

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 9/12**  
**For Consideration by the**  
**Metro Planning Committee on 21.9.2012**

**PROPOSED AMENDMENTS TO**  
**THE APPROVED SAI YING PUN & SHEUNG WAN**  
**OUTLINE ZONING PLAN NO. S/H3/27**

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OUTLINE ZONING PLAN NO. S/H3/27**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/27A (**Attachment II-A**) and its Notes (**Attachment II-B**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment II-C**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zones on the OZP, and should be published together with the OZP.

**2. Status of the Current OZP**

On 8.5.2012, the Chief Executive in Council (CE in C), under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/27 and exhibited for public inspection under section 9(5) of the Ordinance on 18.5.2012 (**Attachment I**). On 4.9.2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

**3. Amendment Item A : Amendments to the U Lam Terrace, Rozario Street and Ladder Street (Plans 3 to 5)**

- 3.1 On 23.3.2012, the Board considered the findings of the "Review of the Stepped Street Sites on Hong Kong Island" (the Review) (**Plan 1**). The Board noted that it had been stated in the Notes and ES that the development restrictions of "Residential (Group C)" ("R(C)") zones covering the stepped street sites were imposed mainly due to the lack of vehicular access and fire safety concerns. However, with enhanced fire safety measures, fire fighting is no longer a concern. Yet, the lack of on-site loading/unloading facilities and the cumulative traffic impact arising from more intensive developments are of concerns. Given the special context of these sites, the planning intention should be to maintain low-rise character. The current development restrictions on these sites help preserve the existing character/ambience and avoid intensive development which may result in adverse traffic and environmental impacts. Hence, upon redevelopment of these sites, considerations should be given to the local character, terrace ambience, heritage value, visual, air and traffic considerations, where appropriate. The

Board agreed to the Review's recommendations as follows:

- (a) the current development restrictions, i.e. maximum plot ratio (PR) of 5 and maximum 12 storeys, should be maintained for all the stepped street sites;
- (b) the planning intention of the concerned "R(C)" zones as stated in the Notes and ES of the relevant OZPs should be suitably revised to set out the latest planning considerations relevant to the redevelopment of these sites. The wording related to fire safety concerns and limited emergency vehicular access would be deleted;
- (c) to avoid out-of-scale developments, the "relaxation" clause should be revised to a "minor relaxation" clause. Each application will be considered by the Board based on individual merits; and
- (d) to prevent the major stepped streets and terraces from being built over, the concerned areas would be excised from the "R(C)" zones and shown as 'Road' on relevant OZPs.

3.2 In respect of the stepped streets in Sheung Wan area, the Review recommended the U Lam Terrace be excised from the "R(C)" zone and shown as 'Road' on the OZP. The U Lam Terrace is a well-preserved terrace falls on Government land and it is inaccessible by vehicular traffic (**Plans 3 and 4**). It is aligned in parallel with Rozario Street (which currently falls on the "Residential (Group A)" ("R(A)" zone) and located next to the stepped Ladder Street (which currently falls on the "R(A)", "R(A)8" and "Government, Institution or Community" ("G/IC") zones). Via Ladder Street, it is connected to Bridges Street to the north, Queen's Road Central to the further north and Caine Road to the south. Ladder Street is accorded with a Grade 1 historic status.

3.3 Besides U Lam Terrace, the adjoining Rozario Street and Ladder Street are proposed to be shown as 'Road' on the OZP together to prevent them from being built over (**Plans 3 to 5**). The area shown as 'Road' forms a pedestrian network providing connection between Caine Road and Queen's Road Central via Ladder Street.

