

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 6/11
For Consideration by the
Metro Planning Committee on 17.6.2011

PROPOSED AMENDMENTS TO
THE APPROVED URA STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/2 AND
THE APPROVED SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/25

**PROPOSED AMENDMENTS TO
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DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/2 AND
THE APPROVED SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/25**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/2 (**Attachment III-A**) and its Notes (**Attachment III-B**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance);
- (b) the Explanatory Statement (ES) of the DSP (**Attachment III-C**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the "Comprehensive Development Area" ("CDA") zone on the DSP;
- (c) the proposed amendments to the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/25A (**Attachment IV-A**) and its Notes (**Attachment IV-B**) are suitable for exhibition under section 5 of the Ordinance; and
- (d) the ES of the OZP (**Attachment IV-C**) is an expression of the Board's planning intentions and objectives for the various land use zones on the OZP.

2. Status of the Current DSP and OZP

URA Staunton Street/Wing Lee Street DSP

- 2.1 The DSP was approved by the Chief Executive in Council (CE in C) on 2.10.2007 under section 9(1)(a) of the Ordinance. The approved DSP No. S/H3/URA1/2 was exhibited for public inspection under section 9(5) of the Ordinance on 18.10.2007 (**Attachment I**). On 31.5.2011, the CE in C referred the DSP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

Sai Ying Pun & Sheung Wan OZP

- 2.2 On 12.4.2011, 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 and exhibited for public inspection under section 9(5) of the Ordinance on 15.4.2011 (**Attachment II**). On 31.5.2011, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Rezoning of the Wing Lee Street Area and Bridges Street Market

Background

- 3.1 The approved DSP covers the area bounded by Staunton Street, Bridges Street, Wing Lee Street, Wa In Fong East and Aberdeen Street. The area is zoned "CDA" on the DSP and comprises 3 sites, i.e. Sites A, B and C for ease of reference as shown on **Plan 1**. The 3 to 4-storey high tenement buildings at Wing Lee Street within Site A were built in the late 1950's. These buildings are of Chinese tenement style with Art Deco influence and are quite special in terms of their rather uniform design and contextual setting on a terrace. The buildings at Nos. 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. Also within Site A is the Bridges Street Market site, which 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 two-storey 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.
- 3.2 On 26.3.2008, URA submitted a planning application (No. A/H3/381) for a proposed comprehensive residential and commercial development in the Development Scheme area at a plot ratio (PR) of 8. On 24.11.2008, to echo the Chief Executive's Policy Address on revitalising the Former Police Married Quarters on Hollywood Road opposite the application site, URA announced a revised plan with emphasis on heritage preservation and a reduction in the overall PR to 4.5.
- 3.3 On 27.2.2009, URA withdrew the above-mentioned application and submitted another application (No. A/H3/387). For Sites A, B and C, 3 residential blocks of 6, 13 and 28 storeys with lower floors accommodating commercial/retail uses were proposed respectively. URA submitted further information on 29.1.2010 proposing to further reduce the PR of the scheme to 3.9 by revising the development on Site C to a 20-storey building. A common public view on URA's revised proposal was that the tenement buildings at Wing Lee Street (Site A) were regarded as historically valuable and deserved conservation. On 17.3.2010, URA further submitted a letter to the Board suggesting an alternative approach, i.e. a "complete conservation" approach, to preserve the tenement buildings at Wing Lee Street. URA also proposed the Board to consider excising Site A from the DSP and rezoning it to an appropriate conservation/preservation zoning while Sites B and C would remain in the DSP.
- 3.4 In considering URA's application (No. A/H3/387) on 19.3.2010, the Metro Planning Committee (MPC) agreed that the preservation of all the tenement buildings at Wing Lee Street (Site A) was the right direction, and the development parameters and layout for Sites B and C (i.e. a 13-storey and a 20-storey residential block respectively with lower floors accommodating commercial/retail uses) were acceptable. Besides, MPC requested URA to explain clearly to the affected owners and tenants the implication of the alternative concept on them. To assist the Board's consideration of the matter, URA was also requested to provide

information on the structural conditions of the existing buildings at Wing Lee Street and the cost involved in rehabilitation.

- 3.5 On 7.1.2011, the Board considered the information submitted by URA. In deliberating on whether and how the buildings at Wing Lee Street should be preserved under a "complete conservation" approach, the Board took into account the following major aspects:

Terrace Ambience and Social Value

- (a) The buildings should be preserved were because of their social value or the existing character/ambience of Wing Lee Street, rather than the buildings per se. The Board noted that there were diverse views on the preservation of tenement buildings at Wing Lee Street among local residents, the general public, preservationists and the media. Hence, there was a need for the Board to strike a balance between public aspiration for preservation and the resource implications on the concerned owners who were responsible for the repairing works. It was also important to ensure flexibility in the zoning mechanism for future development and to allow better use of the scarce land resources. The Board should focus on the land use planning for the area while whether the tenement buildings at Wing Lee Street would need to be preserved was within the ambit of the Antiquities Advisory Board (AAB).

Building Condition and Rehabilitation/Maintenance Costs

- (b) Based on the Building Condition Report submitted by URA, the internal conditions of the flats were worse than the exterior and accessible common internal areas. Although there was no imminent danger, major structural strengthening and alteration works would be required if they were to be safe and fit for modern day uses/other adaptive re-use. The estimated short-term and medium-term rehabilitation costs are about \$0.4M and \$1M respectively for a single building, and subsequent repair works of comparable scale will be required every 5 or 10 years under the two approaches respectively in similar order of costs plus inflation.

Implications on the Owners and Tenants

- (c) It was noted that given some owners wished to preserve their buildings on their own and were reluctant to sell their properties to URA, the Development Bureau (DEVB) had indicated that it was inappropriate to invoke the Lands Resumption Ordinance. Besides, URA had already offered to concerned owners the option to sell their properties to URA in Site A until the excision of Wing Lee Street from the approved DSP. For the owners who would choose to retain their properties, they could accept URA's offer to subsidize half of the rehabilitation/maintenance costs with a cap. Individual owners in hardship could also obtain loans and/or cash subsidy, or technical assistance under various rehabilitation and loan schemes managed by the Buildings Department and Hong Kong Housing Society. For the domestic tenants residing in properties acquired by URA, they would be either rehoused or compensated according to URA's prevailing policy. For those domestic tenants in the unacquired properties within Site A, they may also apply to

URA for an allowance to help improve the living conditions of these tenants. As such, the owners' and tenants' interests had been taken care of.

- 3.6 The Board came to the view that a 'complete preservation' approach with all tenement buildings at Wing Lee Street be preserved would involve substantial financial cost and not a good use of land resources. Besides, according to the established practice, the Board would not designate a preservation zoning for buildings which were not declared monuments/graded historic buildings. The Board noted that if the planning intention was to preserve only the existing character and ambience, flexibility should be provided in the zoning mechanism to cater for future planning and development needs, such as flexibility for certain extent of redevelopment while retaining sufficient planning control through the planning permission mechanism.
- 3.7 Noting that the Bridges Street Market would become the only area left in Site A if the Wing Lee Street area was excised from the DSP, and DEVB was considering the possibility of preserving the market for adaptive re-use under its Revitalising Historic Buildings through Partnership Scheme, the Board also considered the excision of the market from the DSP.
- 3.8 After deliberation, the Board agreed on the following :
- (a) the intention should be to preserve the existing character and ambience of Wing Lee Street;
 - (b) the excision of the whole of Site A, including Wing Lee Street and the Bridges Street Market, from the DSP; and
 - (c) the "CDA" zoning was a possible zoning mechanism for the Wing Lee Street area while the Bridges Street Market would be covered by an appropriate zoning separately.

4. Proposed Amendments to the DSP

- 4.1 To take forward the Board's decisions, the whole of Site A is proposed to be excised from the DSP (**Item A**) (**Plans 1, 2 and 3**).

Proposed Amendment to Matters Shown on the DSP

- 4.2 The proposed amendment to the DSP as shown on the approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2 (**Attachment III-A**) is as follows:

Item A (about 1,685m²) (Plans 2 and 3)

Excising the Wing Lee Street area and the Bridges Street Market from the DSP in accordance with paragraph 3 above.

Proposed Amendments to the Notes of the DSP

- 4.3 The proposed amendments to the Notes for the "CDA" zone of the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2A to excise Site A from the DSP are shown on the revised Notes of the DSP in **Attachment III-B** (with proposed additions highlighted in *bold and italics* and deletions ~~crossed-out~~).

Revision to the Explanatory Statement of the DSP

- 4.4 The ES of the DSP is proposed to be revised to take into account the above proposed amendments. The revised ES (with proposed additions highlighted in *bold and italics* and deletions ~~crossed-out~~) is at **Attachment III-C** for Members' consideration.

5. Proposed Amendments to the OZP

5.1 Incorporation of Site A into the OZP

- 5.1.1 As the Wing Lee Street area is proposed to be excised from the DSP, the excised area should be incorporated back into the Sai Ying Pun & Sheung Wan OZP with appropriate zonings to maintain planning control (**Item A**).

Wing Lee Street Area

- 5.1.2 Having regard to the Board's intention to preserve the existing character and ambience of Wing Lee Street, and to provide suitable flexibility in the zoning mechanism while retaining appropriate planning control over development/redevelopment, it is proposed to zone the site to "CDA" (**Item B1**) (**Plans 4 to 6**). The planning intention for the "CDA" zone is 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. 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 Board under section 16 of the Ordinance. The proposed set of Notes for this new "CDA" zone is at **Attachment IV-B**.
- 5.1.3 A building height restriction of 4 storeys is proposed mainly to reflect and contain the existing height (i.e. 3 to 4 storeys) of the tenement buildings. The proposed building height could also ensure any development/redevelopment, including addition, alteration and/or modification to the existing buildings, would meet the planning intention for preserving existing character and ambience of the Wing Lee Street area. A minor relaxation clause on the building height restriction is also incorporated into the Notes.

Bridges Street Market Site

- 5.1.4 AAB ~~will consider~~**endorsed** the proposed grading (*Grade 3*) ~~to for~~ the Bridges Street Market at its meeting on 15.6.2011 and DEVB is working on the launching of adaptive re-use of this site under its Revitalising Historic Buildings through Partnership Scheme. In order to facilitate the launching of the Revitalization Scheme, it is proposed to zone the market site as "Other Specified Uses" ("OU") annotated "Historical Site Preserved for Cultural and Recreational Uses". The planning intention for the "OU" zone is to preserve **and revitalize** the existing Bridges Street Market ~~buildingsite, and revitalising the building~~ for cultural and recreational uses, with supporting shop and services use. 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 Board under section 16 of the Ordinance. Besides, a building height restriction of 3 storeys is proposed to reflect the existing height of the market (**Item B2**) (**Plans 4, 5 and 7**). A minor relaxation clause on the building height restriction is also incorporated into the Notes. In addition, it is proposed to mention in the ES that reference should be made to the heritage preservation principles as stated in the Conservation Guidelines to be set out by the AMO for any development. The proposed set of Notes for this new "OU" zone is at **Attachment IV-B**.

Other Amendments

- 5.1.5 To preserve the existing streetscape of Wing Lee Street and Shing Wong Street and to prevent them from being built over, Wing Lee Street and Shing Wong Street together with the adjoining major streets including Staunton Street, Aberdeen Street and Bridges Street, are proposed to be shown as 'Road' on the OZP (**Items B3 and C**) (**Plans 4, 5 and 8**). Shing Wong Street should be reinstated after the demolition of the existing refuse collection point next to the Bridges Street Market.

5.2 Other Proposed Amendments to the OZP

- 5.2.1 Opportunity is also taken to propose amendments for rectification of development parameters, as well as other technical amendments.

Kau Yan School and Lechler Court Site

- 5.2.2 The site is owned by the Tsung Tsin Mission of Hong Kong Incorporated. With an area of about 1,122m², the subject "Residential (Group A)15" ("R(A)15") site is currently occupied by a 29-storey composite building comprising a residential portion (Lechler Court) with school (Kau Yan School) and church quarters on the lower floors (**Plans 9 and 10**). The sites together with the adjacent Kau Yan Church site in "G/IC" zone are the subject of 6 planning applications. The latest approved application No. A/H3/193 for a composite development with a BH of 126.51mPD, a domestic GFA of 6,573m² and a non-domestic GFA of 6,934.2m² for the school (5,531m²) and church (1,403m²) portions was approved with

conditions by the Board on 5.2.1993.

