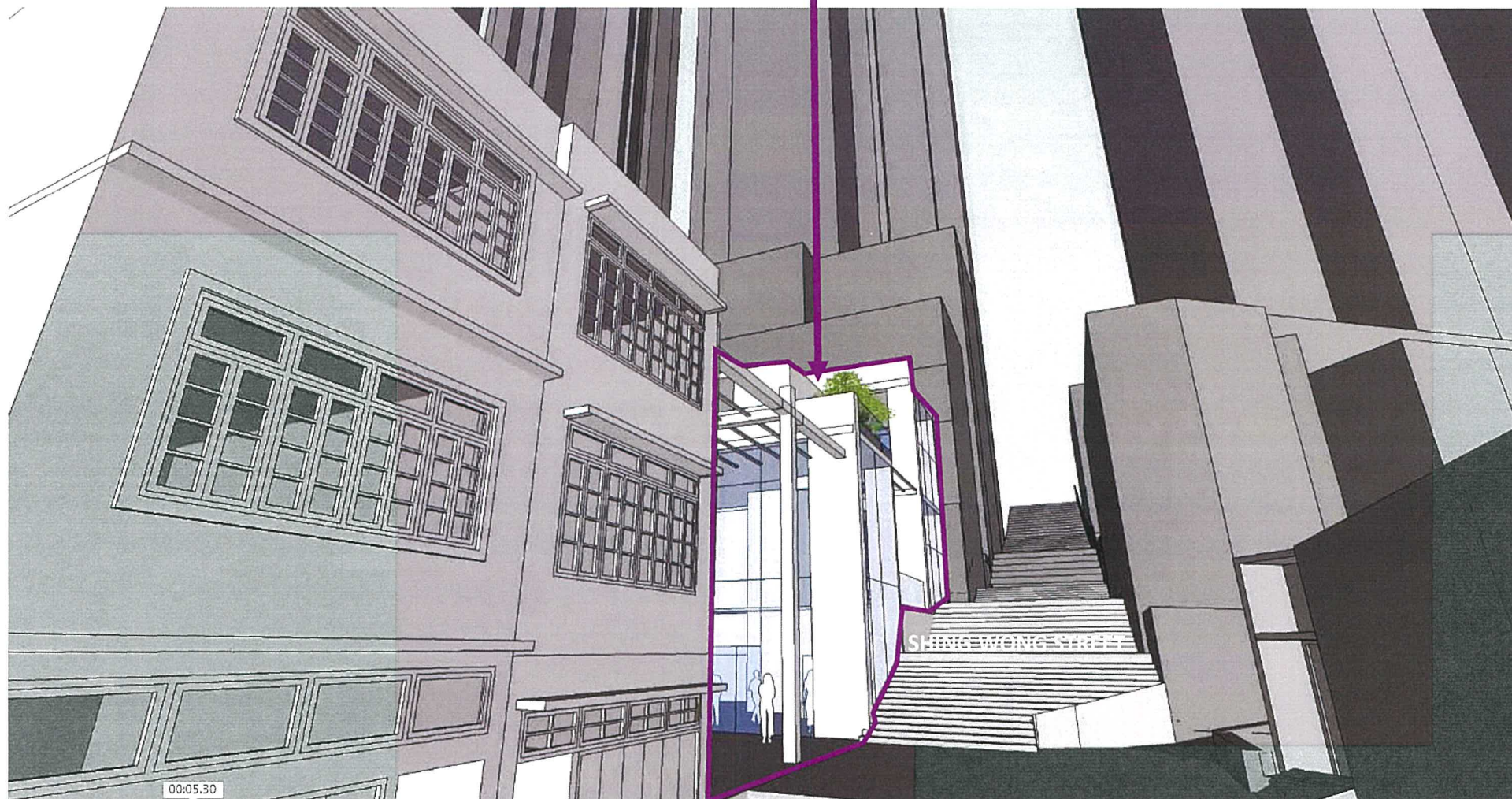
(資料來源：市區重建局)
(SOURCE : URBAN RENEWAL AUTHORITY)

參考編號
REFERENCE No.
M/H3/19/13

繪圖
DRAWING
4

Figure 5
Visual Appraisal

Proposed Community Hub & Public Open Space



(資料來源：市區重建局)
(SOURCE : URBAN RENEWAL AUTHORITY)

參考編號
REFERENCE No.
M/H3/19/13

繪圖
DRAWING
5

Figure 6
Visual Appraisal

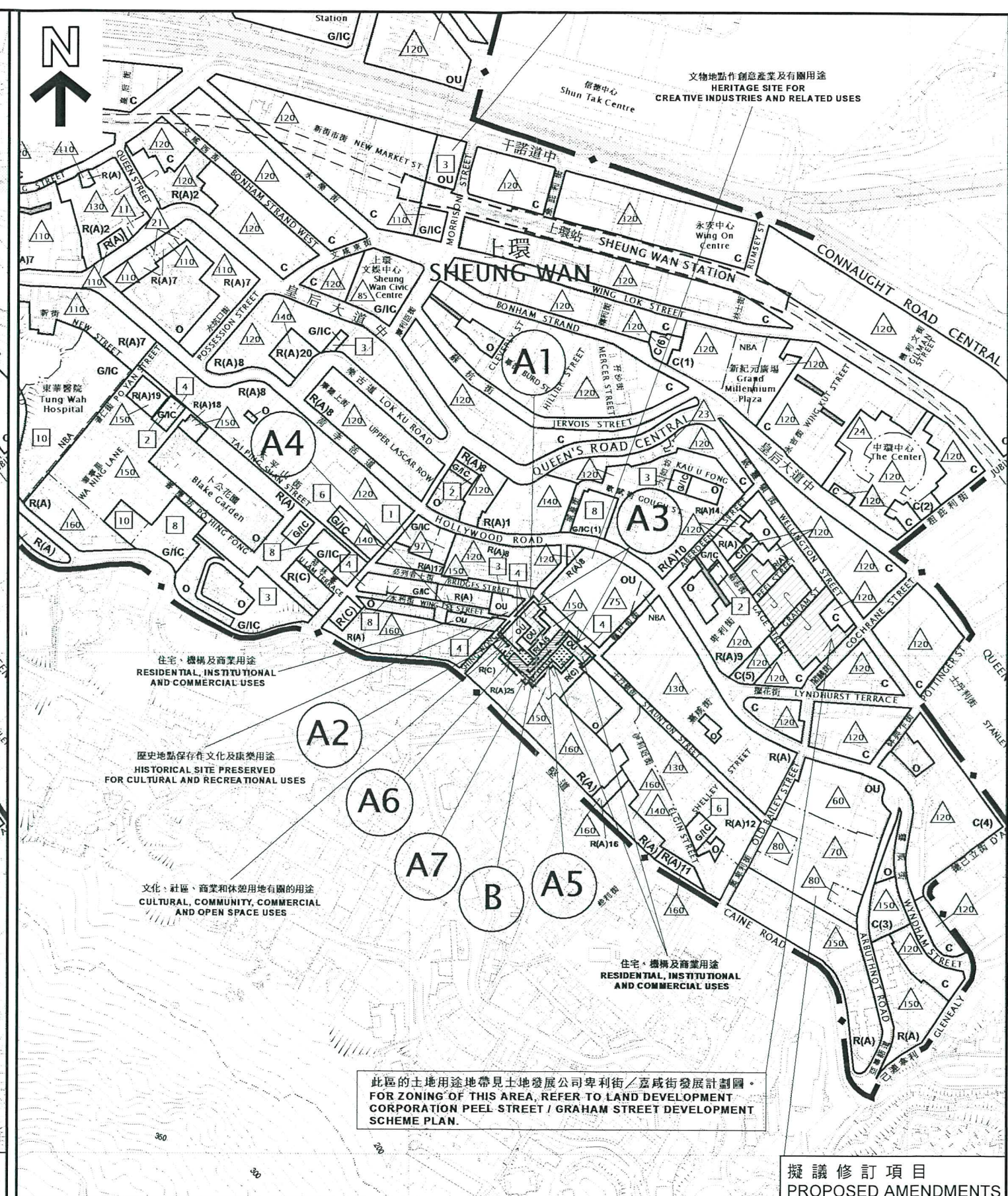
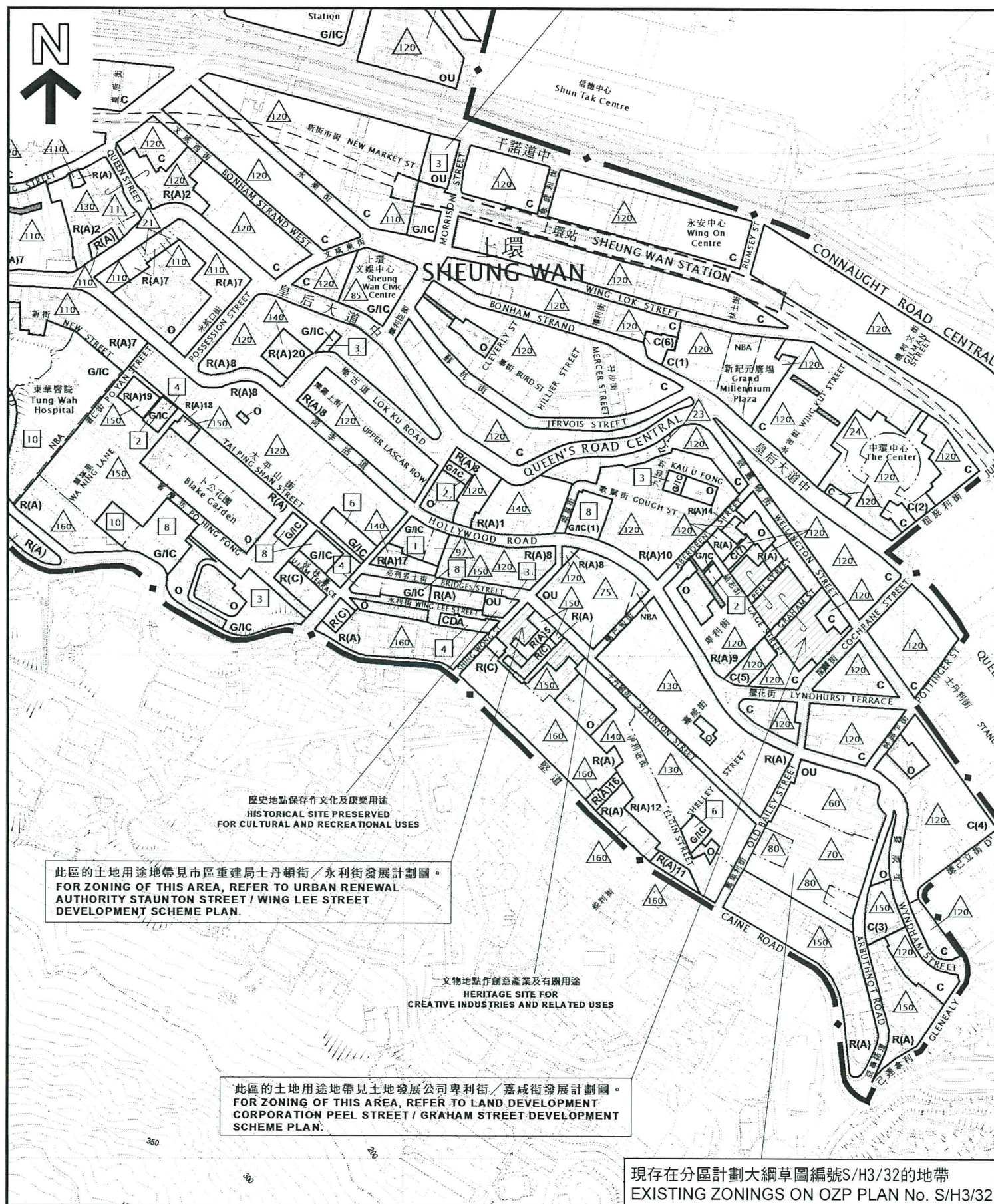
Proposed Community Hub & Public Open Space