#### **4. Amendment Item B : Rezoning of the Urban Renewal Authority (URA) Scheme at First Street/Second Street (Plans 6 to 8)**

4.1 The URA scheme at First Street/Second Street is currently zoned "Comprehensive Development Area" ("CDA") on the approved Land Development Corporation (LDC) First Street/Second Street Development Scheme Plan (DSP) No. S/H3/LDC5/2. On 10.10.2003, the Metro Planning Committee (MPC) of the Board approved a planning application (No. A/H3/341) for residential/commercial development with public open space (POS) and Government, institution or community (GIC) facilities. Two subsequent applications (No. A/H3/341-1 and A/H3/341-2) for minor amendments to the approved scheme were approved by MPC on 17.3.2006 and 15.9.2006 respectively. The latest approved scheme is for two towers with a maximum domestic gross floor area (GFA) of 34,954m<sup>2</sup> and a non-domestic GFA of 4,000m<sup>2</sup> for commercial and residential care home for the

elderly (RCHE). A POS of 700m<sup>2</sup> is also proposed.

- 4.2 The site was granted to URA under private treaty (IL 9003). The conditions of grant restrict the user to non-industrial (excluding godown, hotel and petrol filling station) purpose. Building plans for the project (now known as Island Crest) were approved by the Building Authority (BA). According to the latest building plans approved by the BA on 4.10.2010, the maximum domestic and non-domestic GFA for the development are about 34,259m<sup>2</sup> and 3,919m<sup>2</sup> respectively (including 2,197m<sup>2</sup> for RCHE cum community support services centre), with a BH of 163.37mPD. All the approval conditions attached to the planning permission for Island Crest were complied with and its Occupation Permit was issued on 30.10.2009.
- 4.3 To reflect the approved scheme which has been developed on the site and to maintain effective planning control, it is proposed to rezone the site from "CDA" on the DSP to "R(A)22" on the OZP subject to a BH restriction of 120mPD or the height of the existing building, whichever is the greater; a maximum domestic GFA of 34,954m<sup>2</sup>; a maximum non-domestic GFA of 4,000m<sup>2</sup>, of which not less than 2,197m<sup>2</sup> shall be provided for GIC facilities; and the provision of a POS of not less than 700m<sup>2</sup> at Second Street level. The POS is part and parcel of the development and is included in IL 9003 and hence it should be subsumed under the proposed "R(A)22" zoning to reflect its integrated relationship with the development, instead of being separately rezoned as "Open Space" ("O"). The POS is managed by URA.
- 4.4 There is BH control for the OZP and the control has adopted a BH profile gradually increasing uphill. Having regard to the overall stepped height concept for the Area, the site falls within the height band of about 120mPD. Although the existing buildings at the site with a BH of about 164mPD exceeds the height band, as a general principle, existing developments that have already exceeded the relevant BH restrictions will not be affected in the stipulation of BH restrictions. It has been stated in the Remarks of Notes that, new developments, or addition, alteration and/or modification to or redevelopment of existing buildings should comply with the relevant BH restrictions for the respective zones, or the height of the existing building, whichever is the greater.

## **5. Proposed Amendments to Matters Shown on the Plan**

- 5.1 The proposed amendments as shown on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/27A (**Attachment II-A**) are as follows:

### **Item A (about 2,245m<sup>2</sup>) (Plans 2 and 3)**

- 5.2 Rezoning of the terraces and the stepped streets including U Lam Terrace, Rozario Street and Ladder Street from "R(A)", "R(A)8", "R(C)" and "G/IC" to area shown as 'Road' in accordance with paragraph 3.3 above.

### **Item B (about 3,530m<sup>2</sup>) (Plans 7 and 8)**

- 5.3 Incorporating the First Street/Second Street site into the OZP and zoning the site as



“R(A)22” with a BH restriction of 120mPD or the height of the existing building, whichever is the greater, in accordance with paragraph 4.3 above.

## 6. Proposed Amendments to the Notes of the OZP

### Amendments to the Notes of the “R(A)” Zone

- 6.1 The Remarks of the “R(A)” zone have been revised to incorporate development restrictions for the sub-zone “R(A)22” as mentioned in paragraph 4.3 above.
- 6.2 Amendment is made to the exemption clause on maximum GFA to clarify that exemption of caretaker’s quarters is only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

### Amendments to the Notes of the “R(C)” Zone

- 6.3 The planning intention of the “R(C)” zone has been revised to reflect the latest circumstances in accordance with paragraph 3.1(b) above.
- 6.4 The “relaxation” clause has also been revised to a “minor relaxation” clause in accordance to paragraph 3.1(c) above.
- 6.5 Amendment is made to the exemption clause on maximum plot ratio to clarify that exemption of caretaker’s quarters is only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.
- 6.6 An extract of the relevant pages of the revised Notes (with proposed amendments highlighted in ***bold and italics*** and deletions ~~erossed-out~~) are at **Attachment II-B** for Members’ consideration.