- 5.2.3 Under the draft OZP No. A/H3/24 gazetted on 7.5.2010, the "R(A)15" zone covering Lechler Court and Kau Yan School was subject to a building height restriction of 140mPD, maximum domestic GFA of 6,573m² and maximum non-domestic GFA of 6,934m², of which not less than 5,531m² is for GIC uses. It is however noted that the non-domestic GFA for the "R(A)15" zone should exclude the church portion falling within the "G/IC" zone. On 5.11.2010, upon the consideration of a representation in relation to Kau Yan School, the Board agreed to amend the Notes for the "R(A)15" zone by revising the maximum non-domestic GFA for GIC facilities to exclude Kau Yan Church in the next round of amendment exercise. According to the latest building plans approved by the Building Authority on 10.6.2011, the development (including an extension to Kau Yan Church's institutional use within the school building footprint) would have a total GFA of 12,958m², including a domestic GFA of 6,573m² and a non-domestic GFA of 6,385.43m² for GIC facilities. It is therefore proposed to amend the Notes for the "R(A)15" zone by imposing an overall cap of the maximum GFA at 12,958m² with a GFA of not less than 6,385m² for GIC facilities to reflect the actual GFA of the latest development. The revised set of Notes for the "R(A)15" zone is at **Attachment IV-B**.

Hollywood House, 27-29 Hollywood Road

- 5.2.4 The site falls within IL109CRP and IL109RP. With an area of about 109m², the subject site, which falls within an area partly zoned "Commercial" ("C") (IL109CRP) and partly shown as 'Road' (IL109RP) on the OZP, is currently occupied by an existing composite building completed in 1965 known as Hollywood House with the lowest floors for shop and office uses. To rectify the discrepancy between the lot boundary and the zoning boundary and to reflect the planning intention for commercial development in the locality, it is proposed to rezone the concerned 'Road' area to "C" (**Item D**) (**Plans 4, 11 and 12**).

GFA Restrictions for "R(A)4" and "R(A)17"

- 5.2.5 Under the current OZP, the Remarks in the Notes for the various "R(A)" sub-zones have stipulated GFA restrictions. The GFA restrictions for two of these sub-areas, namely "R(A)4" and "R(A)17", only control the maximum domestic GFA and minimum GFA for GIC facilities and silent on the maximum non-domestic GFA. To put the GFA control beyond doubt, the total GFA should be stipulated for clarity.

"R(A)4" – Yuk Ming Towers, 200-208 Third Street (Plans 13 and 14)

- 5.2.6 With a total area of about 1,600m², the subject site is currently occupied by two existing residential towers completed in 1991, with GIC facilities provided on the lower floors. It is currently specified in the Remarks of the Notes for the "R(A)4" zone that a maximum domestic GFA of 16,106m² and a GFA of not less than 1,136m² shall be provided for GIC

facilities. To spell out clearly the total GFA limit under the Notes of OZP, it is proposed to specify a maximum GFA of 17,242m², of which a GFA of not less than 1,136m² shall be provided for GIC facilities.

"R(A)17" – Tung Shing Terrace, 39 Bridges Street (Plans 15 and 16)

- 5.2.7 With a total area of about 1,022m², the subject site is currently occupied by an existing pure residential development completed in 1993, with the Tung Wah Group of Hospitals Anita Mui Day Care Centre for the Elderly on the ground floor. It is currently specified in the Remarks of the Notes for the "R(A)17" zone that a maximum domestic GFA of 9,891m² and a non-domestic GFA of not less than 248m² shall be provided for GIC facilities. To spell out clearly the total GFA limit under the Notes of OZP, it is similarly proposed to specify a maximum GFA of 10,139m², of which a GFA of not less than 248m² shall be provided for GIC facilities.

6. Proposed Amendments to Matters Shown on the OZP

The proposed amendments to the OZP as shown on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/25A (**Attachment IV-A**) are as follows:

Item A (about 1,685m²) (Plans 4 and 5)

- 6.1 Incorporating the Wing Lee Street area and Bridges Street Market into the OZP in accordance with paragraphs 5.1.1 to 5.1.4 above.

Item B1 (about 699m²) (Plans 5 and 6)

- 6.2 Zoning the site at Nos. 1-12 Wing Lee Street and Nos. 17 and 19 Shing Wong Street as "CDA" with a building height restriction of 4 storeys in accordance with paragraphs 5.1.2 and 5.1.3 above.

Item B2 (about 599m²) (Plans 5 and 7)

- 6.3 Zoning the Bridges Street Market site as "OU" annotated "Historical Site Preserved for Cultural and Recreational Uses" with a building height restriction of 3 storeys in accordance with paragraph 5.1.4 above.

Item B3 (about 387m²) (Plans 5 and 8)

- 6.4 Showing the parts of Wing Lee Street and Shing Wong Street excised from the DSP as 'Road' in accordance with paragraph 5.1.5 above.

Item C (about 8,600m²) (Plans 5 and 8)

- 6.5 Rezoning of sections of Wing Lee Street, Shing Wong Street, Staunton Street, Aberdeen Street and Bridges Street from "C", "R(A)", "R(A)8", "R(A)9" and "R(A)12" to area shown as 'Road' in accordance with paragraph 5.1.5 above.

Item D (about 109m²) (Plans 11 and 12)

- 6.6 Rezoning of an area occupied by part of Hollywood House at 27-29 Hollywood Road from 'Road' to "C" in accordance with paragraph 5.2.4 above.

7. Proposed Amendments to the Notes of the OZP

Addition of New Sets of Notes for the Proposed "CDA" and "OU" Zones

- 7.1 To accord with the proposed amendments mentioned in paragraphs 5.1.2 to 5.1.4, a new set of Notes for the "CDA" zone for the Wing Lee Street area and a new set of Notes for the "OU" annotated "Historical Site Preserved for Cultural and Recreational Uses" zone covering the Bridges Street Market site are proposed to be incorporated into the OZP. A copy of the Notes for the "CDA" and "OU" zone is attached at **Attachment IV-B**.

Amendments to the Notes of the OZP for the "R(A)" Sub-zones

- 7.2 The proposed amendments to the GFA restrictions in the Remarks in the Notes for the "R(A)15", "R(A)4" and "R(A)17" zones, as discussed in paragraphs 5.2.2, 5.2.3, 5.2.5 to 5.2.7 above, are shown on the revised Notes of the OZP in **Attachment IV-B** (with proposed amendments highlighted in *bold and italics* and deletions ~~crossed-out~~).

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has also been revised to take into account the proposed amendments as mentioned above. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. An extract of the relevant pages of the revised ES (with proposed additions highlighted in *bold and italics* and deletions ~~crossed-out~~) is at **Attachment IV-C** for Members' consideration.

9. Plan Number

Upon exhibition for public inspection, the DSP will be renumbered as S/H3/URA1/3 and the OZP will be renumbered as S/H3/26.

10. Consultation

Departmental Consultation

- 10.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. They have no objection to or adverse comments on the proposed amendments. The comments of Urban Renewal Unit and C for H of DEVB, AMO of Leisure and Cultural Services Department, Environmental Protection Department, and District Officer (Central & Western) of

Home Affairs Department have been incorporated into the above paragraphs, where appropriate.

Public Consultation

10.2 The Central & Western District Council will be consulted on the amendments before or during the exhibition period of the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2A and Sai Ying Pun & Sheung Wan OZP No. S/H3/25A depending on the meeting schedule of the District Council.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved URA Staunton Street/Wing Lee Street DSP and that the Amendment DSP No. S/H3/URA1/2A at **Attachment III-A** (to be renumbered as S/H3/URA1/3 upon exhibition) and its Notes at **Attachment III-B** are suitable for exhibition under section 5 of the Ordinance;
- (b) adopt the revised ES at **Attachment III-C** for the draft DSP No. S/H3/URA1/2A as an expression of the planning intentions and objectives of the Board for the "CDA" zone on the DSP and the revised ES will be published together with the DSP;
- (c) agree to the proposed amendments to the approved Sai Ying Pun & Sheung Wan OZP and that the Amendment OZP No. S/H3/25A at **Attachment IV-A** (to be renumbered as S/H3/26 upon exhibition) and its Notes at **Attachment IV-B** are suitable for exhibition under section 5 of the Ordinance; and
- (d) adopt the revised ES at **Attachment IV-C** for the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/25A as an expression of the Board's planning intentions and objectives for the various land use zones on the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2
Attachment II	Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/25
Attachment III-A	Draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2A
Attachment III-B	Notes of the Draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2A
Attachment III-C	Revised Explanatory Statement for the Draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2A

Attachment IV-A	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/25A
Attachment IV-B	Extract of the Notes of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/25A
Attachment IV-C	Revised Explanatory Statement of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/25A
Plan 1	Location Plan – Sites A, B and C
Plan 2	Comparison of the Existing and Proposed Zonings on the DSP – Site A
Plan 3	Site Photos – Site A
Plan 4	Comparison of the Existing and Proposed Zonings on the OZP – All Amendment Items
Plans 5 and 6	Site Plan and Site Photos – Wing Lee Street Area
Plans 5 and 7	Site Plan and Site Photos – Bridges Street Market
Plans 5 and 8	Site Plan and Site Photos – Wing Lee Street, Shing Wong Street, Staunton Street, Aberdeen Street and Bridges Street
Plans 9 and 10	Site Plan and Site Photos – Kau Yan Church, Kau Yan School and Lechler Court
Plans 11 and 12	Site Plan and Site Photos – Hollywood House
Plans 13 and 14	Site Plan and Site Photos – Yuk Ming Towers
Plans 15 and 16	Site Plan and Site Photos –Tung Shing Terrace

圖例
NOTATION

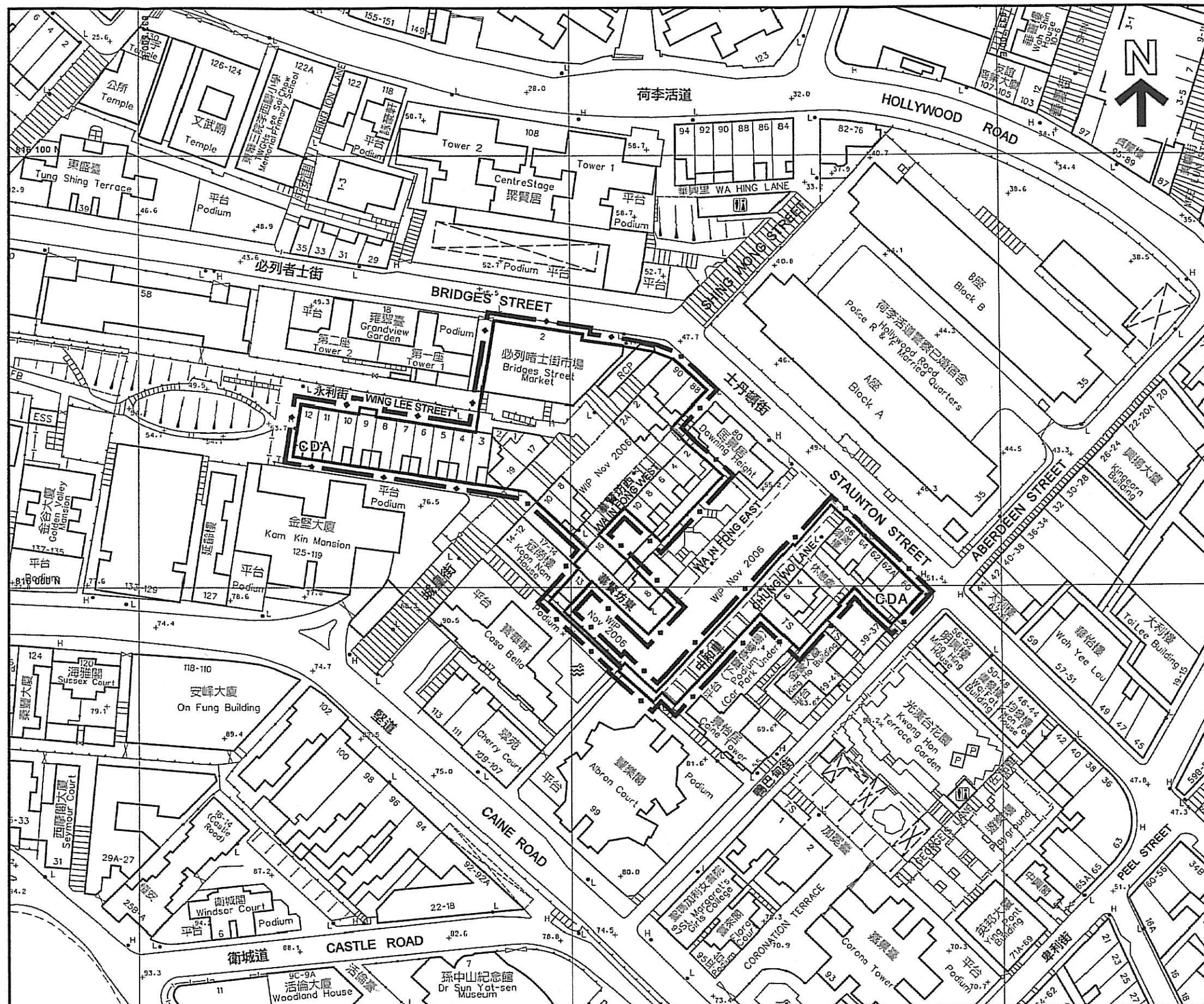
BOUNDARY OF DEVELOPMENT
SCHEME

發展計劃範圍界線

COMPREHENSIVE DEVELOPMENT
AREA

CDA

綜合發展區



夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2007年10月2日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 OCTOBER 2007

LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的市區重建局士丹頓街 / 永利街發展計劃圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN

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

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE
URBAN RENEWAL AUTHORITY ORDINANCE

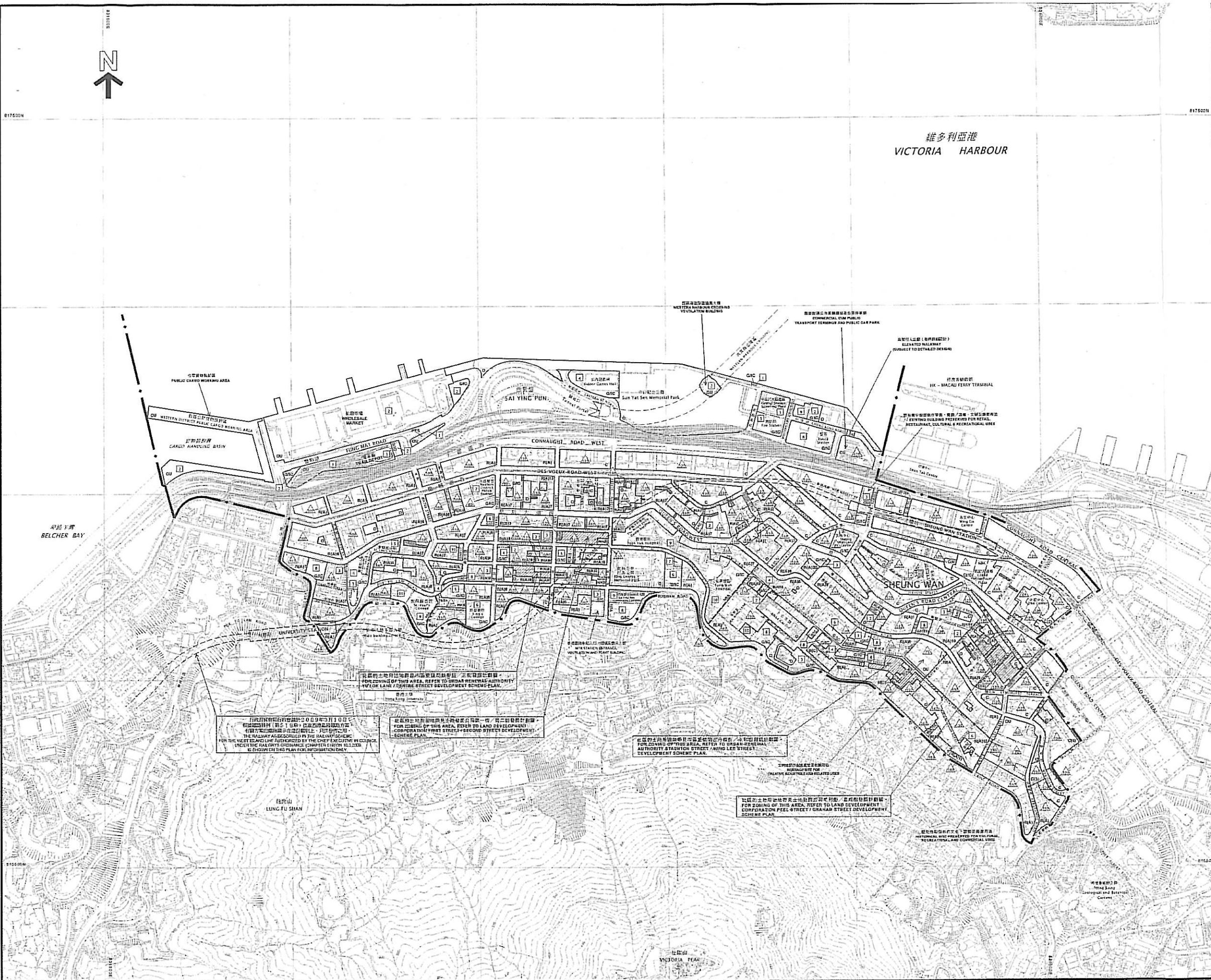
圖則編號
PLAN No. S/H3/URA1/2

NOTATION		地帶
ZONES		
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	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)		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		建築物高度控制區界線
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	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	APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	21.06	14.43	商業
RESIDENTIAL (GROUP A)	39.18	26.84	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.29	0.20	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.31	9.12	政府、機構或社區
OPEN SPACE	13.25	9.05	休憩用地
OTHER SPECIFIED USES	12.92	8.85	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.39	0.26	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	44.00	30.12	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.46	1.00	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

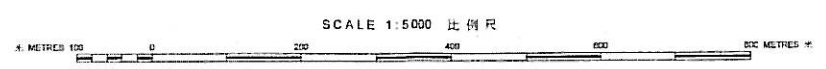
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政長官會同行政會議於2011年4月12日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 12 APRIL 2011

Ms Manda CHAN 陳詠雯女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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製備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H3/25

— ♦ —

CD

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 60 80 METRES 米

DRAFT APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/2A

(Being an *Draft Approved* 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" includes –
 - (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 approved under the Buildings Ordinance; 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 approved under the Buildings Ordinance and permitted under a plan prevailing at the time when the use was approved under the Buildings Ordinance.
- (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) 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.
- (6) 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 Schedule of Uses.
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/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; and
 - (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.
- (7) 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.

***DRAFT* APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/24**

Schedule of Uses

Page

COMPREHENSIVE DEVELOPMENT AREA

1

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning aims to achieve environmental improvement through comprehensive redevelopment, restructuring the street pattern, promoting efficient land use and providing community facilities/public open space.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, 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 Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths, levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental impact 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;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

- (b) 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.

DRAFT APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/2A

EXPLANATORY STATEMENT

DRAFT APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/2A

<u>Contents</u>	<u>Page</u>
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2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. AREA COVERED BY THE PLAN	23
6. EXISTING CONDITIONS	3
7. PLANNING AND LAND USE PROPOSALS	34
8. IMPLEMENTATION OF THE SCHEME	45

DRAFT APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET
DEVELOPMENT SCHEME PLAN NO. S/H3/URA1/24

(Being an *Draft* Approved 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* approved Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/24. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 In the URA's Corporate Plan (2003/04 to 2007/08) and the Business Plan (2003/04) approved by the Financial Secretary in March 2003, the project at Staunton Street/Wing Lee Street ~~(the Area)~~ is proposed to be processed as a Development Scheme under section 25 of the URA Ordinance (URAO).
- 2.2 On 21 March 2003, the URA submitted the draft DSP for ~~the Area~~ *Staunton Street/Wing Lee Street* to the Board under section 25(5) of the URAO.
- 2.3 On 4 July 2003, the Board, under section 25(6)(a) of the URAO, deemed the draft DSP as being suitable for publication. Under section 25(7) of the URAO, the draft DSP which the Board deems suitable for publication under section 25(6)(a) of the URAO shall be deemed to be a draft plan prepared by the Board for the purposes of the Town Planning Ordinance (TPO).
- 2.4 On 11 July 2003, the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1 was exhibited under section 5 of the TPO. By virtue of section 25(9) of the URAO, the draft DSP had from that date replaced or amended the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan in respect of the ~~Area~~ *Staunton Street/Wing Lee Street area* ~~delineated and described herein~~. During the exhibition period of the draft DSP, six objections were received. After giving preliminary consideration ~~to the objections on 14 November 2003~~ and further considerations *to the objections* ~~on 6 February 2004 and 19 March 2004~~, the Board decided not

~~to meet the objections and not to propose any amendment to the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1.~~

~~2.5~~ On 15 June 2007, the Board reconsidered Objection No. 2 under section 6(6) of the TPO as directed by the Court of Appeal and agreed to propose an amendment to the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1 to meet the objection by excising the objection site from the DSP area. On 22 June 2007, the proposed amendment to the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1 was notified in the Gazette under section 6(7) of the TPO for two weeks, *and for further objection.* Upon expiry of the notification, no *further* objection was received. On 20 July 2007, the Board decided under section 6(9) of the TPO that the proposed amendment should form part of the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/1.

~~2.62.5~~ On 2 October 2007, the Chief Executive in Council (*CE in C*), under section 9(1)(a) of the TPO, approved the draft DSP which was subsequently renumbered as S/H3/URA1/2 ~~(the Plan)~~. On 18 October 2007, the approval of the Plan was notified in the Gazette and the approved plan was exhibited for public inspection under section 9(5) of the TPO. *On 31 May 2011, the CE in C referred the approved DSP to the Board for amendment under section 12(1)(b)(ii) of the TPO. The reference back of the DSP was notified in the Gazette on 10 June 2011 under section 12(2) of the TPO.*

2.6 On _____, the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/3 *(the Plan)* incorporating amendments to excise the Wing Lee Street area and the Bridges Street Market site from the approved DSP was exhibited for public inspection under section 5 of the TPO.

3. OBJECT OF THE PLAN

The Plan illustrates how *the Development Scheme Area* (the Area) designated "Comprehensive Development Area" (CDA) is planned to be developed by means of the Development Scheme prepared under section 25(1) of the URAO. The Development Scheme intends to achieve environmental improvement through comprehensive redevelopment, restructuring the street pattern, promoting efficient land use and providing community facilities/public open space.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes indicating the uses which are always permitted and other uses for which the permission of the Board must be sought. The Notes serve to prohibit any development not compatible with the Development Scheme.

- 4.2 For the guidance of the general public, a set of definition 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. AREA COVERED BY THE PLAN

- 5.1 The Development Scheme which is shown in heavy broken line on the Plan covers a total area of about 3,5632,034m². The entire Area, ~~comprising two major portions,~~ is generally bounded by Staunton Street, Bridges Street, Wing Lee Street, **Shing Wong Street**, Wa In Fong East and Aberdeen Street.
- 5.2 A number of internal streets are found within the Development Scheme boundary including ~~Shing Wong Street~~, Wa In Fong West, part of Wa In Fong East and Chung Wo Lane.
- ~~5.3 The Development Scheme boundary has excluded lots occupied by buildings relatively new or in good conditions at 37-39 Aberdeen Street (completed in 1970 and was renovated) and 14-17 Wa In Fong East/12-14 Shing Wong Street (completed in 1977). A vacant piece of land bounded by Staunton Street to the northeast, Wa In Fong East to the northwest and Chung Wo Lane to the southeast, which is sandwiched between the two major portions of the Development Scheme (i.e. the CentrePoint development), has also been excluded.~~
- ~~5.4 On the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/18, the Area was zoned "Residential (Group A)", "Residential (Group C)" and "Government, Institution or Community" before the exhibition of the Plan.~~

6. EXISTING CONDITIONS

- 6.1 Most of the buildings within the Area are three to four ~~six~~ storeys high and residential in nature with ground floor shops and workshops. ***Although renovation works have been carried out by some owners on the properties/buildings within the Area, Most many of the existing buildings are in deteriorating or poor conditions. Some of the buildings have illegal extensions, and the internal service lanes are narrow with poor environmental and hygienic conditions.***
- ~~6.2 Environmental nuisance is apparent in the Area due to the poor housing stock and the presence of some ground floor workshops.~~

7. PLANNING AND LAND USE PROPOSALS

- 7.1 On the Plan, the Area has been zoned "CDA" and the Notes of the Plan indicates broadly the intended land uses within the Area. A Master Layout Plan for the Development Scheme is required to be submitted to the Board for approval.
- 7.2 The Development Scheme envisages comprehensive redevelopment of the Area for residential and commercial uses with open space ~~and Government, Institution or Community (GIC) facilities. It is envisaged that an appropriate amount of car parking spaces and loading/unloading facilities will be provided to serve the Development Scheme.~~ Portions of the existing streets including part of Wa In Fong East, *and* Wa In Fong West and ~~Shing Wong Street~~ which are covered by the Area will be integrated into the Area for comprehensive redevelopment.