(資料來源：市區重建局)
(SOURCE : URBAN RENEWAL AUTHORITY)

參考編號
REFERENCE No.
M/H3/19/13

繪圖
DRAWING
6



本摘要圖於2019年7月12日擬備，
所根據的資料為於2018年9月21日
展示的分區計劃大綱圖編號S/H3/32
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON OUTLINE ZONING PLAN No. S/H3/32
EXHIBITED ON 21.9.2018

分區計劃大綱圖上現有與擬議用途地帶的比較 COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

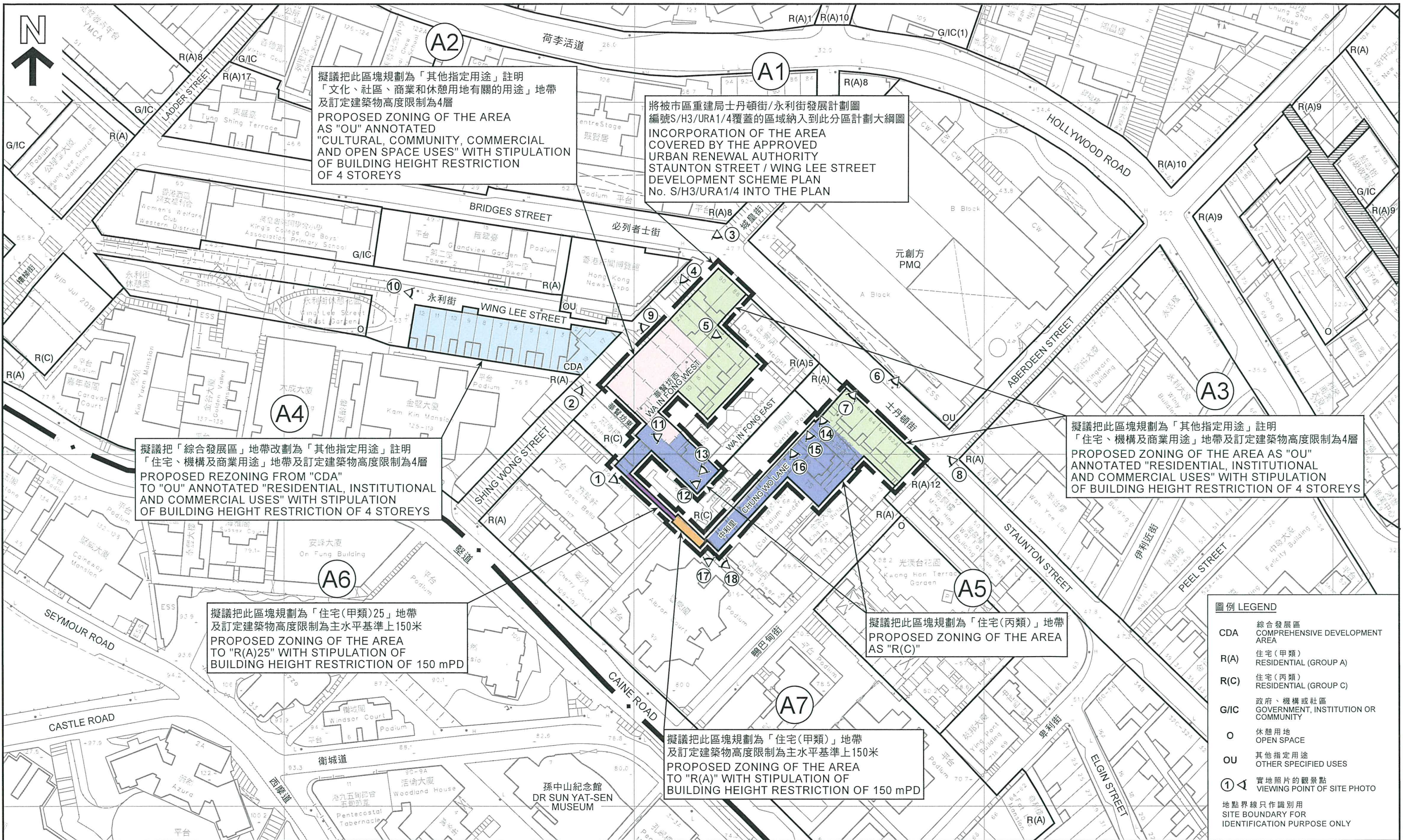
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1、A2、A3、A4、A5、A6、A7及B
AMENDMENT ITEMS A1, A2, A3, A4, A5, A6, A7 & B

SCALE 1:5 000 比例尺
100 0 100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
1



平面圖 SITE PLAN

本摘要圖於2019年7月12日擬備，
所根據的資料為測量圖編號
11-SW-8C及D
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SURVEY SHEETS No.
11-SW-8C & D

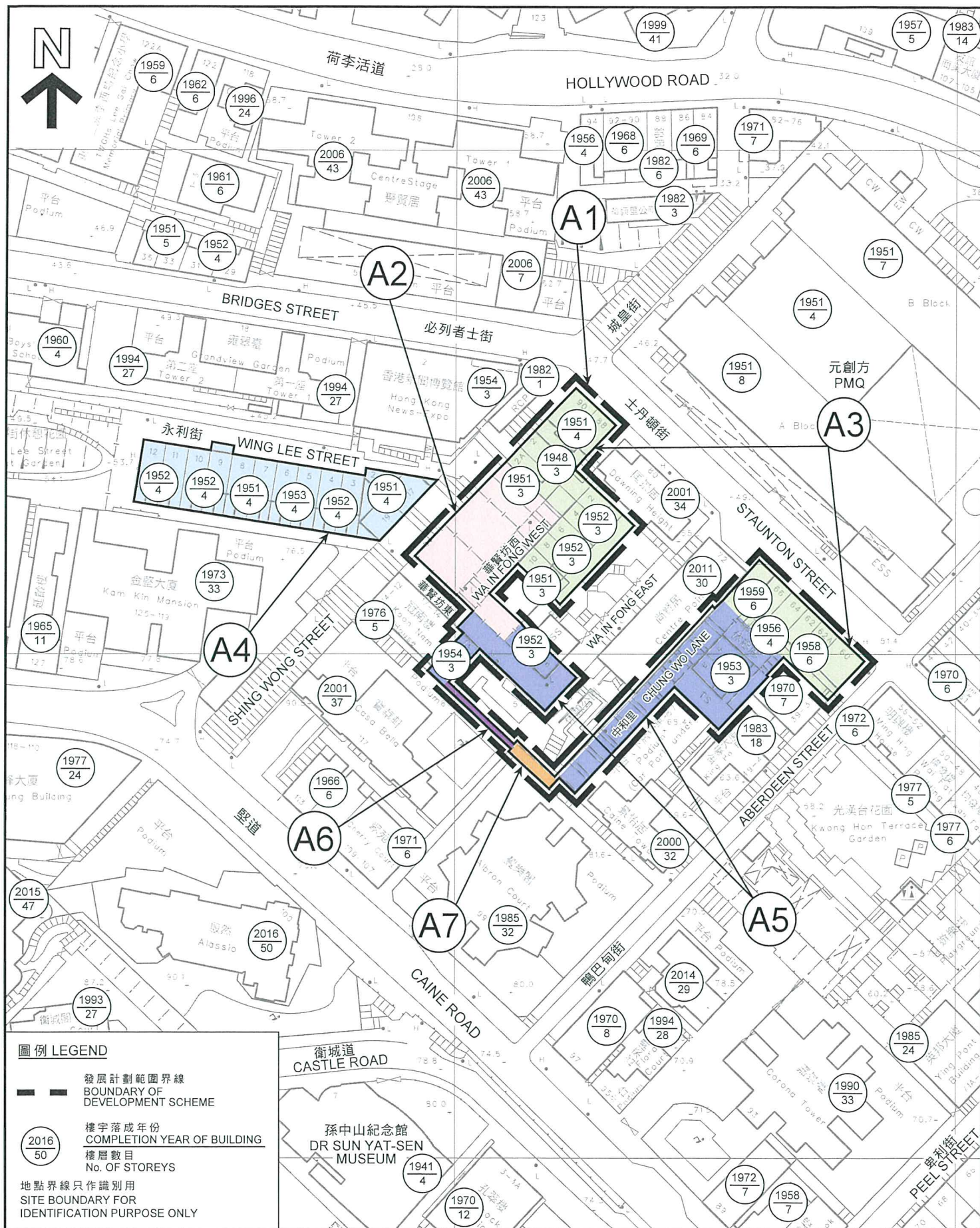
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1、A2、A3、A4、A5、A6及A7
AMENDMENT ITEMS A1, A2, A3, A4, A5, A6 & A7

米 20 0 20 40 60 80 米
METRES 比例尺 SCALE 1:1 000

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
2



平面圖 SITE PLAN

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1、A2、A3、A4、A5、A6及A7
AMENDMENT ITEMS A1, A2, A3, A4, A5, A6 & A7

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

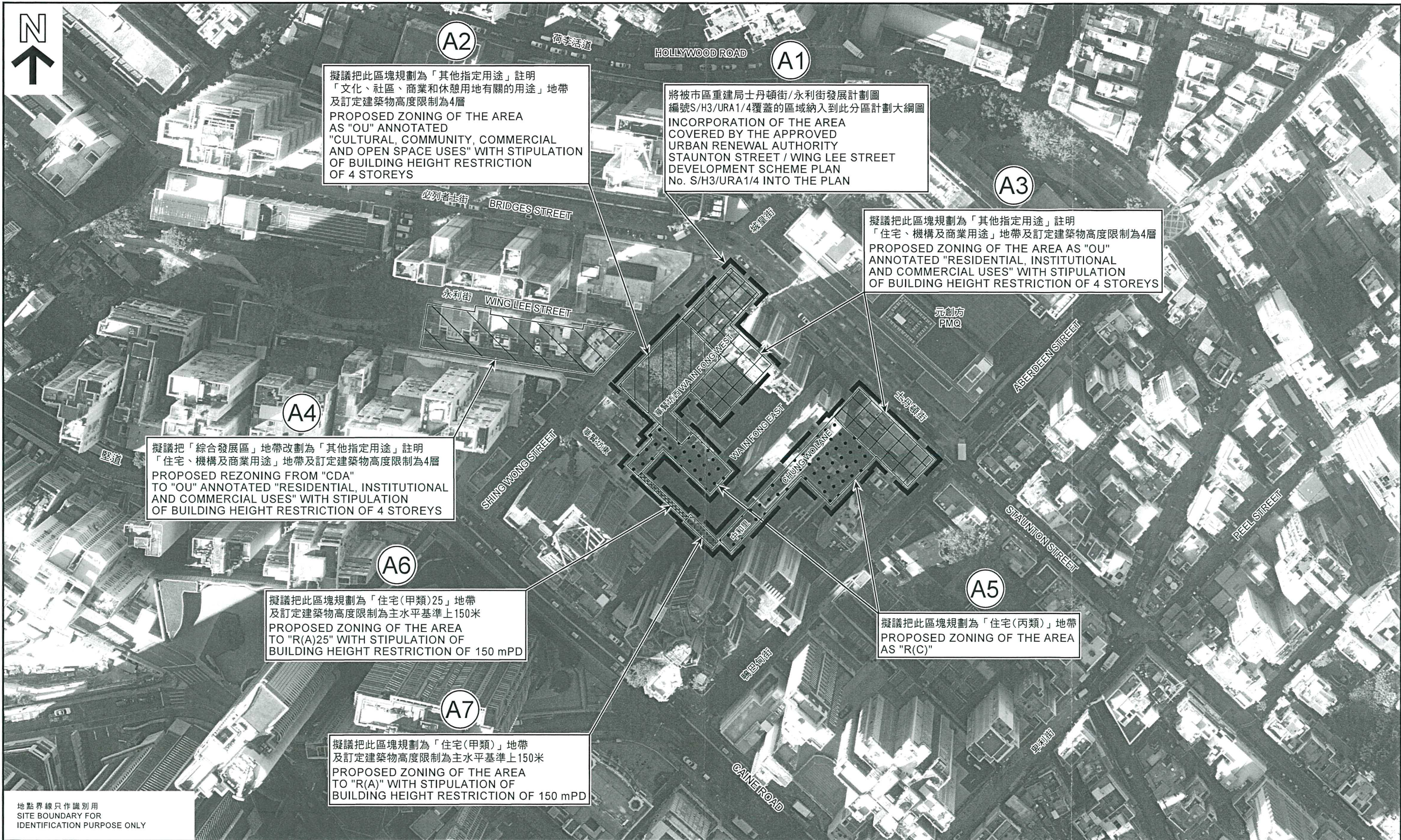
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
3