## 7. Revision to the Explanatory Statement of the OZP

The ES of the OZP is proposed to be 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 ~~erossed-out~~) is at **Attachment II-C** for Members’ consideration.

## 8. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H3/28.

## 9. Consultation

### Departmental Consultation

9.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. All of them have no objection to or adverse comments on the proposed amendments. The departmental comments have been incorporated into the proposed amendments as appropriate.

### Public Consultation

9.2 The Central & Western District Council will be consulted on the amendments prior or during the exhibition period of the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/27A (to be renumbered to S/H3/28 upon exhibition) depending on the meeting schedule of the District Council.

## 10. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the Sai Ying Pun & Sheung Wan OZP and that the Amendment OZP No. S/H3/27A at **Attachment II-A** (to be renumbered as S/H3/28 upon exhibition) and its Notes at **Attachment II-B** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment II-C** for the Sai Ying Pun & Sheung Wan OZP No. S/H3/27A as an expression of the Board's planning intentions and objectives for the various land use zones on the Plan and the revised ES will be published together with the Plan.

## 11. Attachments

<b>Attachment I</b>	Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/27 (reduced size)
<b>Attachment II-A</b>	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/27A
<b>Attachment II-B</b>	Extract of Revised Notes of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/27A
<b>Attachment II-C</b>	Extract of Revised Explanatory Statement of the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/27A
<b>Plan 1</b>	Locations of Stepped Street Sites
<b>Plan 2</b>	Comparison of Existing and Proposed Zoning on the OZP for Amendment Item A