Commercial/Residential Uses

- 7.3 The Area may be developed for commercial and residential purposes.

~~Government, Institution & Community Facilities~~

- ~~7.4 The Development Scheme may provide a public toilet in the public open space.~~

Open Space

- 7.5 A landscaped open space at the podium level may be provided on the basis of the planned population in order to meet the needs of the future residents and to enhance the environment. Public open space will be provided at grade to meet the needs of the general public. ~~Part of the public open space is intended to be dedicated for the commemoration of Dr. Sun Yat sen.~~

Pedestrian Circulation

- 7.6 As part of the redevelopment, the Development Scheme will rationalise the pedestrian circulation by closing some internal lanes and replacing them with a more comprehensive and coherent network. The proposed pedestrian network would offer safe, convenient and pleasant routes for pedestrians while maintaining the existing north-south route between Caine Road and Staunton Street/~~Bridges Street~~ and east-west connections between ~~Wing Lee~~ *Shing Wong* Street and Staunton Street/~~Bridges Street~~.

~~Vehicular Circulation~~

- ~~7.7 Adequate off-street car parking spaces and loading/unloading facilities will be provided to serve the Development Scheme in order to minimize the impact on the local traffic flow.~~

8. IMPLEMENTATION OF THE SCHEME

- 8.1 The proposals set out in this Plan form an integral part of the Development Scheme for the Area.
- 8.2 The URA intends to acquire the property within the Area by purchase on the prevailing acquisition policy as directed by the Government. Apart from property acquisition from the existing owners, land required for the implementation of the Development Scheme would be granted by the Government and, if necessary, by requesting the Secretary for Development to recommend to the Chief Executive in Council the resumption under the Lands Resumption Ordinance.
- 8.3 All eligible tenants will be offered a cash compensation package in accordance with URA's policy and statutory obligations. The URA has already entered into agreement with the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA) for the purpose of making available rehousing units by HKHS or HKHA to rehouse affected tenants who satisfy the eligibility criteria of HKHS or HKHA.
- 8.4 Business tenants of properties acquired by the URA whose tenancies are terminated by the URA due to implementation of the Development Scheme may be offered an ex-gratia allowance to assist in their business relocation.
- 8.5 Public open space and ~~GIC facilities~~ would be handed over to the relevant government departments as appropriate upon completion, who would be responsible for the management and maintenance of the respective facilities.
- 8.6 The URA may implement the scheme on its own or in association with one or more joint venture partners.

TOWN PLANNING BOARD
OCTOBER 2007 JUNE 2011

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA	住宅（甲類）
RESIDENTIAL (GROUP C)	RIC	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)		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		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)	38.35	26.27	住宅（甲類）
RESIDENTIAL (GROUP C)	0.29	0.20	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.31	9.12	政府、機構或社區
OPEN SPACE	13.25	9.08	休憩用地
OTHER SPECIFIED USES	12.98	8.89	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.	44.89	30.74	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.29	0.88	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/H 3/2/5 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H3/25

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

修訂項目 A 項 AMENDMENT ITEM A		修訂項目 B 3 項 AMENDMENT ITEM B3	
修訂項目 B 1 項 AMENDMENT ITEM B1		修訂項目 C 項 AMENDMENT ITEM C	
修訂項目 B 2 項 AMENDMENT ITEM B2		修訂項目 D 項 AMENDMENT ITEM D	
(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

SCALE 1:5000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

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/H3/25A

按照城市規劃條例第 5 條展示的
核准圖編號 S/H3/25 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H3/25 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

COMPREHENSIVE DEVELOPMENT AREA

<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>
<i>The following uses are always permitted in an existing building :</i>	<i>Eating Place</i>
	<i>Educational Institution</i>
	<i>Flat (not elsewhere specified)</i>
<i>Flat</i>	<i>Government Use</i>
<i>House</i>	<i>Hotel</i>
<i>Shop and Services (ground floor only)</i>	<i>House (not elsewhere specified)</i>
	<i>Institutional Use (not elsewhere specified)</i>
	<i>Library</i>
	<i>Office</i>
	<i>Place of Recreation, Sports or Culture</i>
	<i>Private Club</i>
	<i>Public Utility Installation</i>
	<i>Recyclable Collection Centre</i>
	<i>Religious Institution</i>
	<i>Residential Institution</i>
	<i>School</i>
	<i>Shop and Services (not elsewhere specified)</i>
	<i>Social Welfare Facility</i>
	<i>Training Centre</i>
	<i>Utility Installation for Private Project</i>

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

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.*
- (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*

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (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.*

OTHER SPECIFIED USES (Cont'd)

Column 1 <i>Uses always permitted</i>	Column 2 <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>Creative Industries Education/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</i>	<i>Eating Place Educational Institution Institutional Use (not elsewhere specified) Library Office (not elsewhere specified) Place of Entertainment Religious Institution School</i>

For "Historical Site Preserved for Cultural and Recreational Uses" Only

Planning Intention

This zone is intended to ~~primarily for preserving~~ and revitalize the existing Bridges Street Market ~~site building, and revitalising the building~~ 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 the 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.*

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

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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.
- (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 domestic gross floor area of 16,10617,242m².—In addition, *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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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.
- (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 ~~domestic~~ gross floor area of ~~6,573~~12,958m² and a maximum non-domestic gross floor area of ~~6,934~~m², of which a **gross floor area** of not less than ~~5,531~~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 ~~domestic~~ gross floor area of ~~9,891~~10,139m². In addition, **of which** a non-domestic 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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.
- (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) In determining the maximum gross floor area for the purposes of paragraphs (2) to (6), and (14) to (22) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.
- (24) 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 (6) and (14) to (22) 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) and (22) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (25) 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.
- (26) 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 (25) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

HONG KONG PLANNING AREA NO. 3

APPROVED-DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/254

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 3

APPROVED-DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/25A

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 3

APPROVED-DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/25A

(Being an ~~Approved~~-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 ~~approved-draft~~ Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/25A. 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.
- 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-(the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.13 *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.*
- 2.14 *On _____, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 (the Plan) mainly incorporating the Wing Lee Street area and Bridges Street Market site excised from the URA Staunton Street/Wing Lee Street Development Scheme Plan, was exhibited for public inspection under section 5 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. The eastern part of the Area is served by MTR.

- 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 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 Land Development Corporation (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 and Queen Street. These redevelopments have been completed. There are other redevelopment projects, such as the URA schemes at Peel Street/Graham Street, First Street/Second Street, Staunton Street/Wing Lee Street and Yu Lok Lane/Centre Street, under planning. 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

According to the 2006 Population By-Census, the population of the Area was about 101,070. It is estimated that the planned population of the Area would be about 118,090.

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 21.0621.04ha

- 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 Development Scheme Plan (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 No. 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

- 8.2.1 *The Wing Lee Street site, covering Nos. 1 to 12 Wing Lee Street and Nos. 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 Nos. 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.*

8.28.3 Residential (Group A) ("R(A)") : Total Area 39.1838.35ha

8.2.18.3.1 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.

8.2.28.3.2 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.

8.2.38.3.3 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.

8.2.48.3.4 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.

~~8.2.58.~~**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.

~~8.2.68.~~**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.

~~8.2.78.~~**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.

~~8.2.88.~~**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.

~~8.2.98.~~**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.

~~8.2.108.~~**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).

- ~~8.2.118.3.11~~ 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.
- ~~8.2.128.3.12~~ 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.
- ~~8.2.138.3.13~~ 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.
- ~~8.2.148.3.14~~ 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.
- ~~8.2.158.3.15~~ 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.
- ~~8.2.168.3.16~~ 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.
- ~~8.2.178.3.17~~ 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.
- ~~8.2.188.3.18~~ 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.
- ~~8.2.198.3.19~~ 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.
- ~~8.2.208.3.20~~ 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.

8.38.4 Residential (Group C) ("R(C)") : Total Area 0.29 ha

~~8.3.18.4.1~~ This zone is intended for residential developments subject to specific plot ratio and building height restrictions to address problems of loading/unloading, limited emergency vehicular access and fire safety concerns.

~~8.3.28.4.2~~ The "R(C)" zone covers sites in U Lam Terrace and Wa In Fong which have no direct vehicular access. Due to the lack of direct vehicular access, loading and unloading activities in the area can only take place at a distance away and the goods have to be carried manually for a long distance. The problem is more serious in case of emergencies, such as fire, and life may be endangered.

~~8.3.38.4.3~~ A study entitled "Redevelopment along Stepped Streets" was carried out by the Planning Department in 1991 and the findings were noted by the Board on 21 February 1992. One of the recommendations of the study was to rezone all stepped street areas for pure residential use and to impose development restrictions on these areas in the light of inadequate access for servicing, fire fighting and other emergency purposes.

~~8.3.48.4.4~~ The stepped street areas at U Lam Terrace and Wa In Fong 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.

~~8.3.58.4.5~~ Notwithstanding the above restrictions, comprehensive development/redevelopment of the areas can still be pursued with amalgamation of sites with direct vehicular access. Upon submission of comprehensive redevelopment proposals, consideration may be given to relaxation of the plot ratio and building height restrictions, and each proposal will be considered on its individual planning merits. Those proposals at Wing Lee Street and in the vicinity of Wa In Fong have been completed or is under active planning. Rezoning has been made for the completed projects.

8.48.5 Government, Institution or Community ("G/IC") : Total Area 13.31ha

~~8.4.18.5.1~~ 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.

~~8.4.28.5.2~~ 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 ~~an indoor games hall~~ *Sun Yat Sen Memorial Park Sports Centre* at the Western Reclamation; Sheung Wan Civic Centre at Morrison Street; Man Mo Temple at Hollywood Road as well as primary and secondary schools at various locations.

~~8.4.38.5.3~~ Most of the GIC facilities proposed on the Western Reclamation have been completed. 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, and historic buildings including Man Mo Temple at Hollywood Road, the façade of the former Old Mental Hospital at High Street, which are classified as Grade I historic buildings by the Antiquities Advisory Board. The site has been redeveloped for a district community hall cum social welfare complex with the façade preserved in-situ.

~~8.4.48.5.4~~ 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.

~~8.4.58.5.5~~ 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).

~~8.4.68.5.6~~ 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.

~~8.58.6~~ Open Space ("O") : Total Area 13.25ha

~~8.5.18.6.1~~ 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.

~~8.5.28.6.2~~ Major existing open space include 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.

~~8.5.38.6.3~~ 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 ~~reserved for the development of~~ *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.

8.5.48.6.4 Local open spaces are also distributed throughout the Area to provide neighbourhood leisure facilities for local residents.

8.68.7 Other Specified Uses ("OU") : Total Area ~~12.92~~ 12.98ha

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.
- (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, the Victoria Prison and former Central Magistracy Compound 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 Offices 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 ~~buildingsite~~. Bridges Street Market is a proposed 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 ~~M~~market is a two-storey 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 building, ~~and revitalize the building 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.*

9. LAND DEVELOPMENT CORPORATION (LDC)/URBAN RENEWAL AUTHORITY (URA) DEVELOPMENT SCHEME PLAN (DSP) AREAS : Total Area 1.46-1.29ha

- 9.1 The URA was established on 1 May 2001 to replace the LDC and to take over the on-going urban renewal projects from LDC.