本摘要圖於2019年7月15日擬備，
所根據的資料為測量圖編號
11-SW-8C
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SURVEY SHEET No.
11-SW-8C



平面圖 SITE PLAN

本摘要圖於2019年7月12日擬備，所根據的資料為地政總署於2018年3月10日拍得的航攝照片編號E034230C
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON AERIAL PHOTO No. E034230C
TAKEN ON 10.3.2018 BY LANDS DEPARTMENT

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1、A2、A3、A4、A5、A6及A7
AMENDMENT ITEMS A1, A2, A3, A4, A5, A6 & A7

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
4



將被市區重建局士丹頓街/永利街發展計劃圖
編號S/H3/URA1/4覆蓋的區域納入到此分區計劃大綱圖
INCORPORATION OF THE AREA
COVERED BY THE APPROVED
URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN
No. S/H3/URA1/4 INTO THE PLAN

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTO TAKEN ON
14.5.2019

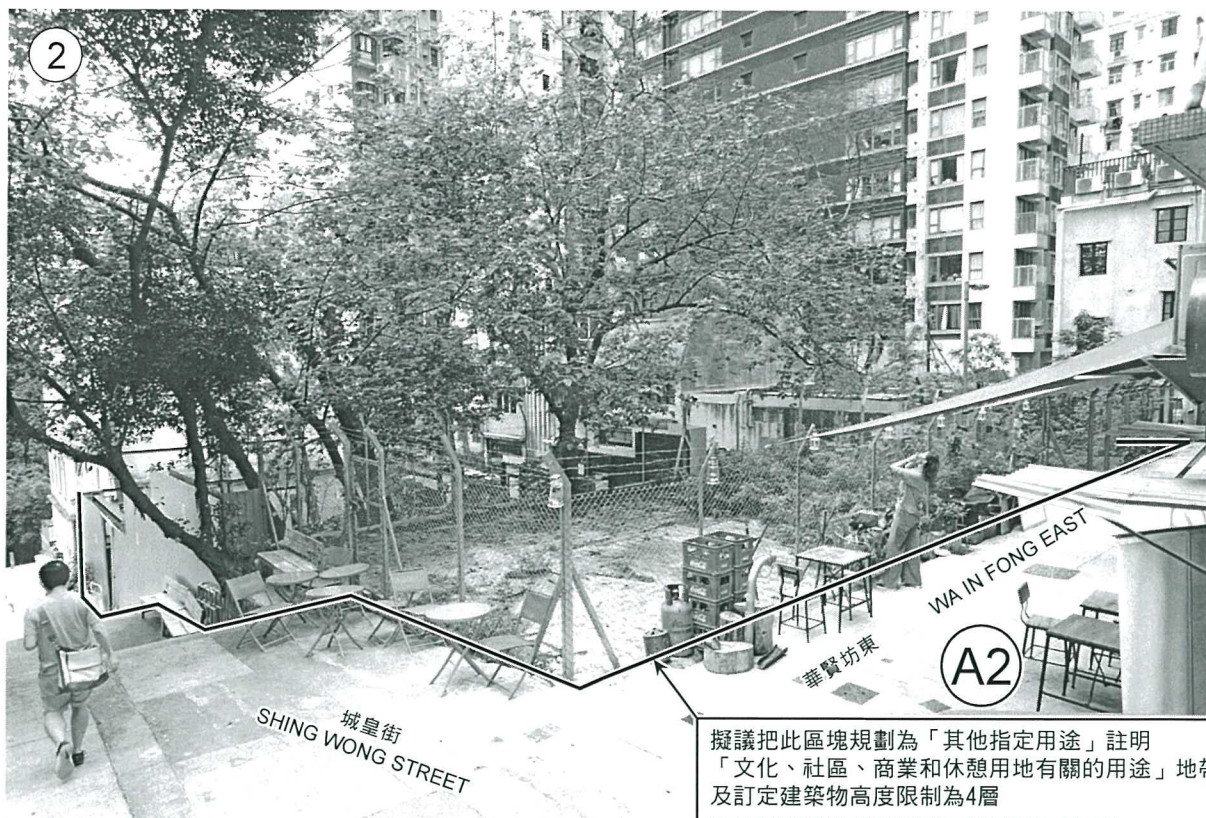
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1
AMENDMENT ITEM A1

規劃署
PLANNING
DEPARTMENT



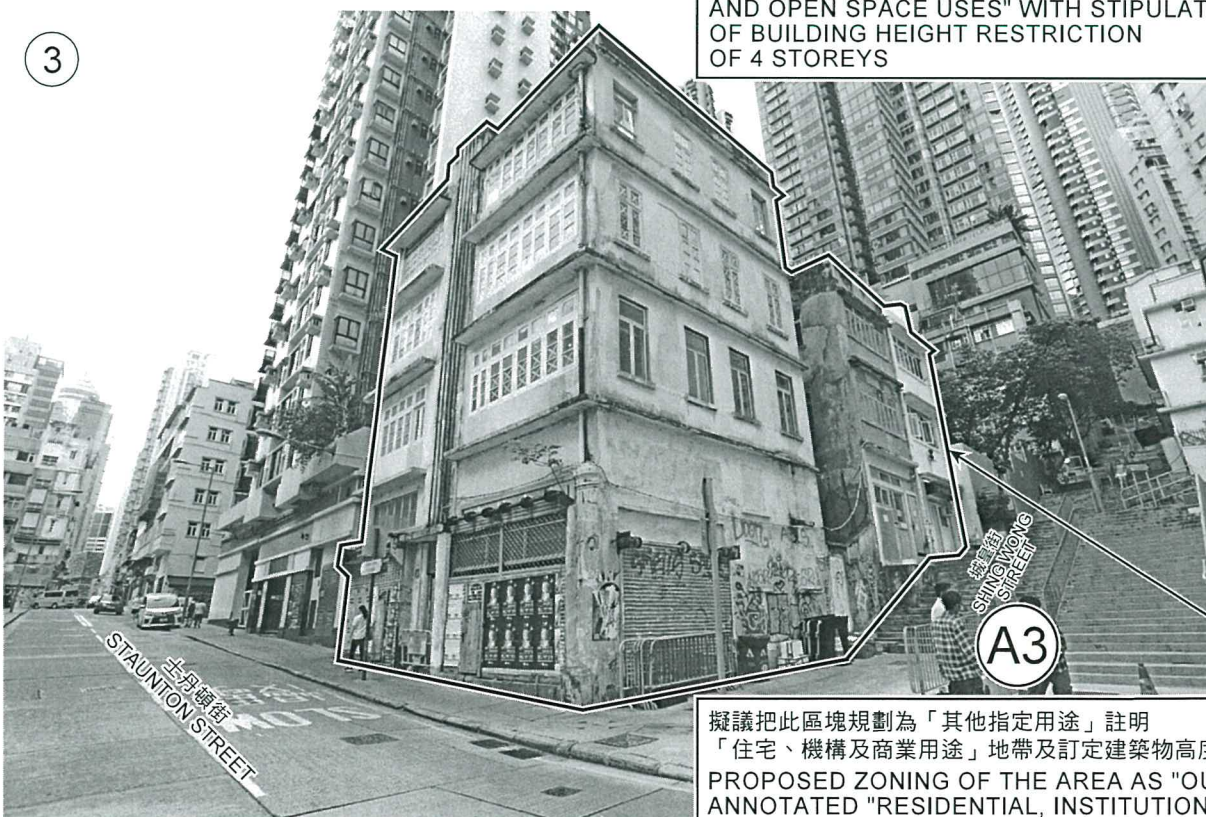
參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
5



擬議把此區塊規劃為「其他指定用途」註明
「文化、社區、商業和休憩用地有關的用途」地帶
及訂定建築物高度限制為4層

PROPOSED ZONING OF THE AREA
AS "OU" ANNOTATED
"CULTURAL, COMMUNITY, COMMERCIAL
AND OPEN SPACE USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION
OF 4 STOREYS



擬議把此區塊規劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED ZONING OF THE AREA AS "OU"
ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON
14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A2及A3
AMENDMENT ITEMS A2 & A3

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
6



A3

擬議把此區塊規劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED ZONING OF THE AREA AS "OU"
ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

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資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON
14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A3
AMENDMENT ITEM A3

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

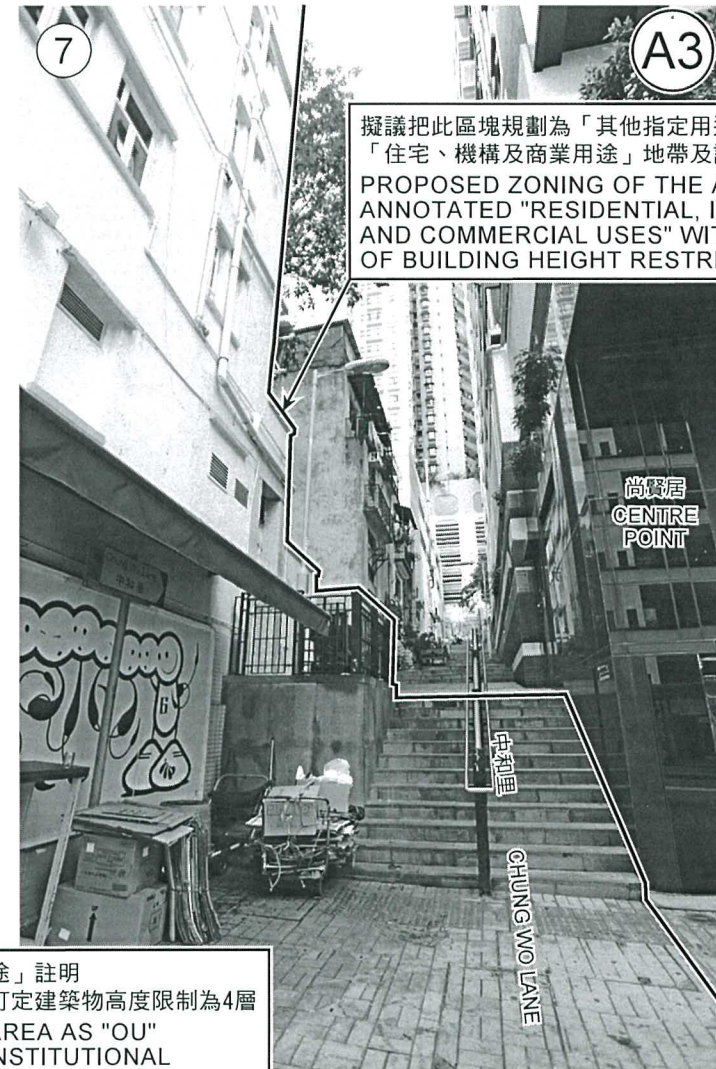
圖 PLAN
7



士丹頓街 STAUNTON STREET

擬議把此區塊規劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED ZONING OF THE AREA AS "OU"
ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS

A3



擬議把此區塊規劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED ZONING OF THE AREA AS "OU"
ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS

中和里

CHUNG WO LANE

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
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BASED ON SITE PHOTOS TAKEN ON
14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A3
AMENDMENT ITEM A3

規劃署
PLANNING
DEPARTMENT



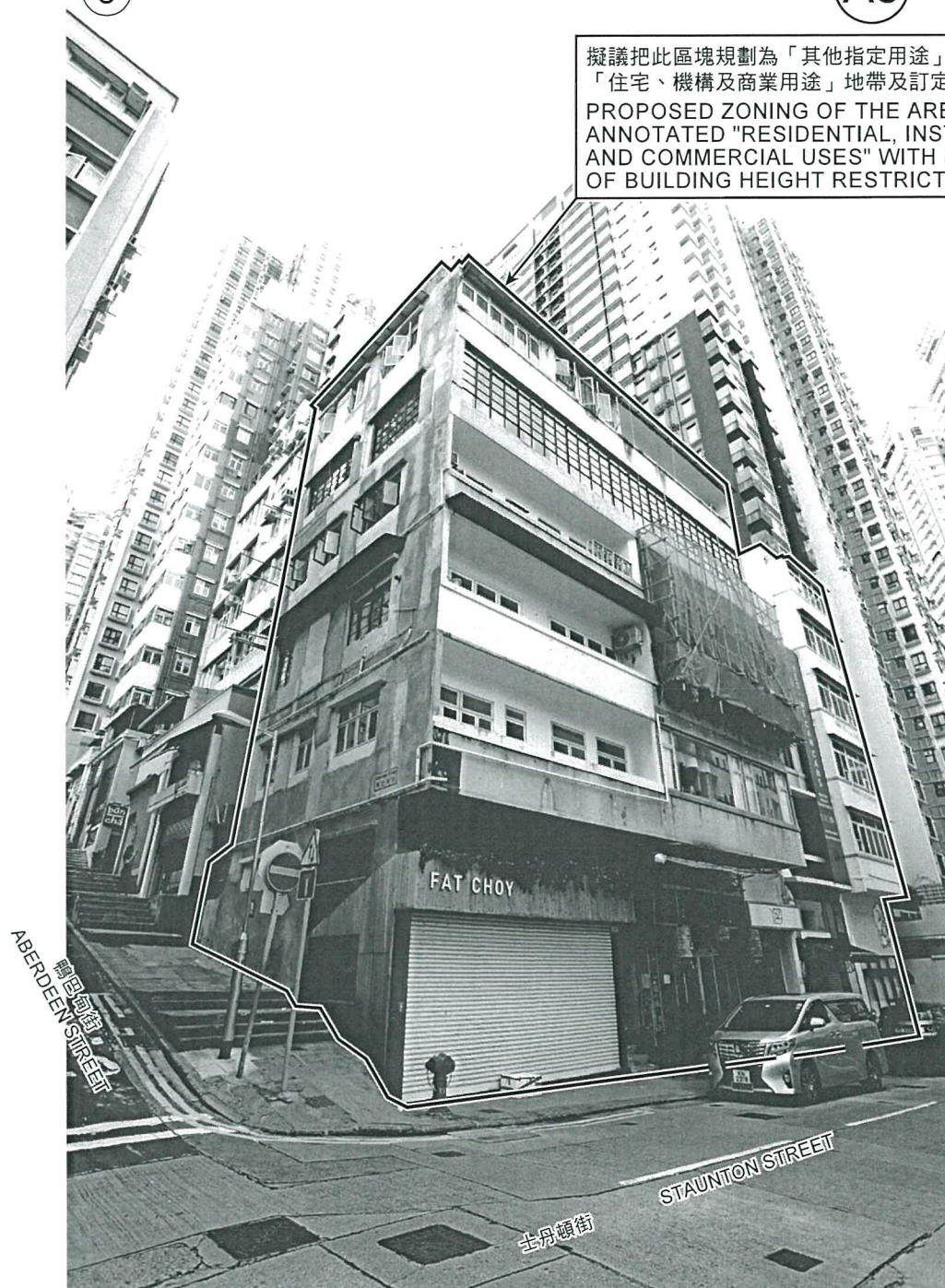
參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
8

8

A3

擬議把此區塊規劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED ZONING OF THE AREA AS "OU"
ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTO TAKEN ON
14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32

修訂項目A3
AMENDMENT ITEM A3

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN

9



擬議把「綜合發展區」地帶改劃為「其他指定用途」註明
「住宅、機構及商業用途」地帶及訂定建築物高度限制為4層
PROPOSED REZONING FROM "CDA"
TO "OU" ANNOTATED "RESIDENTIAL, INSTITUTIONAL
AND COMMERCIAL USES" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

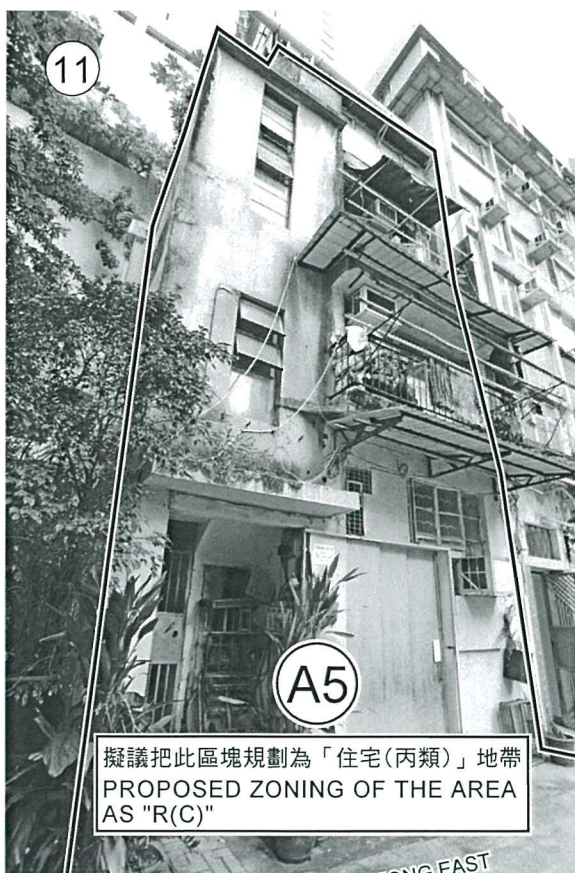
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A4
AMENDMENT ITEM A4

規劃署
PLANNING
DEPARTMENT



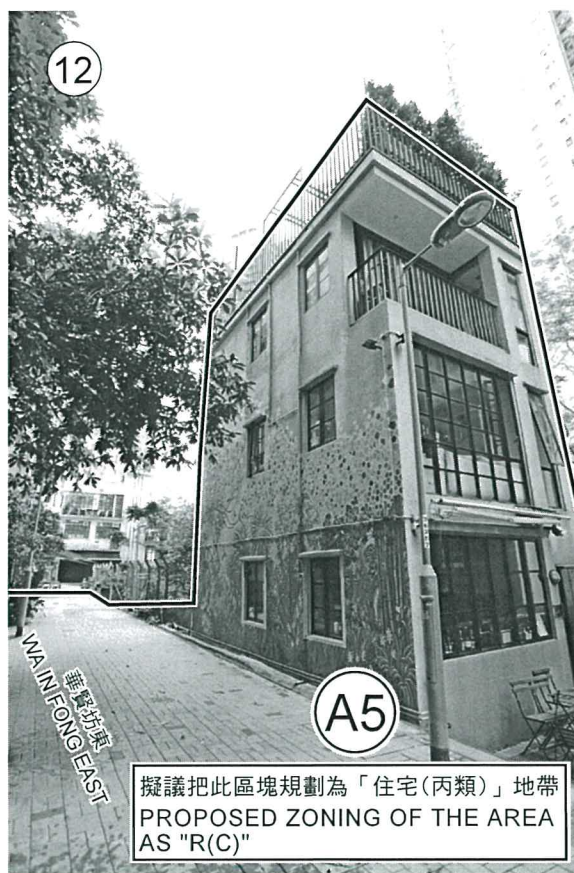
參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
10



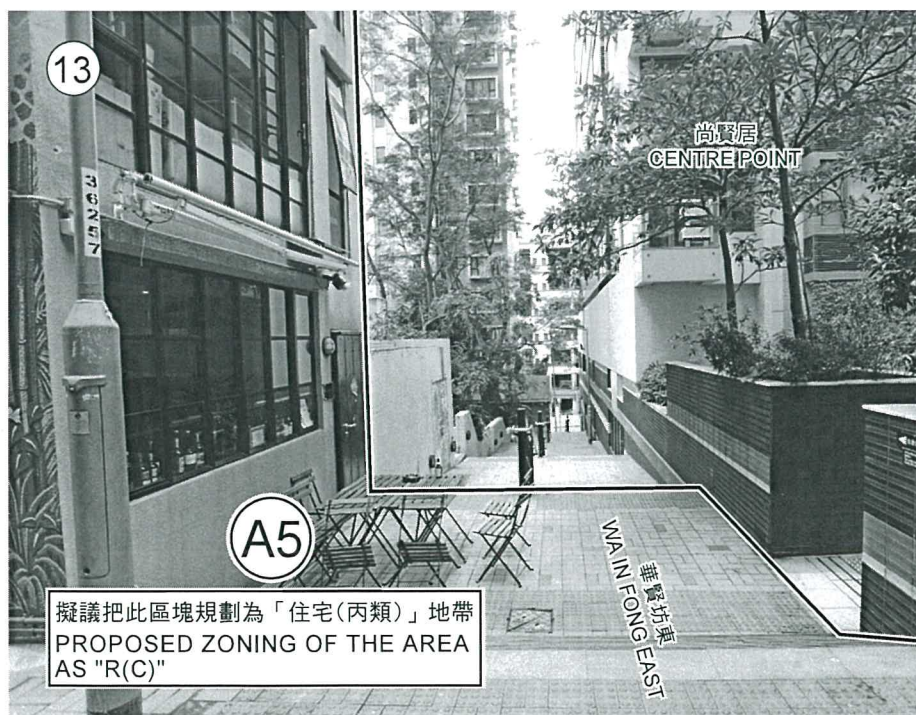
擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"

華賢坊東 WA IN FONG EAST



擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"

華賢坊東
WA IN FONG EAST



擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"