**Plans 3 to 5**

Site Plan and Site Photos for Amendment Item A

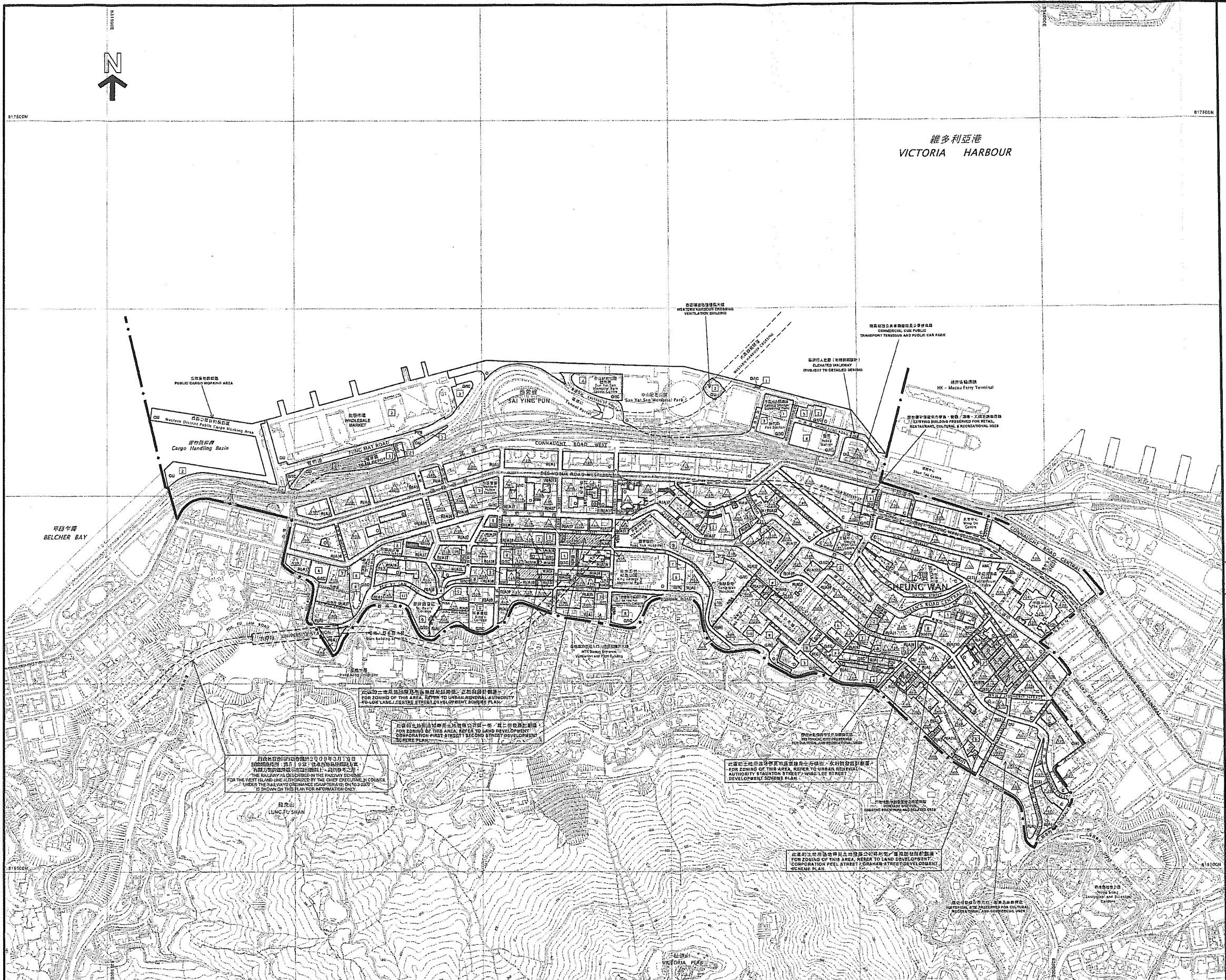
**Plan 6**

Comparison of Existing and Proposed Zoning on the OZP for Amendment Item B

**Plans 7 and 8**

Site Plan and Site Photos for Amendment Item B

**PLANNING DEPARTMENT  
SEPTEMBER 2012**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		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 (在三水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	21.04	14.41	商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	0.05	綜合發展區
RESIDENTIAL (GROUP A)	35.35	25.27	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	8.90	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.38	0.26	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	44.89	30.74	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.29	0.89	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.89	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2012年5月8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  
8 MAY 2012

Ms Manda CHAN 陳詠雲女士  
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

SCALE 1:5000 比例尺

0 100 200 300 400 500 600 METRES 呎

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/H3/27



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

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

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
COMMERCIAL	21.04	14.41		商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	0.05		綜合發展區
RESIDENTIAL (GROUP A)	38.52	26.38		住宅（甲類）
RESIDENTIAL (GROUP C)	0.26	0.18		住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.30	9.11		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.	45.11	30.90		主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.94	0.64		土地發展公司／市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 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 3/27 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H3/27

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

圖則編號  
PLAN No.

S/H3/27A

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



維多利亞港  
VICTORIA HARBOUR



按照城市規劃條例第 5 條展示的  
核准圖編號 S/H3/27 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H3/27 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

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

SCALE 1:5 000 比例尺

METRES 100 0 200 400 600 800 METRES



S/H3/27A

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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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:

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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 40,778m<sup>2</sup> and a maximum non-domestic gross floor area of 790m<sup>2</sup>. A public open space of not less than 1,560m<sup>2</sup> 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 60,580m<sup>2</sup> and a maximum non-domestic gross floor area of 400m<sup>2</sup>. In addition, a gross floor area of not less than 5,252m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space of not less than 1,200m<sup>2</sup> 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 10,838m<sup>2</sup>; and a maximum non-domestic gross floor area of 1,214m<sup>2</sup>, of which not less than 1,148m<sup>2</sup> shall be provided for Government, institution or community facilities.
- (5) On land designated "Residential (Group A)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 17,242m<sup>2</sup>, of which a gross floor area of not less than 1,136m<sup>2</sup> 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 5,116m<sup>2</sup>. A public open space of not less than 196m<sup>2</sup> 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 400m<sup>2</sup> 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 400m<sup>2</sup> 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 400m<sup>2</sup> 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 2,650m<sup>2</sup>, of which a gross floor area of not less than 526m<sup>2</sup> 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 3,432m<sup>2</sup>. A public open space of not less than 130m<sup>2</sup> shall be provided.
- (16) On land designated "Residential (Group A)15", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 12,958m<sup>2</sup>, of which a gross floor area of not less than 6,385m<sup>2</sup> 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 5,949m<sup>2</sup>, of which a gross floor area of not less than 799m<sup>2</sup> shall be provided for Government, institution or community facilities.
- (18) On land designated "Residential (Group A)17", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 10,139m<sup>2</sup>, of which a gross floor area of not less than 248m<sup>2</sup> 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 3,828m<sup>2</sup>, of which a gross floor area of not less than 205m<sup>2</sup> 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 14,104m<sup>2</sup>, of which a gross floor area of not less than 3,216m<sup>2</sup> 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 12,607m<sup>2</sup>. In addition, a public passageway and an open area of not less than 430m<sup>2</sup> 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 3,480m<sup>2</sup>, of which a gross floor area of not less than 196m<sup>2</sup> shall be provided for Government, institution or community facilities.
- (23) *On land designated "Residential (Group A)22", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 34,954m<sup>2</sup>; and a maximum non-domestic gross floor area of 4,000m<sup>2</sup>, of which not less than 2,197m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space of not less than 700m<sup>2</sup> at Second Street level shall be provided.*
- (234) In determining the maximum gross floor area for the purposes of paragraphs (2) to (6), and (14) to (223) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, *or* ~~and~~ caretaker's quarters; ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (245) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (9) and (14) to (223) 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) *and* (23) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (256) 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.

- (267) 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.

RESIDENTIAL (GROUP C)

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

Planning Intention

This zone is intended for *low to medium-rise* residential developments subject to specific plot ratio and building height restrictions to *preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development* ~~address problems of loading/unloading, limited emergency vehicular access and fire safety concerns.~~

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretakers' office, *or* ~~and~~ caretakers' quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, *minor* relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**HONG KONG PLANNING AREA NO. 3**

**APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN NO. S/H3/274**

(Being an 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 approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/274. 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 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~~ 2.13 On 8 July 2011, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 mainly incorporating the Wing Lee Street area and Bridges Street Market site excised from the URA Staunton Street/Wing Lee Street Development Scheme Plan (DSP), was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 28 representations to the DSP and the OZP were received. These include 4 representations relating to both plans, 21 representations relating to the DSP only and 3 representations relating to the OZP only. On 4 October 2011, the Board published the representations for 3 weeks for public comments. A total of 8 comments were received. After giving consideration to the representations and comments on 17 January 2012, the Board decided not to uphold the representations.
- ~~2.15~~ 2.14 On 8 May 2012, the CE in C, under section (9)(1)(a) of the Ordinance, approved the draft Sai Ying Pun & Sheung Wan OZP, which was subsequently renumbered as S/H3/27. On 18 May 2012, the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/27 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.15 On 4 September 2012, the CE in C referred the approved Sai Ying Pun & Sheung Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 14 September 2011 under section 12(2) of the Ordinance.

- 2.16 *On 5 October 2012, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/28 (the Plan) incorporating the amendments mainly to rezone the terraces and the stepped streets including U Lam Terrace, Rozario Street and Ladder Street to area shown as 'Road' as well as to incorporate a completed development previously covered by Land Development Corporation (LDC) First Street/Second Street DSP No. S/H3/LDC5/2, was exhibited for public inspection under section 5 of the Ordinance.*

### 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 *and First Street/Second 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

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 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street, has an area of about 699m<sup>2</sup>. Built in the late 1950's, the existing tenement buildings on Wing Lee Street are of Chinese tenement style with Art Deco influence and are special in terms of their rather uniform design and contextual setting on a terrace. The buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. The "CDA" zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted. The following planning controls are applicable for this zone:

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

8.3 Residential (Group A) ("R(A)") : Total Area 38.352ha

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

permission from the Board. Offices and hotel development may also be permitted upon application to the Board.