- 9.2 Four areas have been designated as “LDC DSP Area” and “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.
- 9.3 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.
- 9.4 The DSP for First Street/Second Street covers an area of 0.355 ha. URA intends to redevelop this area for commercial/residential uses to include GIC facilities and public open space. The LDC First Street/Second Street DSP No. S/H3/LDC5/2 was approved by the CE in C on 9 November 1999.
- 9.5 The DSP for Staunton Street/Wing Lee Street covers an area of ~~0.20-36~~ ha. URA intends to redevelop this area for commercial/residential uses to include a public open space ~~and an ancillary public toilet~~. *The land use zoning of this area is depicted on the draft* URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/23 ~~was approved by the CE in C on 2 October 2007.~~
- 9.6 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.

10. COMMUNICATIONS

10.1 Mass Transit Railway (MTR)

The MTR service has been extended to Sheung Wan in May 1986. The WIL, which was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 10 March 2009, is scheduled for completion in 2014. 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 Roads

10.2.1 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.

10.2.2 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.

10.3 Waterborne Transport

10.3.1 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.

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

10.4 Pedestrian Circulation

10.4.1 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.

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

10.5 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

A number of important declared monuments are located within the Area. These declared monuments include the Former 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; *Man Mo Temple of Sheung Wan at Hollywood Road* and the Old Pathological Institute (now used as Hong Kong Museum of Medical Sciences) at Caine Lane. In addition, the following graded historical buildings and structures can also be found in Sai Ying Pun and Sheung Wan:

- ~~Man Mo Temple of Sheung Wan at Hollywood Road~~
- Chinese Young Men's Christian Association (YMCA) of Hong Kong at Bridges Street
- Kwong Fuk 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
- Façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street
- Old Lunatic Asylum (now known as the Methadone Centre) 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
- King's College at Bonham Road
- *East Wing, St Louis School at Third Street-West*
- St. Anthony's School
- St. Anthony's Catholic Church
- Caritas Ling Yuet Sin Preschool Education Centre *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*

Prior consultation with the Antiquities and Monuments Office should be made if any development or rezoning proposals might affect these monuments/buildings/sites.

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.

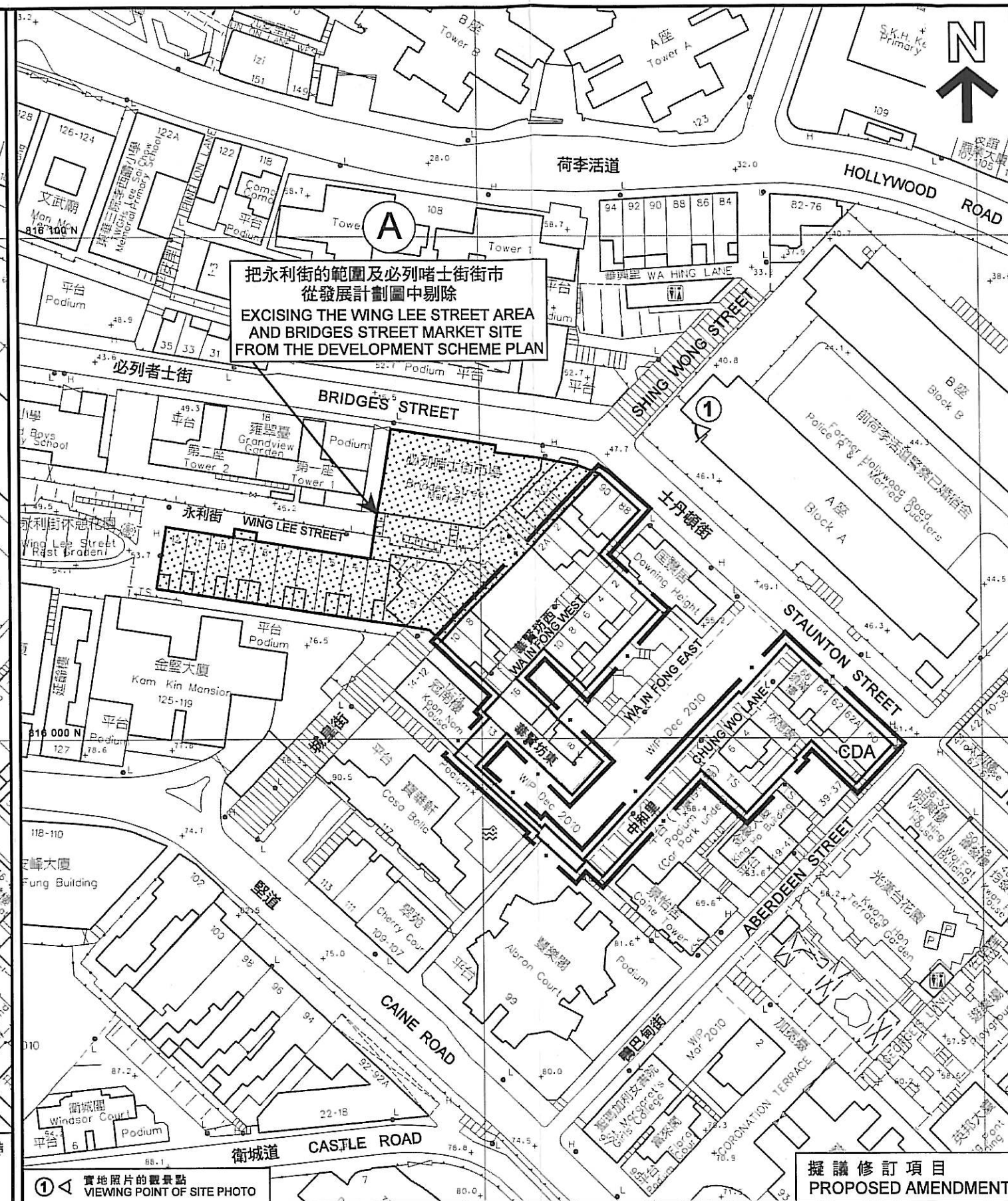
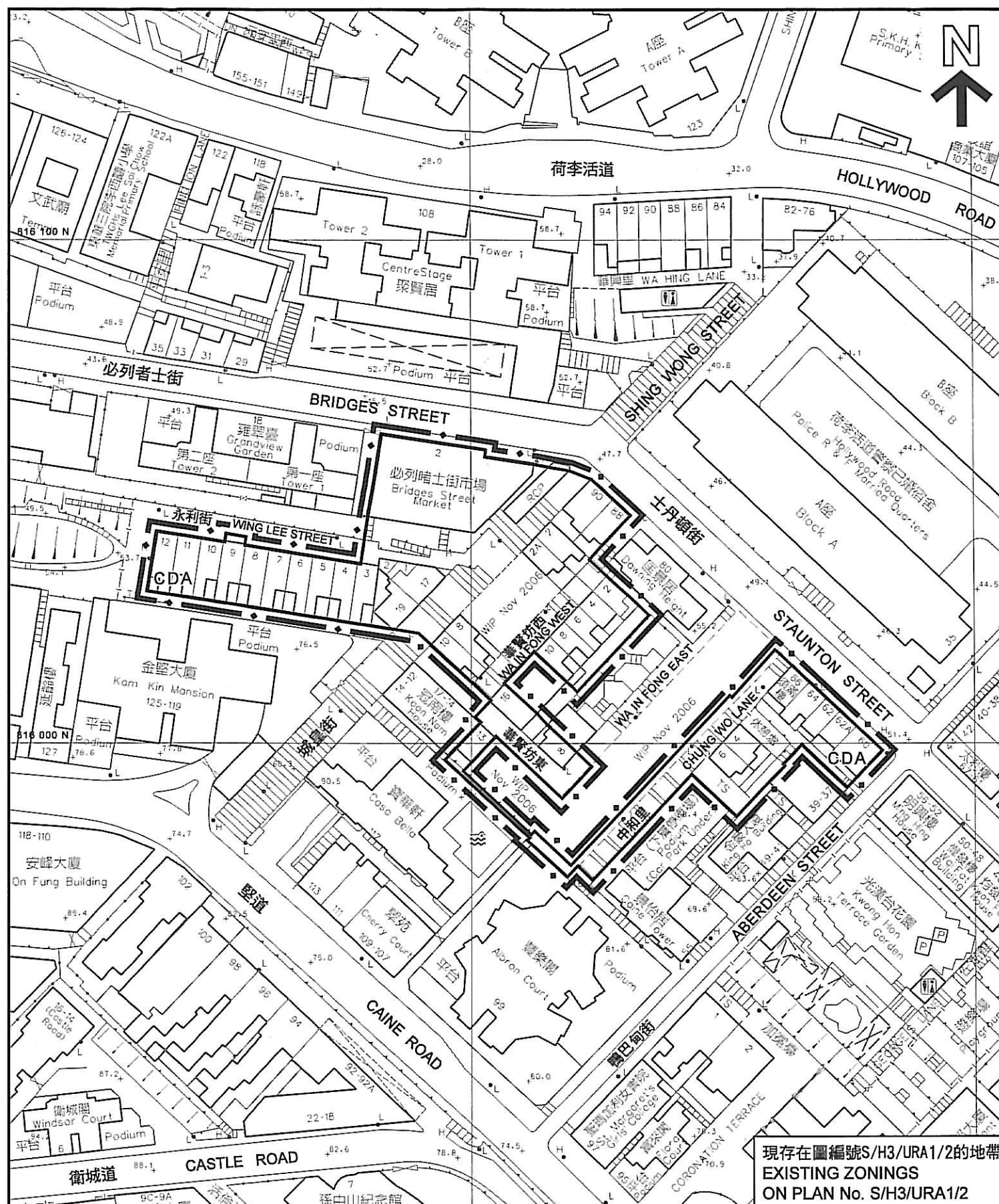
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken 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
APRIL-JUNE 2011



本摘要圖於2011年6月2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 2.6.2011
BASED ON URBAN RENEWAL AUTHORITY DEVELOPMENT
SCHEME PLAN No. S/H3/URA1/2 APPROVED ON 2.10.2007

平面圖 SITE PLAN
市區重建局士丹頓街/永利街發展計劃圖編號 S/H3/URA1/2 的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET DEVELOPMENT SCHEME PLAN No. S/H3/URA1/2
修訂項目A
Amendment Item A

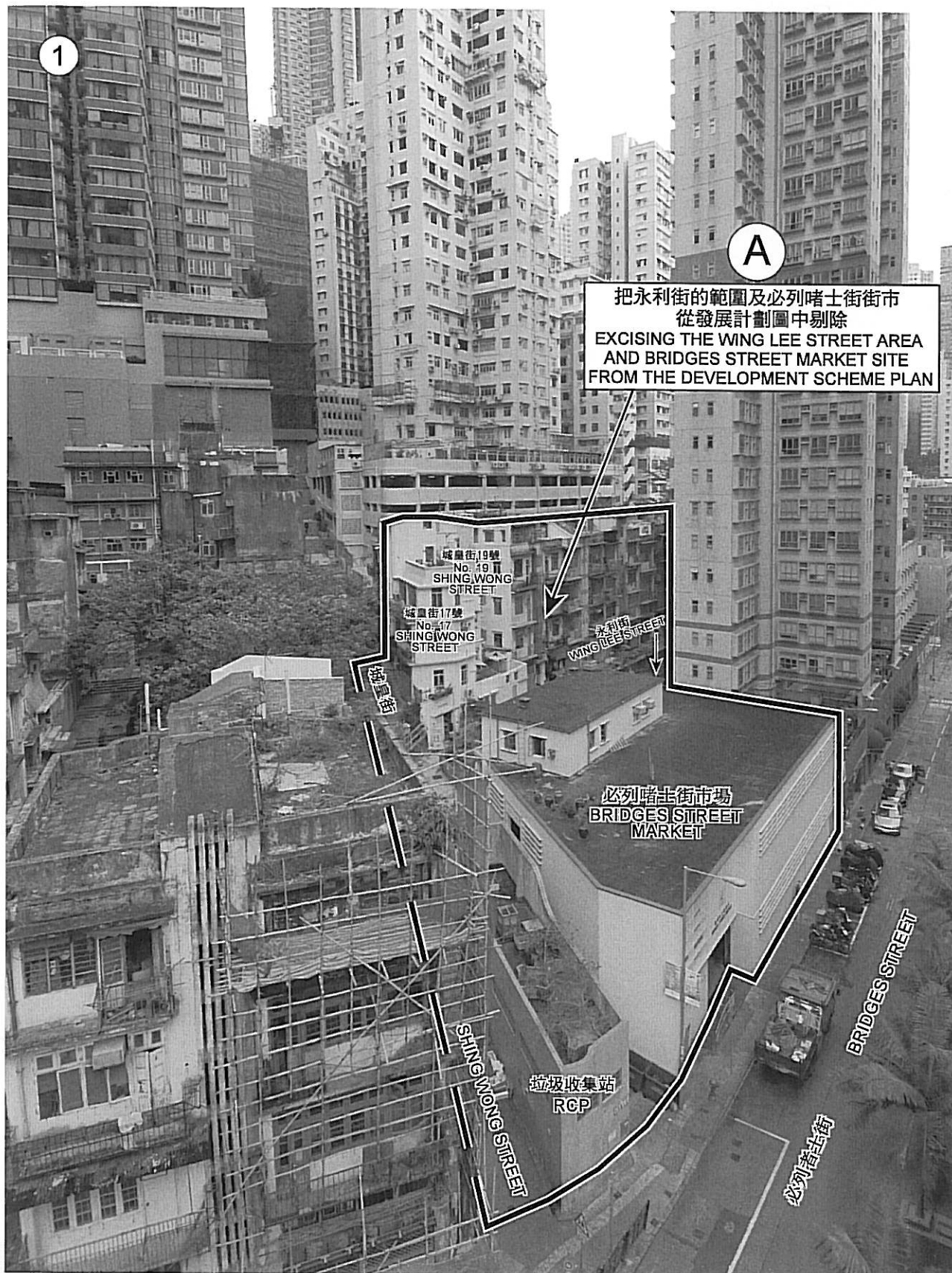
SCALE 1:1 000 比例尺
0 20 40 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.