華賢坊東
WA IN FONG EAST

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS
TAKEN ON 14.5.2019

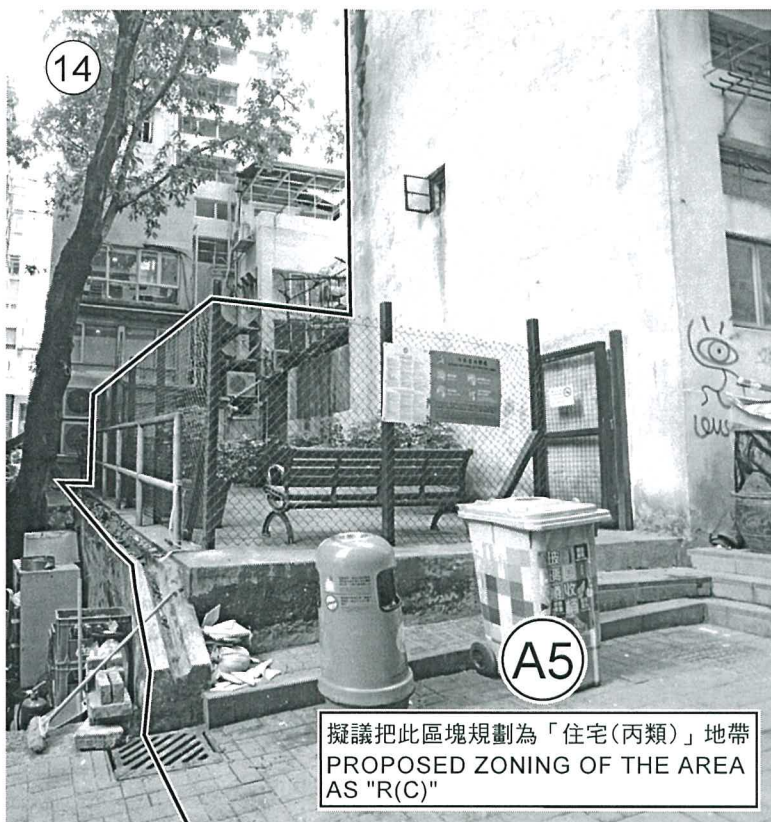
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A5
AMENDMENT ITEM A5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
11



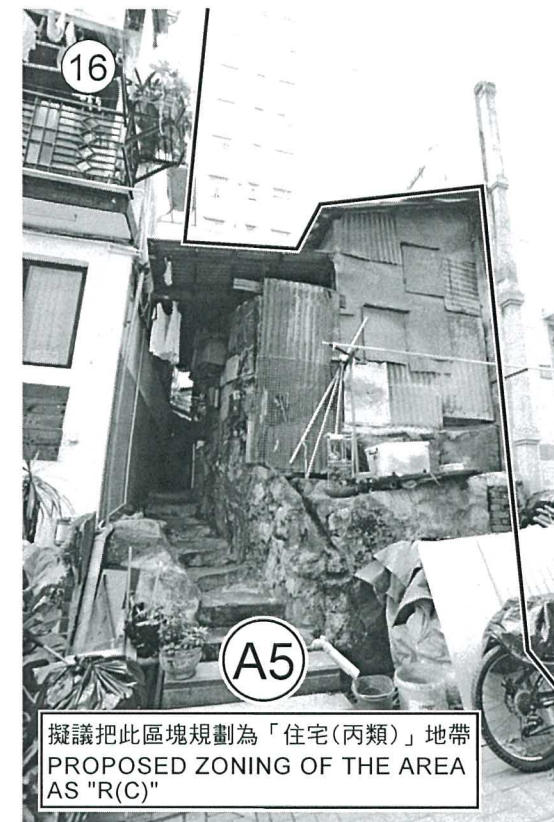
中和里 CHUNG WO LANE

擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"



中和里 CHUNG WO LANE

擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"



中和里 CHUNG WO LANE

擬議把此區塊規劃為「住宅(丙類)」地帶
PROPOSED ZONING OF THE AREA
AS "R(C)"

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A5
AMENDMENT ITEM A5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
12



擬議把此區塊規劃為「住宅(甲類)25」地帶
及訂定建築物高度限制為主水平基準上150米
PROPOSED ZONING OF THE AREA
TO "R(A)25" WITH STIPULATION OF
BUILDING HEIGHT RESTRICTION OF 150 mPD

擬議把此區塊規劃為「住宅(甲類)」地帶
及訂定建築物高度限制為主水平基準上150米
PROPOSED ZONING OF THE AREA
TO "R(A)" WITH STIPULATION OF
BUILDING HEIGHT RESTRICTION OF 150 mPD

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年6月5日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON 5.6.2019

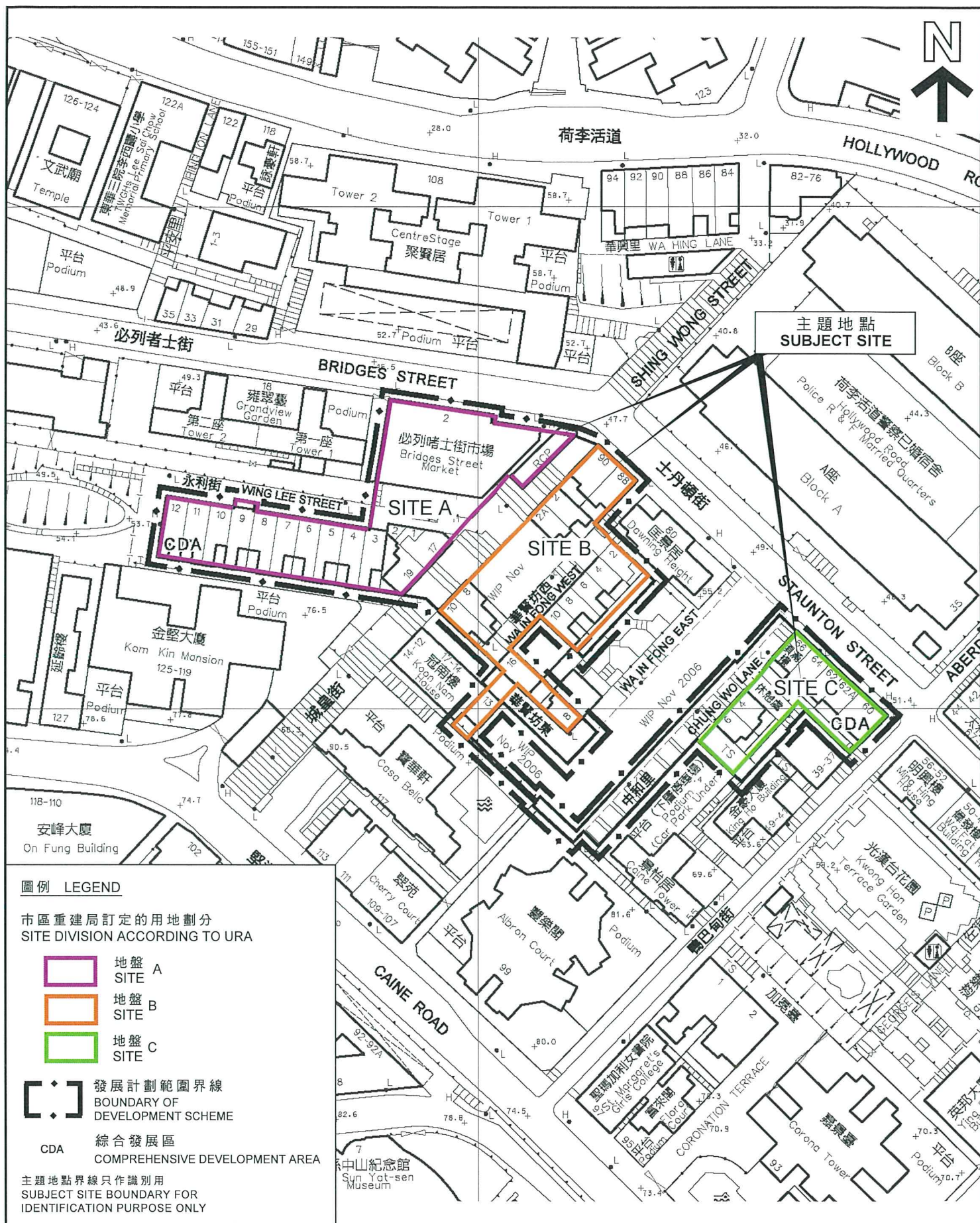
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A6及A7
AMENDMENT ITEMS A6 & A7

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
13



位置圖 LOCATION PLAN

核准的市區重建局發展計劃圖編號S/H3/URA1/2
士丹頓街/永利街發展計劃

APPROVED URA STAUNTON STREET / WING LEE STREET
DSP No. S/H3/URA1/2

SCALE 1 : 1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT

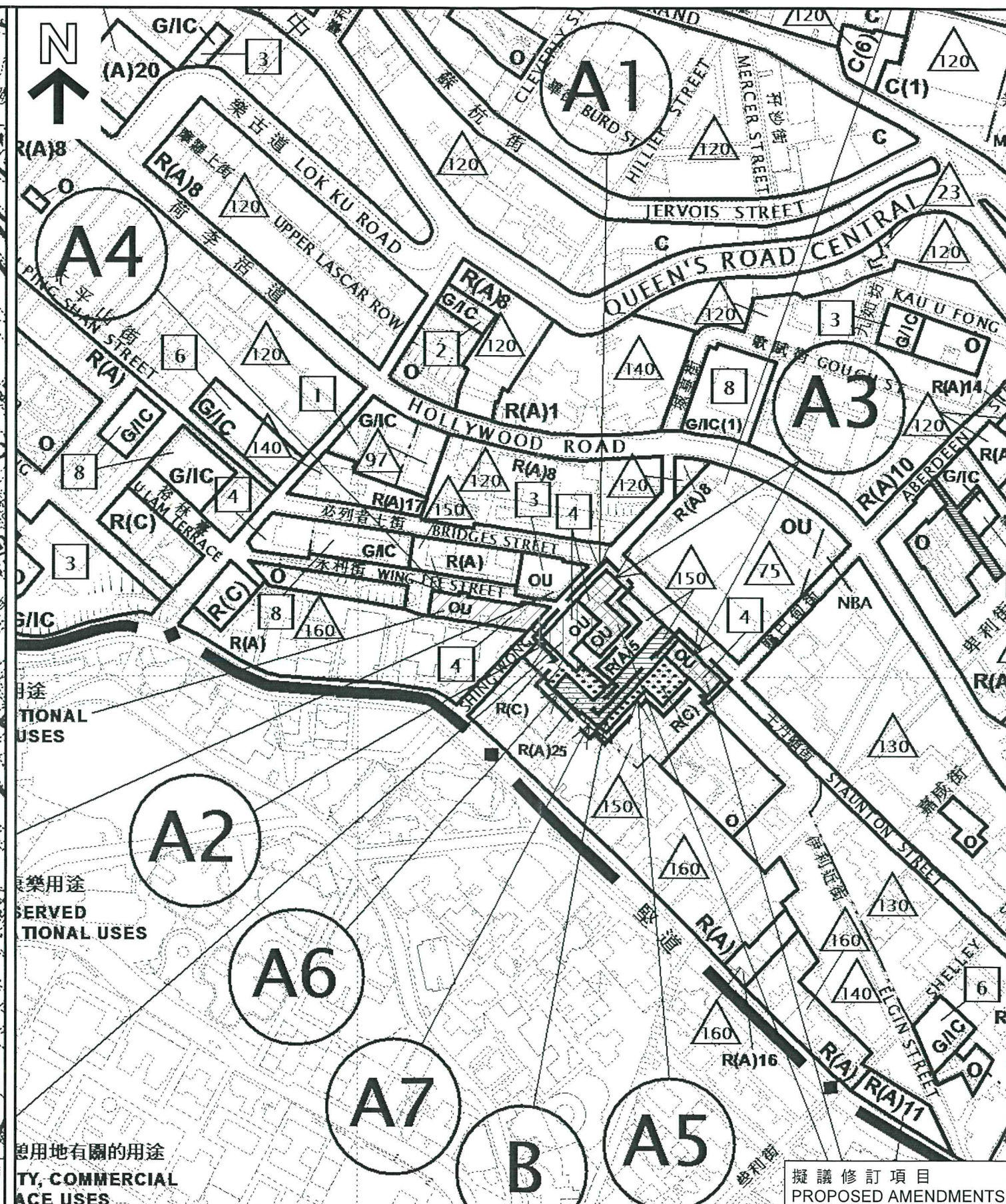


參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN

14

本摘要圖於2019年7月12日擬備，
所根據的資料為於2007年10月2日
核准的市區重建局發展計劃圖
編號S/H3/URA1/2
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN No.
S/H3/URA1/2 APPROVED ON 2.10.2007