M/H3/11/25

圖 PLAN
2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

市區重建局士丹頓街/永利街發展計劃圖
編號 S/H3/URA1/2 的擬議修訂項目

PROPOSED AMENDMENT TO APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/2

修訂項目 A
Amendment Item A

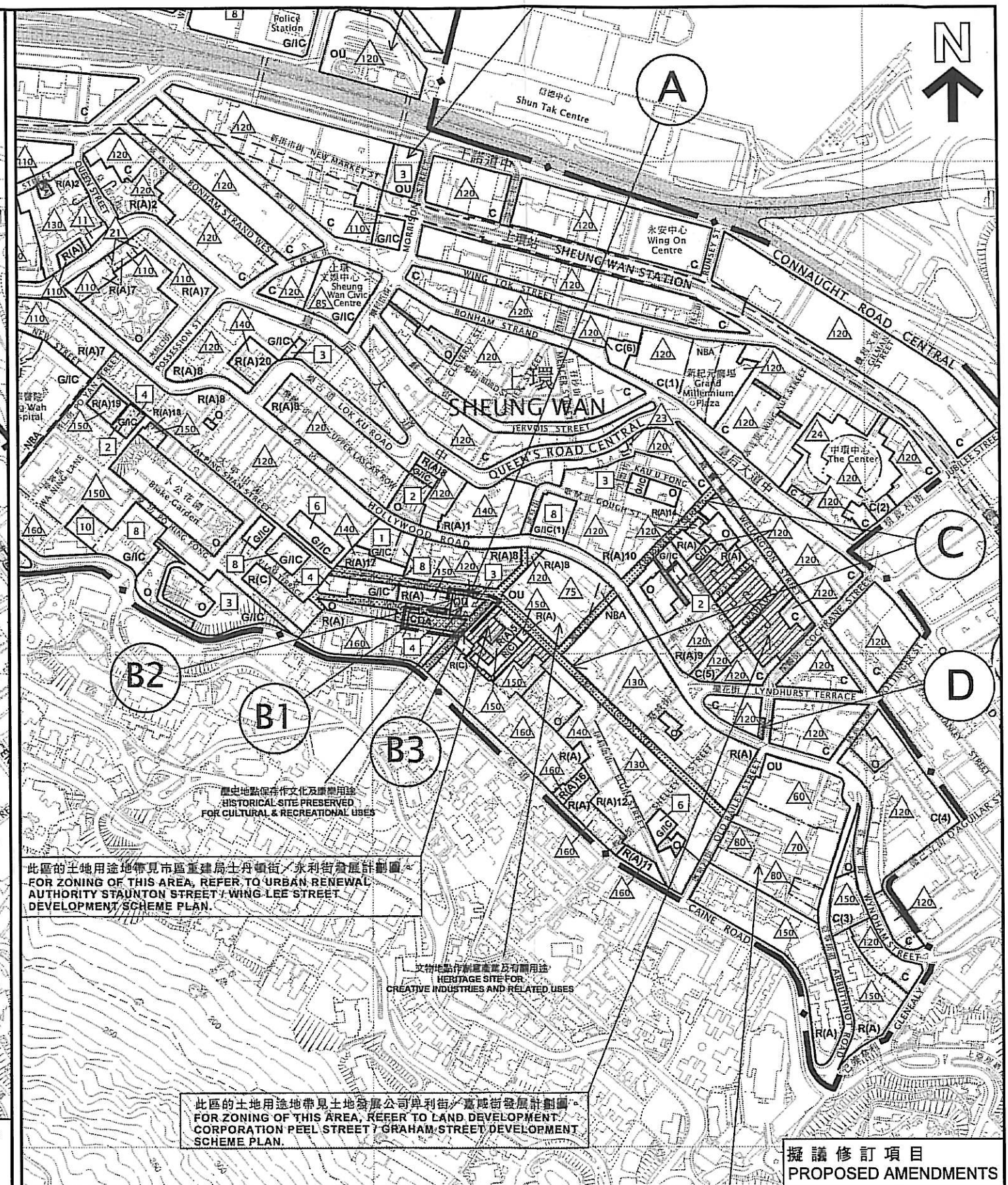
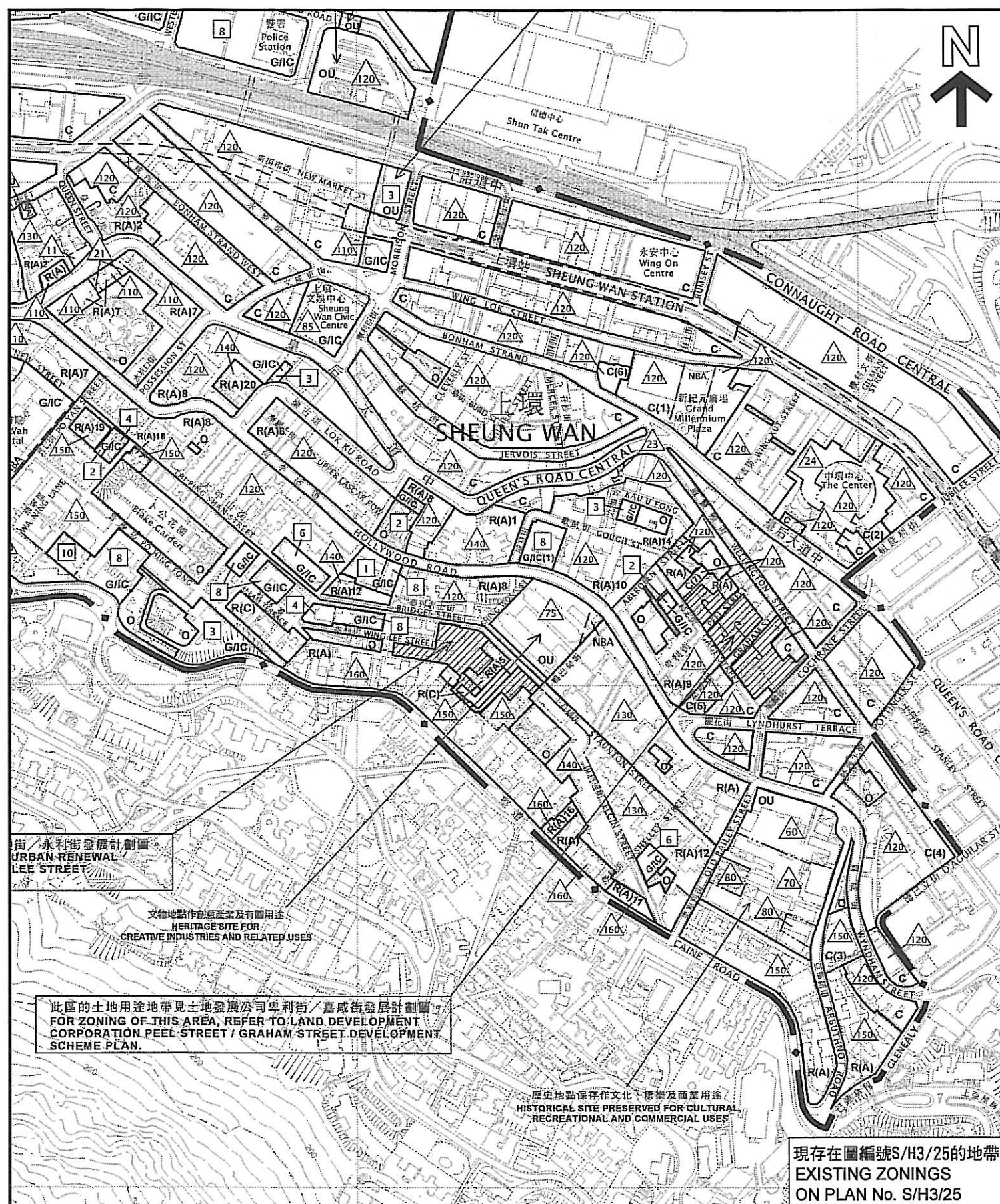
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/30

圖 PLAN
3

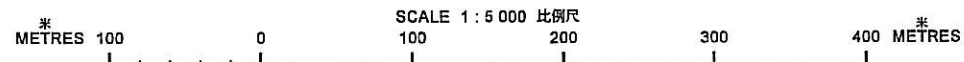
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所根據的資料為攝於2011年3月30日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTO TAKEN ON 30.3.2011



本摘要圖於2011年6月14日擬備，
所根據的資料為於2011年4月12日
核准的分區計劃大綱圖編號 S/H3/25
EXTRACT PLAN PREPARED ON 14.6.2011
BASED ON OUTLINE ZONING PLAN No.
S/H3/25 APPROVED ON 12.4.2011

位置圖 LOCATION PLAN

西營盤及上環分區計劃大綱核准圖編號 S/H3/25 的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/25
修訂項目A-D
Amendment Items A - D

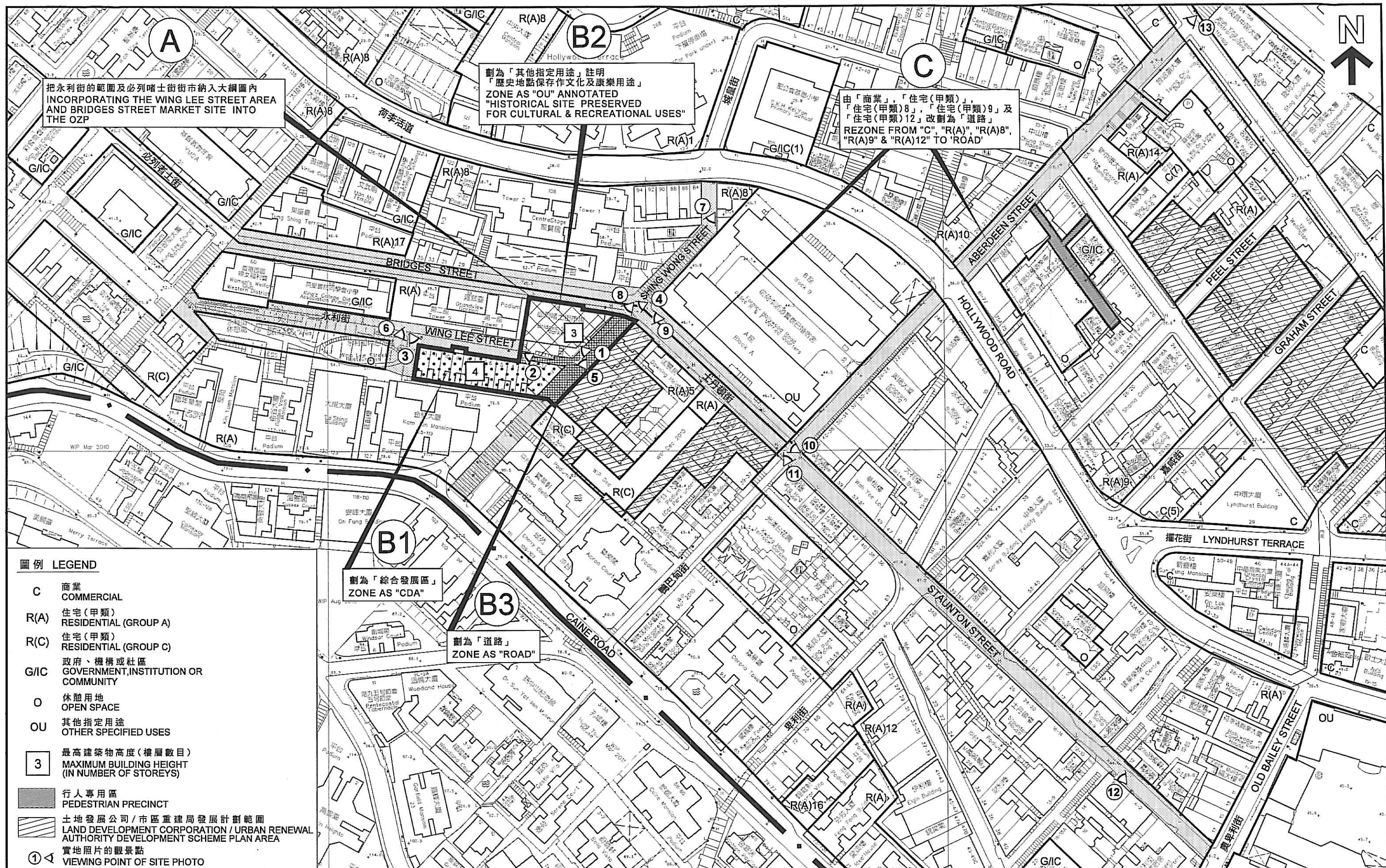


規 劃 署
 PLANNING DEPARTMENT

參考編號 REFERENCE No.	
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M/H3/11/22