用途地帶見土地發展公司卑利街／嘉咸街發展計劃圖

分區計劃大綱草圖編號S/H3/18的地帶
ZONINGS ON OZP No. S/H3/18

總用地有關的用途
TY, COMMERCIAL
ACE USES

擬議修訂項目
PROPOSED AMENDMENTS

本摘要圖於2019年7月12日擬備，
所根據的資料為於2003年5月2日
展示的分區計劃大綱圖編號S/H3/18
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON OUTLINE ZONING PLAN No. S/H3/18
EXHIBITED ON 2.5.2003

分區計劃大綱圖S/H3/18與擬議用途地帶的比較
COMPARISON OF S/H3/18 AND PROPOSED ZONINGS ON THE OZP

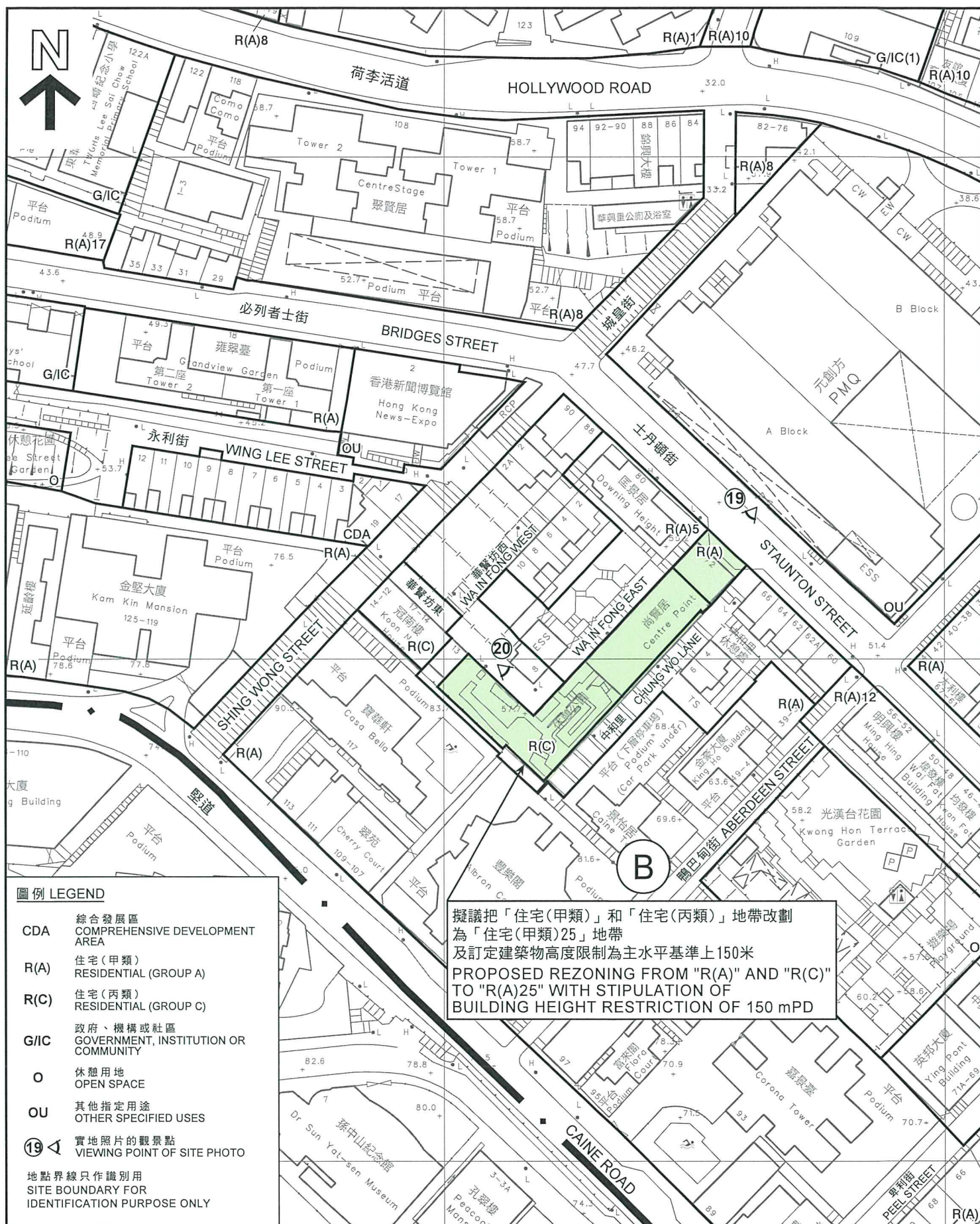
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目A1、A2、A3、A4、A5、A6、A7及B
AMENDMENT ITEMS A1, A2, A3, A4, A5, A6, A7 & B



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
15



平面圖 SITE PLAN

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目B
AMENDMENT ITEM B

SCALE 1:1 000 比例尺
米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H3/19/13

圖 PLAN

16

本摘要圖於2019年7月12日擬備，
所根據的資料為測量圖編號
11-SW-8C
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SURVEY SHEETS No.
11-SW-8C



荷李活道

HOLLYWOOD ROAD

必列者士街

BRIDGES STREET

城皇街

永利街

WING LEE STREET

士丹頓街

STAUNTON STREET

華豐坊西 WAIN FONG WEST

WAIN FONG EAST

CHUNG WOI LANE

SHING WONG STREET

華豐坊東

ABERDEEN STREET

鴨巴甸街

B

擬議把「住宅(甲類)」和「住宅(丙類)」地帶改劃為「住宅(甲類)25」地帶
及訂定建築物高度限制為主水平基準上150米
PROPOSED REZONING FROM "R(A)" AND "R(C)" TO "R(A)25" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 150 mPD

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2019年7月12日擬備，所根據的資料為地政總署於2018年3月10日拍得的航攝照片編號E034230C
EXTRACT PLAN PREPARED ON 12.7.2019 BASED ON AERIAL PHOTO No. E034230C TAKEN ON 10.3.2018 BY LANDS DEPARTMENT

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目B
AMENDMENT ITEMS B

規劃署
PLANNING DEPARTMENT



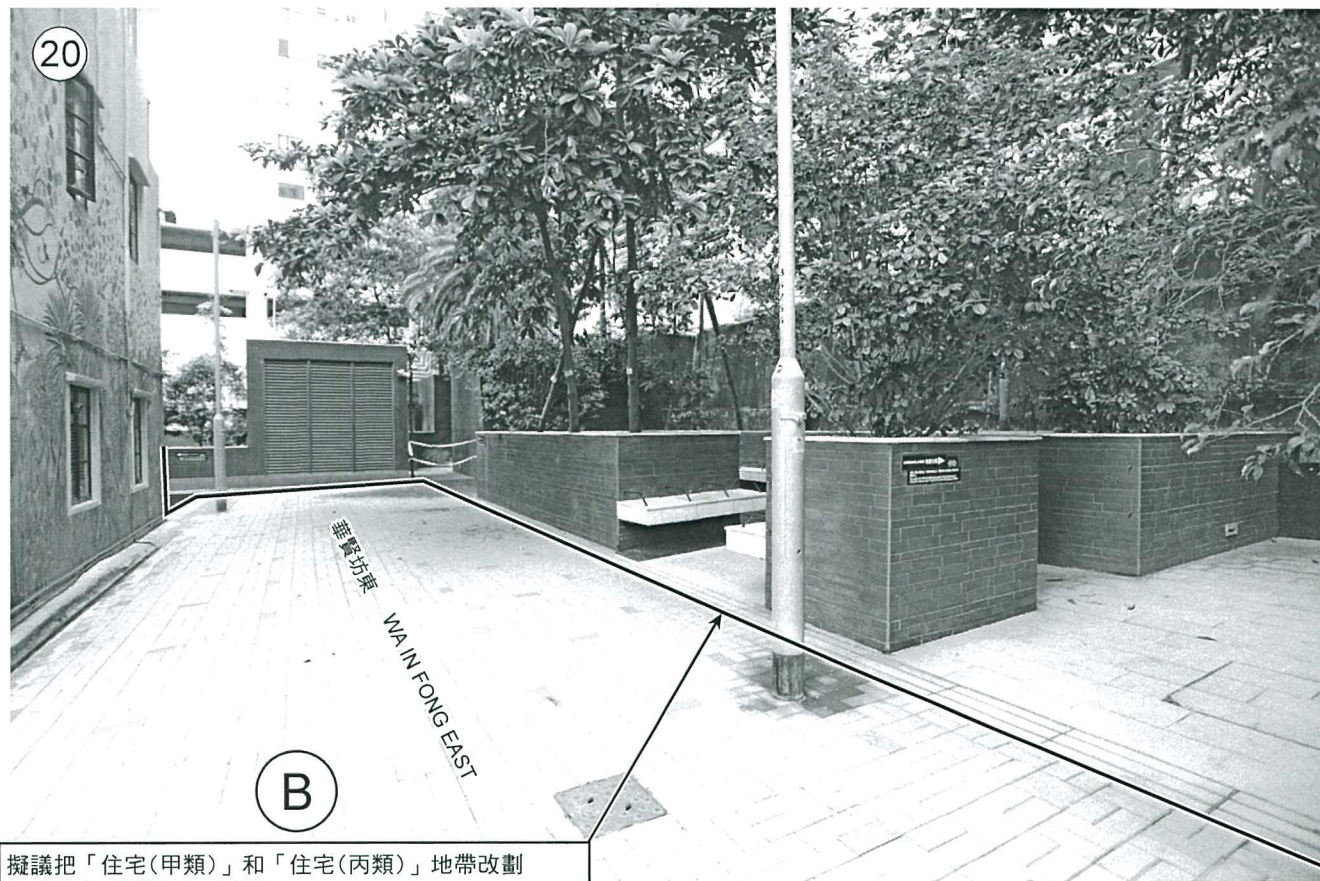
參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
17



士丹頓街 STAUNTON STREET

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



擬議把「住宅(甲類)」和「住宅(丙類)」地帶改劃為「住宅(甲類)25」地帶
及訂定建築物高度限制為主水平基準上150米
PROPOSED REZONING FROM "R(A)" AND "R(C)" TO "R(A)25" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 150 mPD

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目B
AMENDMENT ITEM B

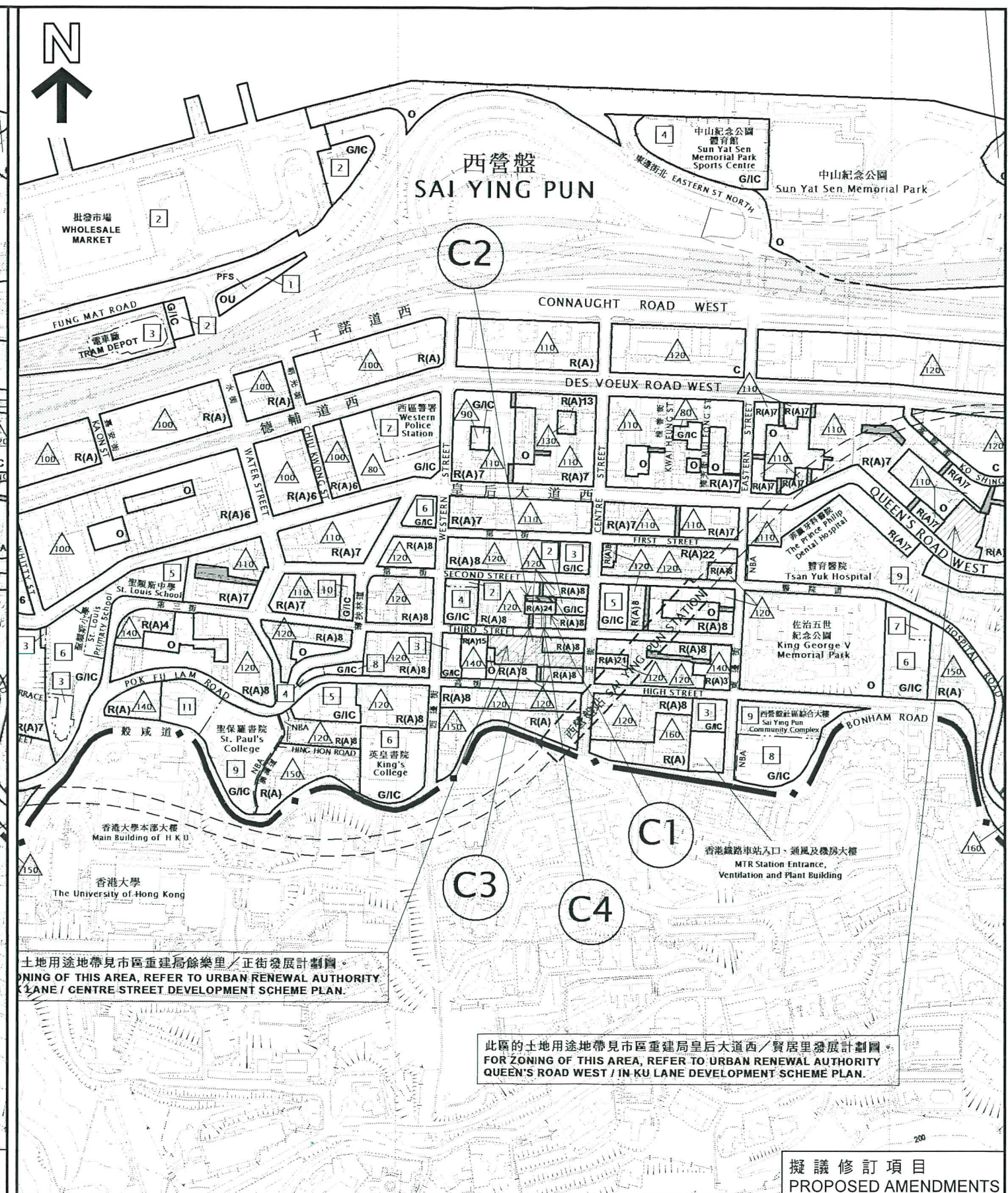
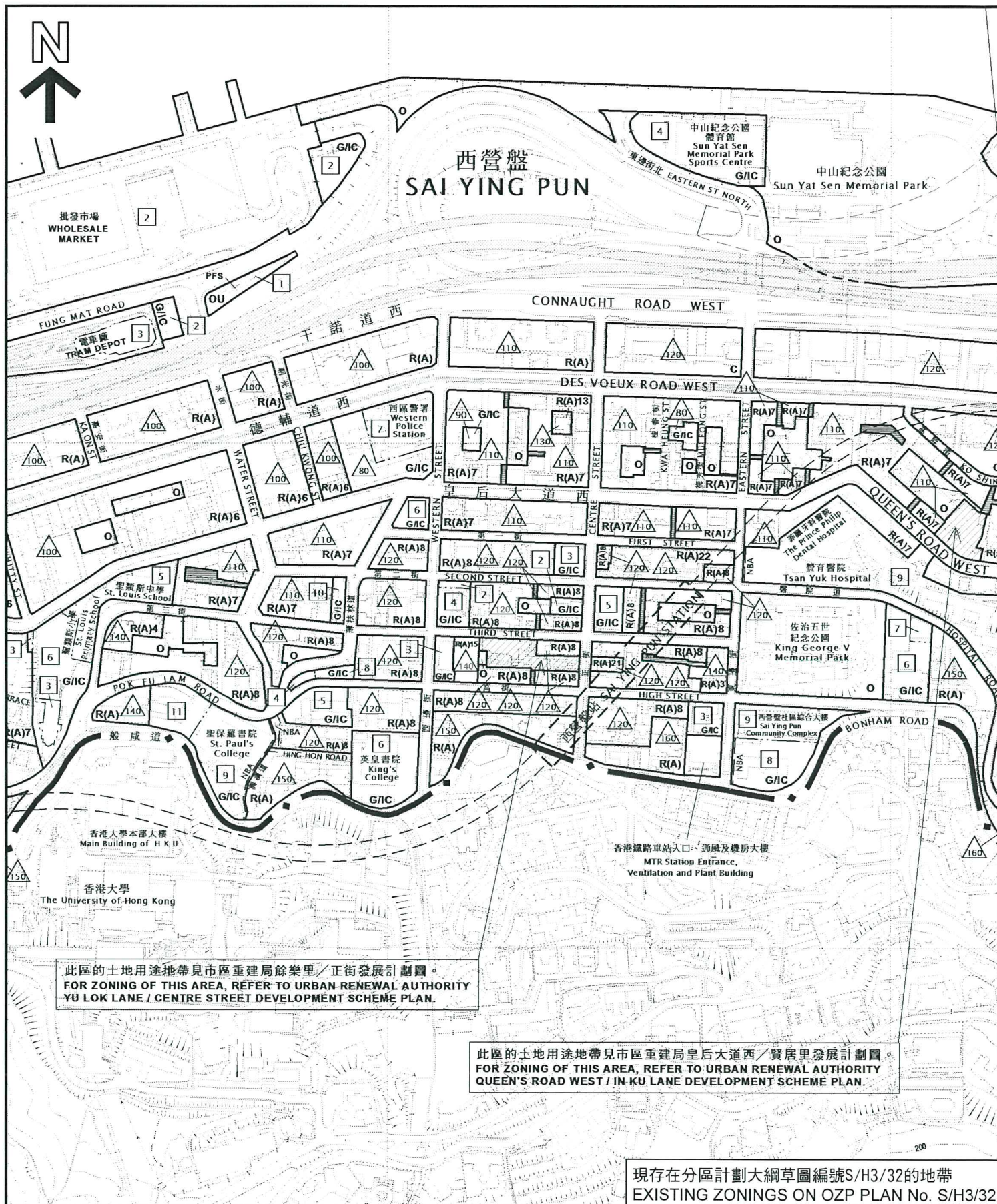
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN

18



本摘要圖於2019年7月12日擬備，
所根據的資料為於2018年9月21日
展示的分區計劃大綱圖編號S/H3/32
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON OUTLINE ZONING PLAN No. S/H3/32
EXHIBITED ON 21.9.2018

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

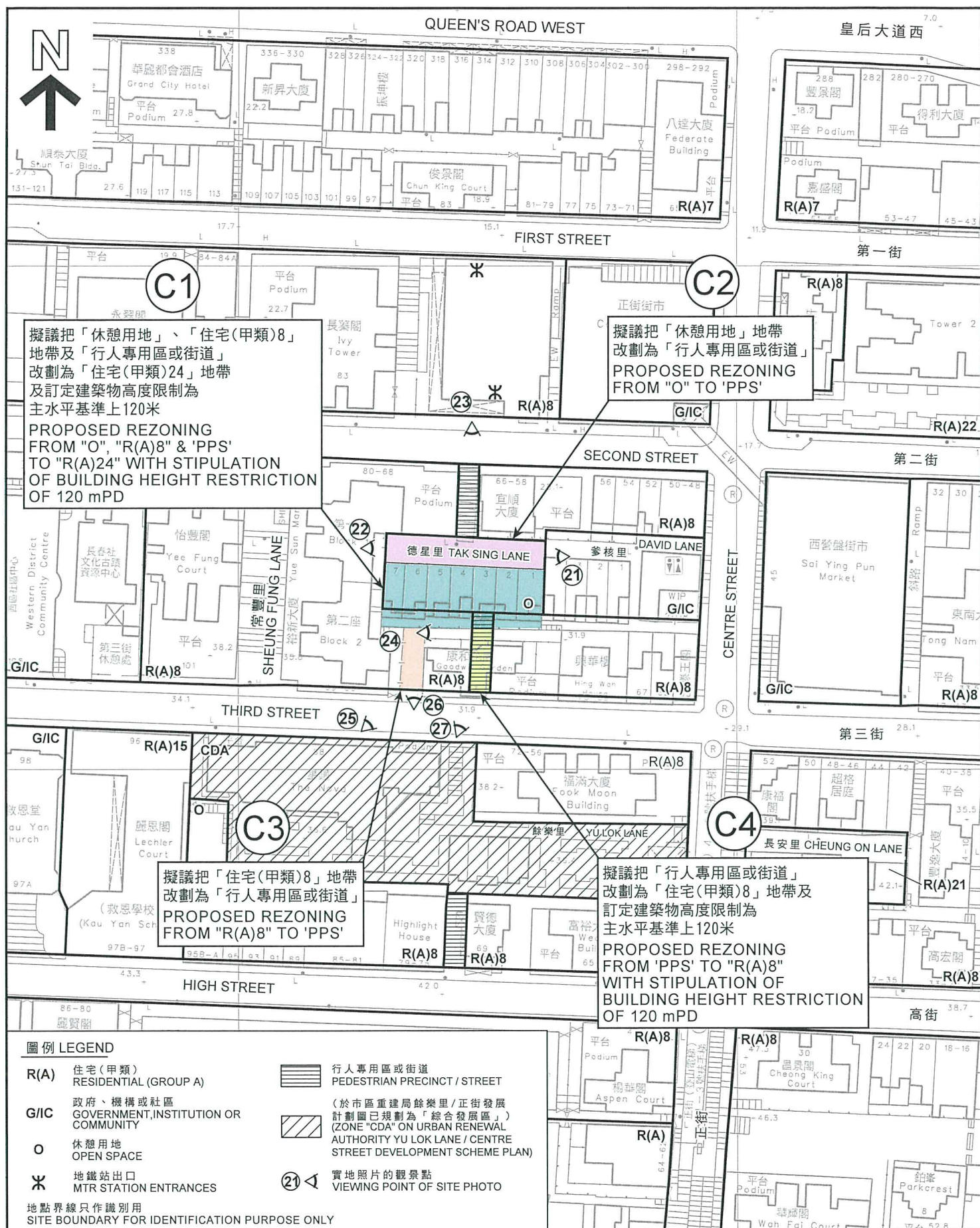
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C1、C2、C3及C4
AMENDMENT ITEMS C1, C2, C3 & C4