PLAN



本摘要圖於2011年6月15日擬備，
所根據的資料為測量圖編號11-SW-8C和D
EXTRACT PLAN PREPARED ON 15.6.2011
BASED ON SURVEY SHEETS No.11-SW-8C & D

平面圖 SITE PLAN
西營盤及上環分區計劃大綱核准圖編號S/H3/25的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/25
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Amendment Items A to C
SCALE 1:1400 比例尺

規劃署
PLANNING DEPARTMENT
參考編號
REFERENCE No.
M/H3/11/24

圖 PLAN 5



實地照片 SITE PHOTOS

永利街

WING LEE STREET

西營盤及上環分區計劃大綱核准圖編號 S/H3/25 的擬議修訂項目

PROPOSED AMENDMENTS TO APPROVED

SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

修訂項目 B1

Amendment Item B1

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/26

圖 PLAN
6

本摘要圖於2011年6月2日製備，
所根據的資料為攝於2011年1月5日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTOS TAKEN ON 5.1.2011



實地照片 SITE PHOTOS

必列啫士街市場

BRIDGES STREET MARKET

西營盤及上環分區計劃大綱核准圖編號 S/H3/25 的擬議修訂項目

PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

修訂項目 B2
Amendment Item B2

規劃署

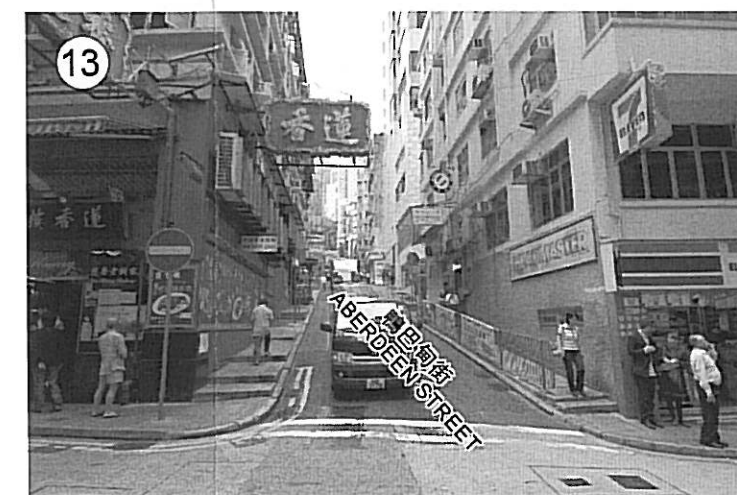
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DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/29

圖 PLAN
7

本摘要圖於2011年6月2日擬備，
所根據的資料為攝於2010年10月7日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTOS TAKEN ON 7.10.2010



實地照片 SITE PHOTOS

西營盤及上環分區計劃大綱核准圖編號S/H3/25的擬議修訂項目

PROPOSED AMENDMENTS TO APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/25

修訂項目B3和C
Amendment Items B3 & C

規劃署
PLANNING DEPARTMENT

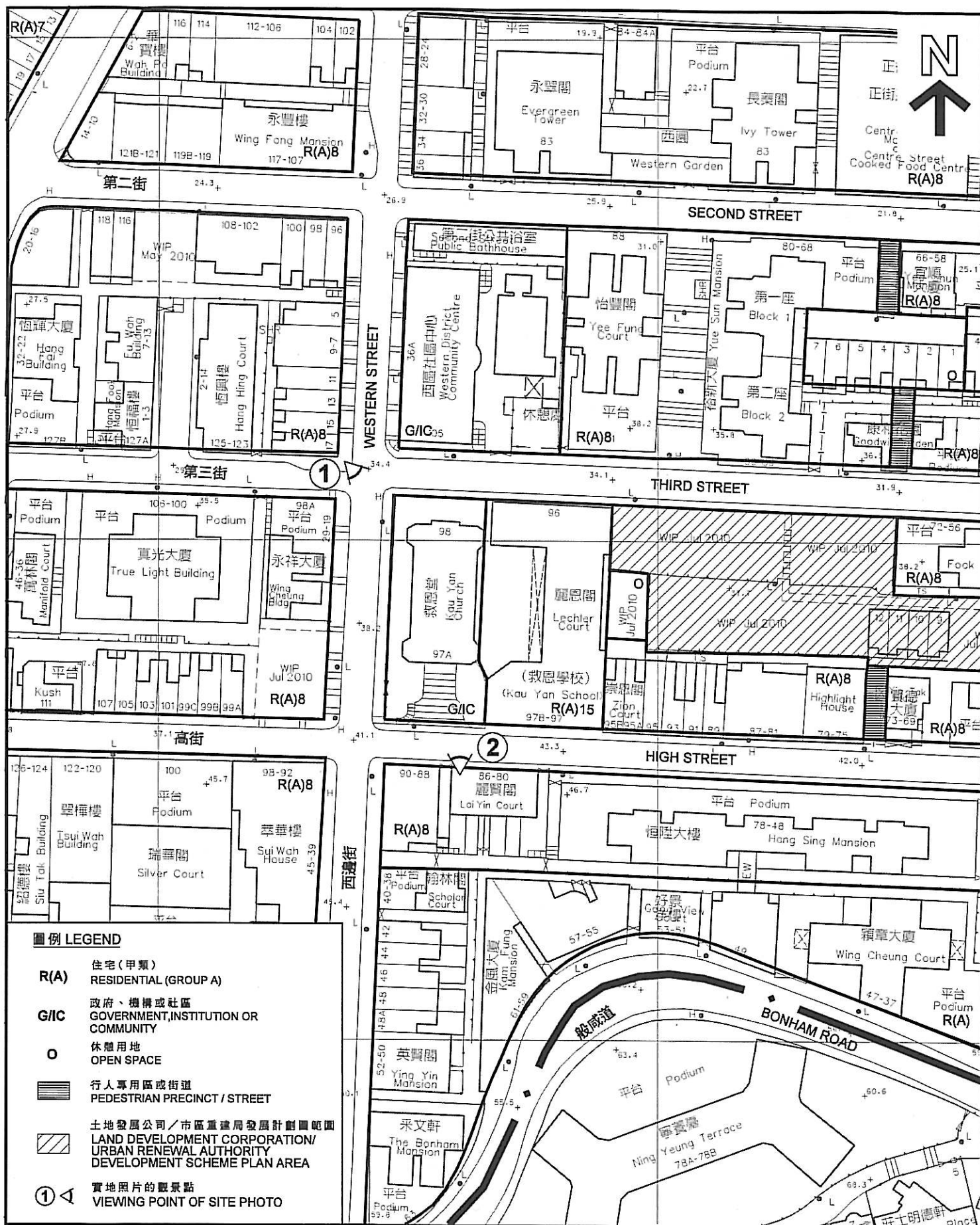


參考編號
REFERENCE No.

M/H3/11/34

圖 PLAN
8

本圖於2011年6月2日擬備，所根據的資料為攝於2011年5月25日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTOS TAKEN ON 25.5.2011



本摘要圖於2011年6月9日擬備，
所根據的資料為測量圖編號
11-SW-7B和7D
EXTRACT PLAN PREPARED ON 9.6.2011
BASED ON SURVEY SHEETS No.
11-SW-7B & 7D

麗恩閣及救恩學校
LECHLER COURT & KAU YAN SCHOOL

米
METRES 20

SCALE 1:1 000 比例尺

0

20

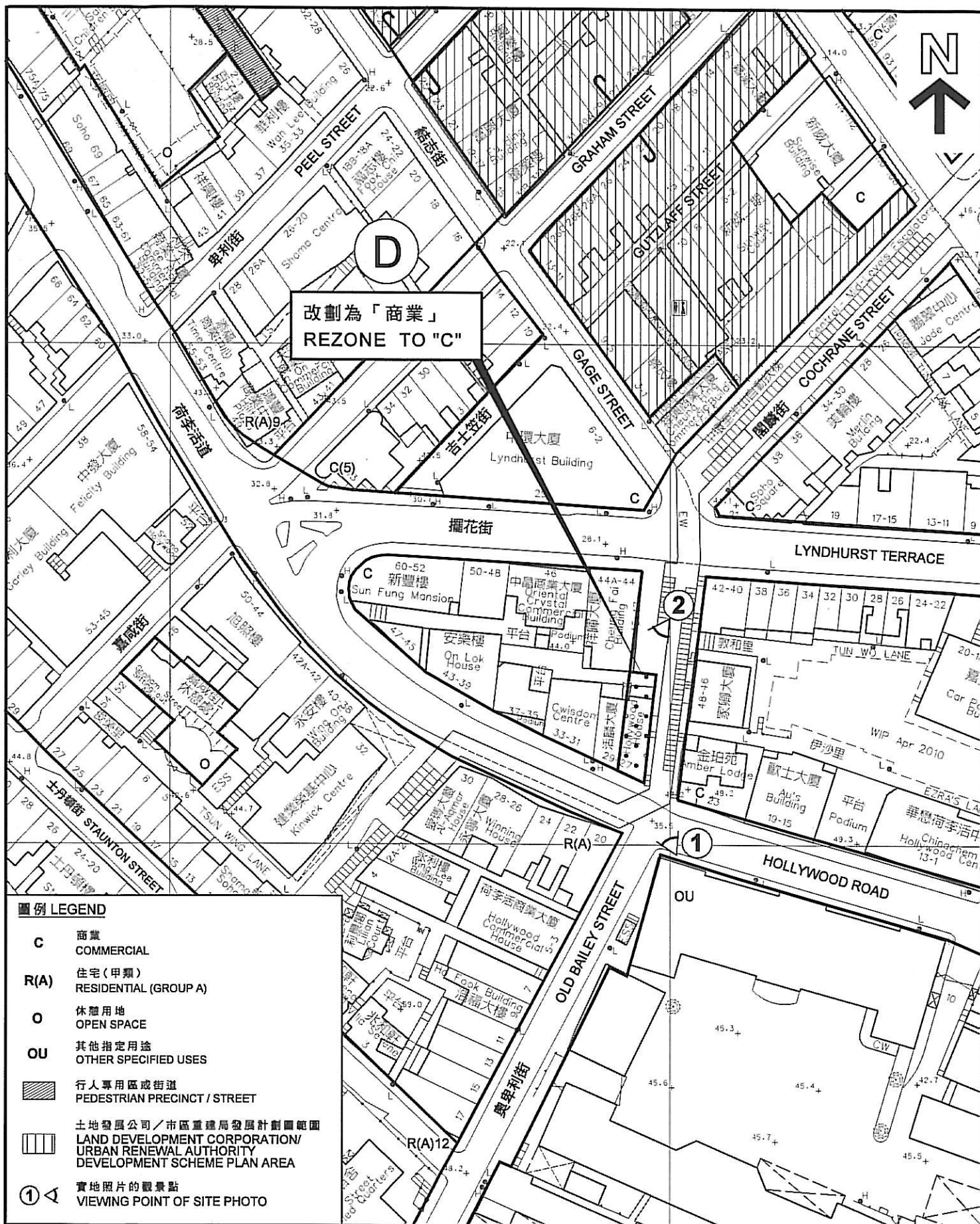
米
40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/19