SCALE 1:5 000 比例尺
100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
19



平面圖 SITE PLAN

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C1、C2、C3及C4
AMENDMENT ITEMS C1, C2, C3 & C4

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT

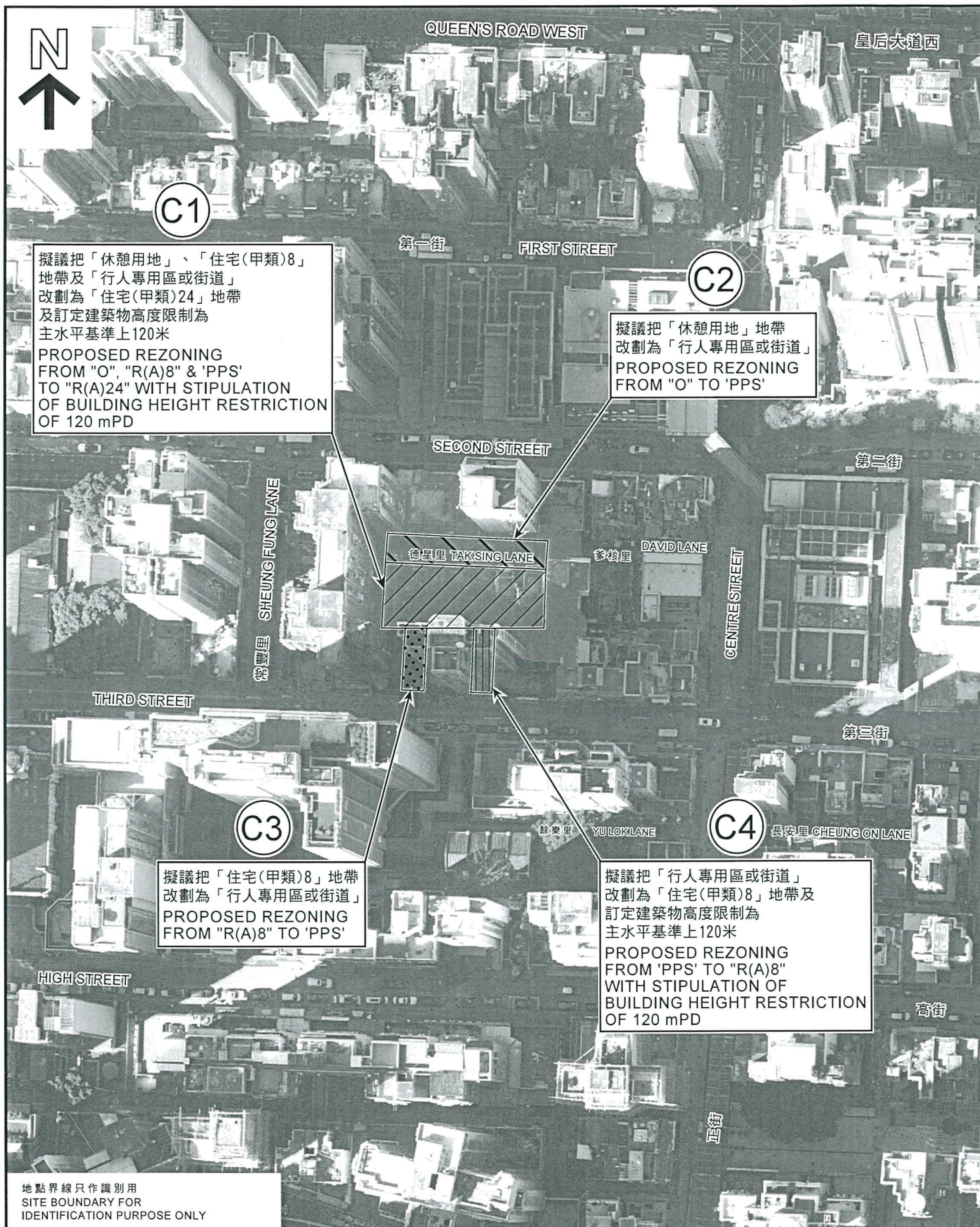


參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
20

本摘要圖於2019年7月15日擬備，
所根據的資料為測量圖編號
11-SW-7B

EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SURVEY SHEET No.
11-SW-7B



地點界線只作識別用
SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2019年7月15日擬備，所根據的資料為地政總署於2018年3月10日拍得的航攝照片編號E034226C

EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON AERIAL PHOTO No.E034226C
TAKEN ON 10.3.2018 BY
LANDS DEPARTMENT

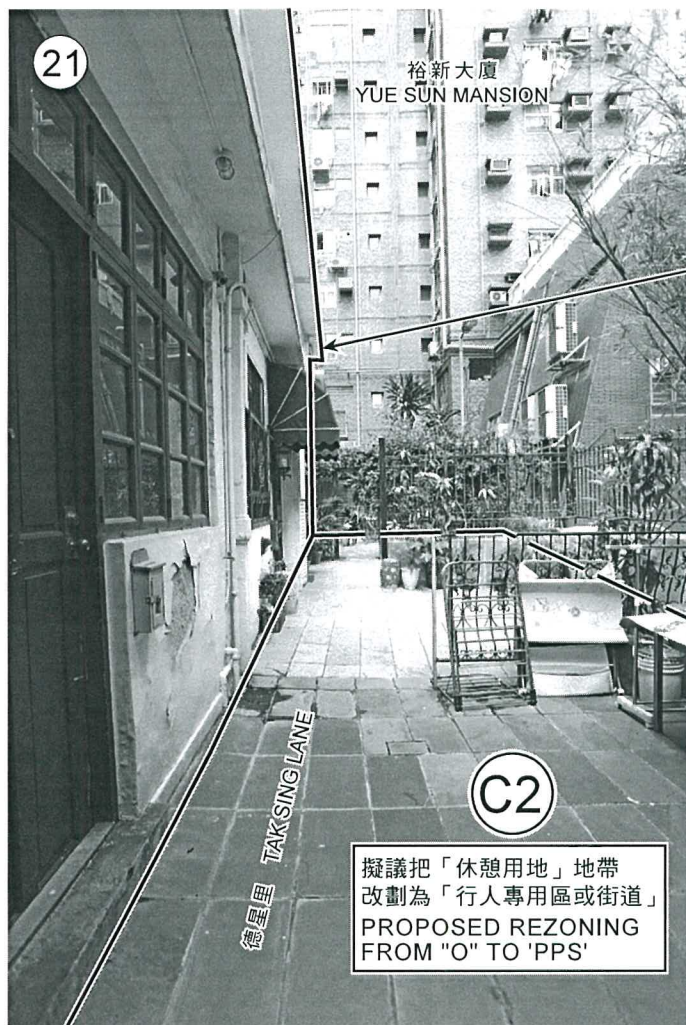
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C1、C2、C3及C4
AMENDMENT ITEMS C1, C2, C3 & C4

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
21



擬議把「休憩用地」、「住宅(甲類)8」地帶及「行人專用區或街道」改劃為「住宅(甲類)24」地帶及訂定建築物高度限制為主水平基準上120米
PROPOSED REZONING FROM "O", "R(A)8" & 'PPS' TO "R(A)24" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 120 mPD

擬議把「休憩用地」地帶改劃為「行人專用區或街道」
PROPOSED REZONING FROM "O" TO 'PPS'



擬議把「休憩用地」地帶改劃為「行人專用區或街道」
PROPOSED REZONING FROM "O" TO 'PPS'

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月15日擬備，所根據的資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C1及C2
AMENDMENT ITEMS C1 & C2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
22



擬議把「休憩用地」、「住宅(甲類)8」地帶及「行人專用區或街道」改劃為「住宅(甲類)24」地帶及訂定建築物高度限制為主水平基準上120米
PROPOSED REZONING FROM "O", "R(A)8" & 'PPS' TO "R(A)24" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 120 mPD



擬議把「休憩用地」、「住宅(甲類)8」地帶及「行人專用區或街道」改劃為「住宅(甲類)24」地帶及訂定建築物高度限制為主水平基準上120米
PROPOSED REZONING FROM "O", "R(A)8" & 'PPS' TO "R(A)24" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 120 mPD

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月15日擬備，所根據的資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C1
AMENDMENT ITEM C1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
23



C3

擬議把「住宅(甲類)8」地帶
改劃為「行人專用區或街道」
PROPOSED REZONING
FROM "R(A)8" TO 'PPS'

C4

擬議把「行人專用區或街道」
改劃為「住宅(甲類)8」地帶及
訂定建築物高度限制為
主水平基準上120米
PROPOSED REZONING
FROM 'PPS' TO "R(A)8"
WITH STIPULATION OF
BUILDING HEIGHT RESTRICTION
OF 120 mPD

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2019年7月12日擬備，所根據的
資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTO TAKEN ON
14.5.2019

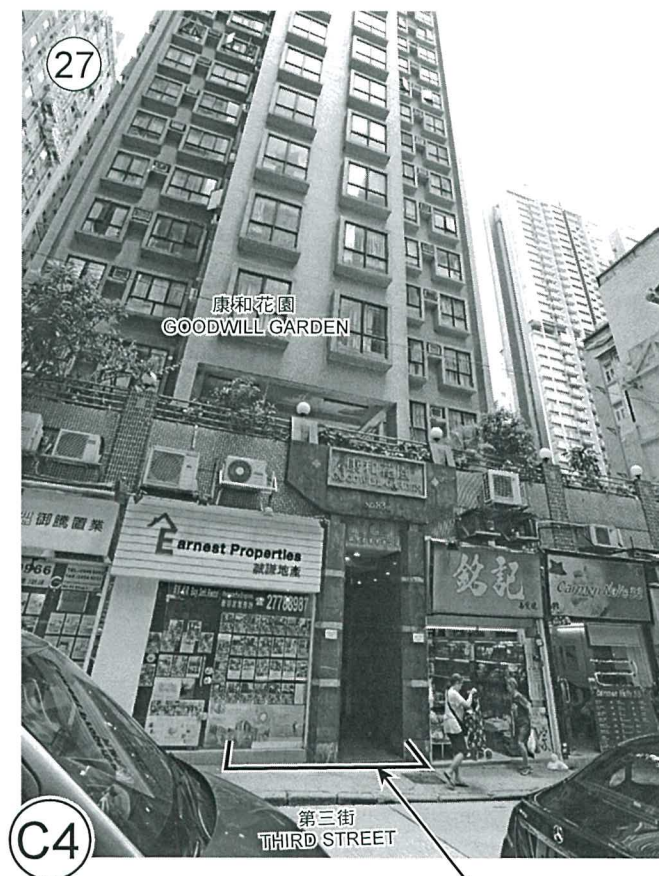
西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C3及C4
AMENDMENT ITEMS C3 & C4

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
24



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月12日擬備，所根據的資料為攝於2019年5月14日的實地照片
EXTRACT PLAN PREPARED ON 12.7.2019
BASED ON SITE PHOTOS TAKEN ON 14.5.2019

西營盤及上環分區計劃大綱草圖編號S/H3/32的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT SAI YING PUN & SHEUNG WAN OZP No. S/H3/32
修訂項目C3及C4
AMENDMENT ITEMS C3 & C4

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/19/13

圖 PLAN
25