圖 PLAN
9



平面圖 SITE PLAN

荷李活道27-29號活麟大廈
HOLLYWOOD HOUSE
27-29 HOLLYWOOD ROAD

西營盤及上環分區計劃大綱核准圖編號 S/H3/25 的變議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

修訂項目 D

Amendment Item D

SCALE 1:1 000 比例尺

米
METRES 20

0

40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H3/11/20

圖 PLAN

11

本摘要圖於2011年6月2日擬備，
所根據的資料為測量圖編號
11-SW-8D
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SURVEY SHEET No.
11-SW-8D



中環至半山自動扶梯
CENTRAL - MID-LEVELS
ESCALATORS



實地照片 SITE PHOTOS

荷李活道27-29號活麟大廈
HOLLYWOOD HOUSE
27-29 HOLLYWOOD ROAD

西營盤及上環分區計劃大綱核准圖編號 S/H3/25 的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25
修訂項目 D
Amendment Item D

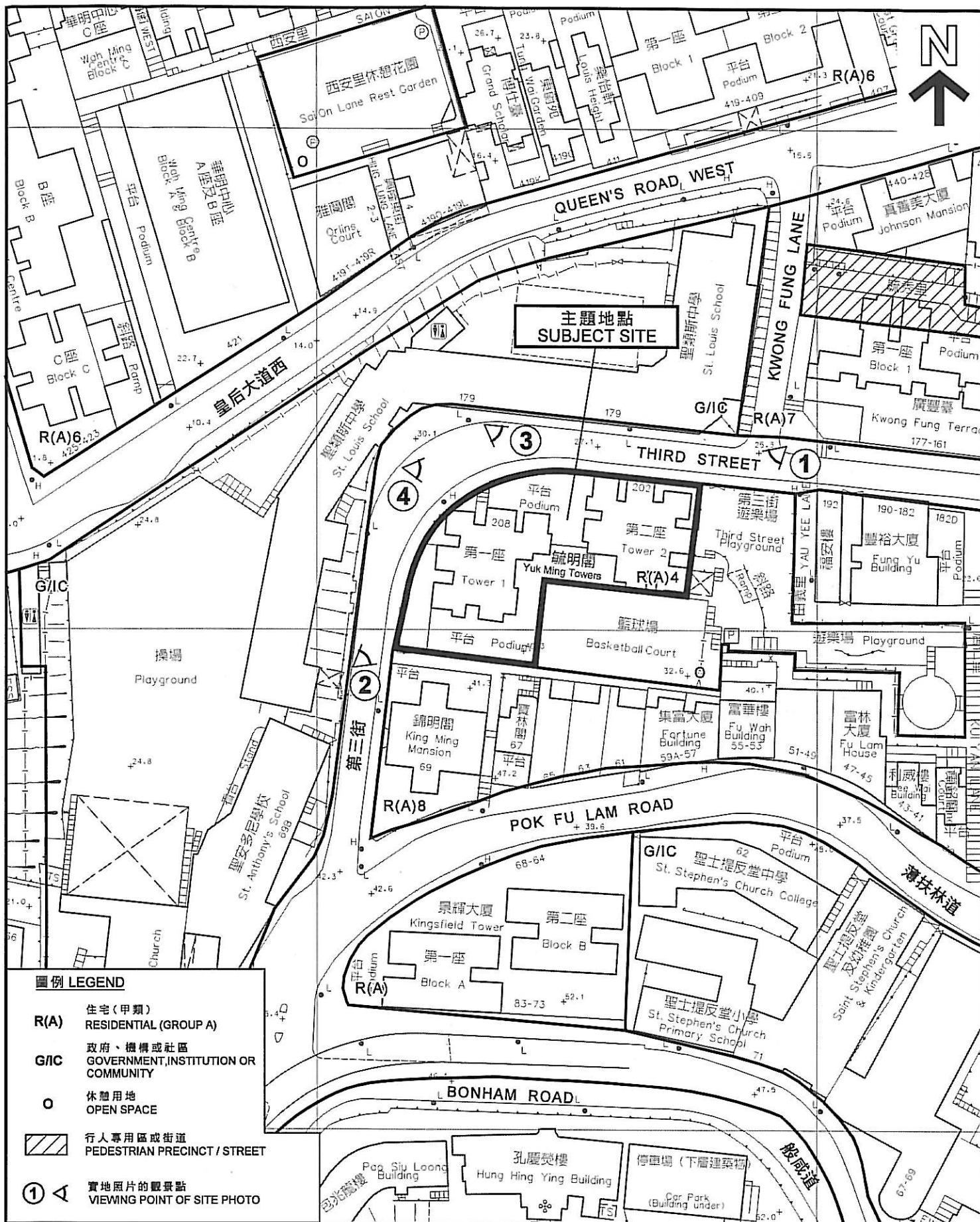
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/38

圖 PLAN
12

本摘要圖於2011年6月2日擬備，
所根據的資料為攝於2011年5月25日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTOS TAKEN ON 25.5.2011



圖例 LEGEND

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- 1** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- PEDESTRIAN PRECINCT / STREET**

平面圖 SITE PLAN

毓明閣, 第三街202至208號
YUK MING TOWERS, 202-208 THIRD STREET
西營盤及上環分區計劃大綱核准圖編號S/H3/25
的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

規劃署
PLANNING
DEPARTMENT

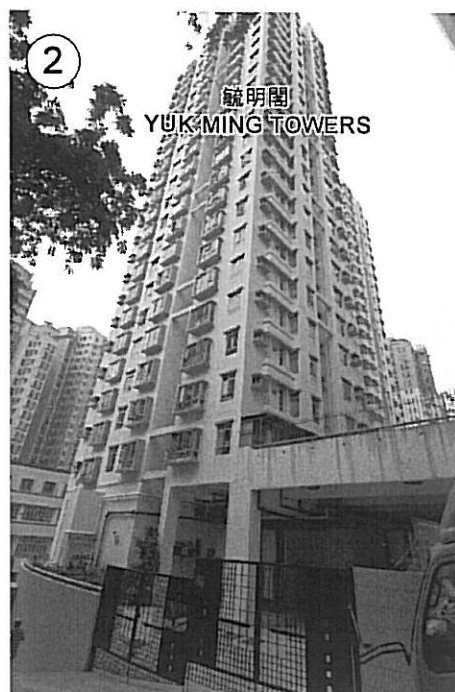


參考編號
REFERENCE No.
M/H3/11/33

圖 PLAN
13

本摘要圖於2011年6月9日擬備,
所根據的資料為測量圖編號
11-SW-7A、B、C和D
EXTRACT PLAN PREPARED ON 9.6.2011
BASED ON SURVEY SHEETS No.
11-SW-7A, B, C & D

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



本摘要圖於2011年6月2日擬備，
所根據的資料為攝於2011年5月25日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2011
BASED ON SITE PHOTOS TAKEN ON 25.5.2011

實地照片 SITE PHOTOS

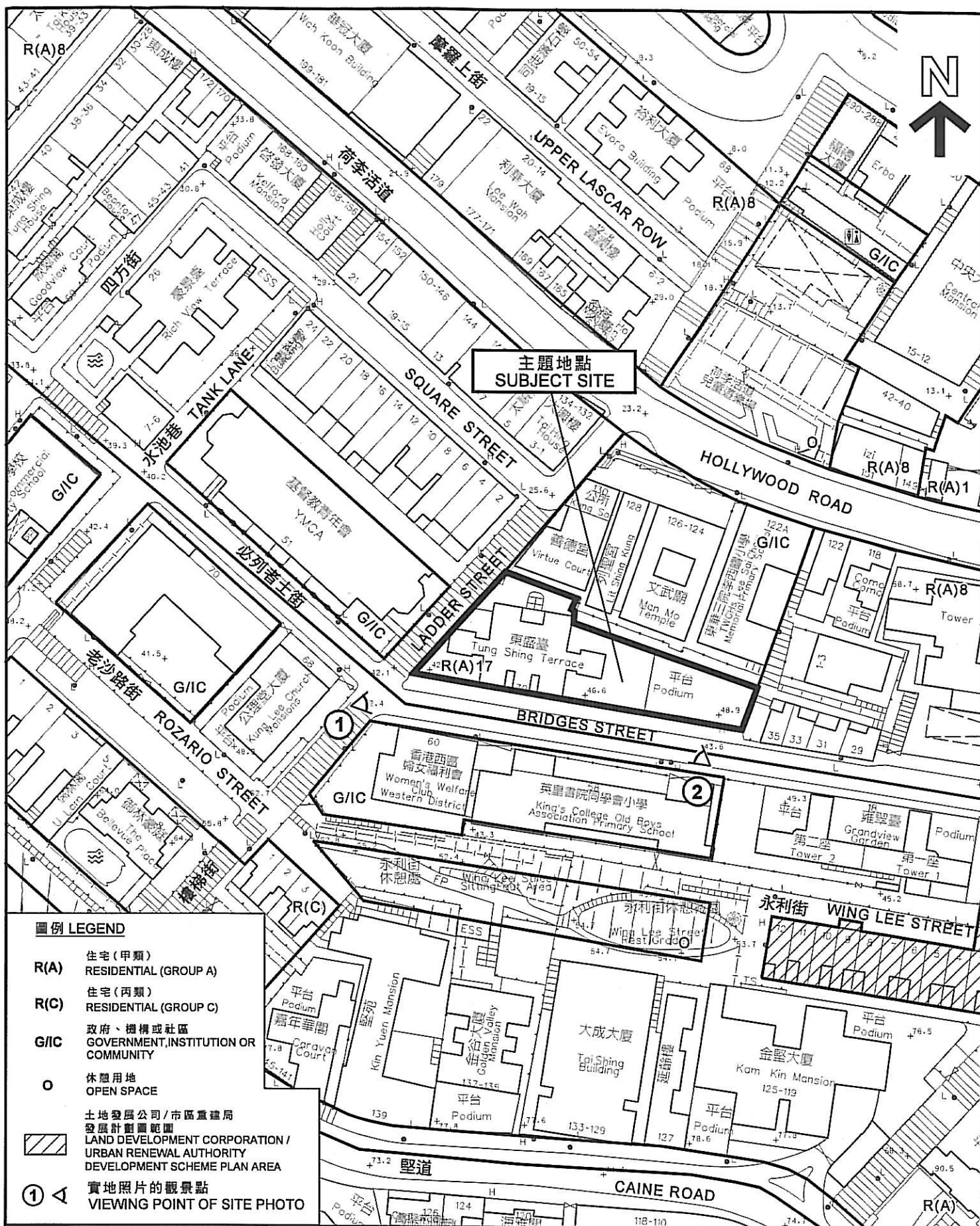
毓明閣，第三街202至208號
YUK MING TOWERS, 202-208 THIRD STREET
西營盤及上環分區計劃大綱核准圖編號S/H3/25
的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/39

圖 PLAN
14



圖例 LEGEND

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

- O** 休憩用地
OPEN SPACE

- 土地發展公司/市區重建局
發展計劃圖範圍
LAND DEVELOPMENT CORPORATION /
URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREA

- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

東盛臺, 必列者士街39號
TUNG SHING TERRACE, 39 BRIDGES STREET
西營盤及上環分區計劃大綱核准圖編號S/H3/25
的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/11/28

圖 PLAN
15

本摘要圖於2011年6月9日擬備,
所根據的資料為測量圖編號
11-SW-8A和C
EXTRACT PLAN PREPARED ON 9.6.2011
BASED ON SURVEY SHEETS No.
11-SW-8A & C



實地照片 SITE PHOTOS

東盛臺，必列者士街39號
TUNG SHING TERRACE, 39 BRIDGES STREET
西營盤及上環分區計劃大綱核准圖編號S/H3/25
的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED
SAI YING PUN & SHEUNG WAN OZP No. S/H3/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
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圖 PLAN
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