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

parking, loading and unloading facilities and other supporting facilities.

- 8.3.9 For the “Residential (Group A)” sites in the SOHO and its immediate adjoining area (Plan 1), as mentioned in paragraph 8.1.6 above for the “C” sites, on-site car parking and loading/unloading requirements will be waived for sites smaller than 900m<sup>2</sup> 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 900m<sup>2</sup> or larger with at least 30m street frontage on two sides to provide on-site car parking and loading/unloading facilities may be considered by the Board on application. Each application will be considered on its own merits.
- 8.3.10 Similarly, setback requirements are stipulated in the Notes within the “Residential (Group A)9”, “Residential (Group A)10”, “Residential (Group A)11” and “Residential (Group A)12” zones of the OZP to provide a minimum setback of ranging from 0.5m wide to 2m wide from the lot boundary fronting Staunton Street, Peel Street, Elgin Street, Gage Street, Aberdeen Street, Kau U Fong and Gough Street, upon redevelopment, for footpath and/or street widening (see Plans 3 and 4).
- 8.3.11 The “Residential (Group A)13” site at 6-10 Sai Yuen Lane with an area of about 430m<sup>2</sup> covers a residential building known as Yuen Fai Court with GIC facilities provided on the lower floors, which was completed in 1985.
- 8.3.12 The “Residential (Group A)14” site at 6 Aberdeen Street comprises a residential development known as Tung Tze Terrace. It has an area of about 326m<sup>2</sup> with a public open space of 130m<sup>2</sup> provided on the site. The development was completed in 2007.
- 8.3.13 The “Residential (Group A)15” site at 96 Third Street and 97-97B High Street with an area of about 1,122m<sup>2</sup> comprises a residential development known as Lechler Court with GIC facilities provided on G/F to 6/F. The development was completed in 1995.
- 8.3.14 The “Residential (Group A)16” site at 75 Caine Road comprises a residential building known as Honor Villa. It has an area of about 536m<sup>2</sup> with GIC facilities on the lowest 3 floors, which was completed in 1999.
- 8.3.15 The “Residential (Group A)17” site at 39 Bridges Street comprises a residential development known as Tung Shing Terrace. It covers an area of about 1,022m<sup>2</sup> with GIC facilities on the lower floors. The development was completed in 1993.
- 8.3.16 The “Residential (Group A)18” site at 38 Tai Ping Shan Street with an area of about 411m<sup>2</sup> comprises a residential development known as View Villa with GIC facilities provided on lower floors. The development was completed in 1999.

- 8.3.17 The "Residential (Group A)19" site at 11 Po Yan Street with an area of about 885m<sup>2</sup> comprises a composite residential development known as Tower 125 with GIC facilities provided on the lower floors. The development was completed in 1996.
- 8.3.18 The "Residential (Group A)20" site at 3 Lok Ku Road with an area of about 1,250m<sup>2</sup> comprises a residential development known as Lascar Court. A public passage way and an open area is provided on the site. The development was completed in 1991.
- 8.3.19 The "Residential (Group A)21" site at 51 Centre Street with an area of about 354m<sup>2</sup> comprises a residential development known as Richsun Garden with GIC facilities provided on lower floors. The development was completed in 1999.
- ~~8.3.19~~ 8.3.20 *The Residential (Group A)22" site at First Street/Second Street comprises the URA development known as the "Island Crest". It covers an area of about 0.35 ha and was previously designated as "CDA" on the approved LDC First Street/Second Street DSP No. S/H3/LDC5/2. The redevelopment comprises two residential blocks with commercial use and GIC facilities provided on the lower floors. A public open space of 700m<sup>2</sup> is also provided on the southern side of the site with access from Second Street. The redevelopment was completed in 2009.*
- ~~8.3.20~~ 8.3.21 Minor relaxation of the gross floor area and building height restrictions, and the non-building area restrictions and setback requirements may be considered by the Board on application. Each application will be considered on its own merits.

8.4 Residential (Group C) ("R(C)") : Total Area 0.296ha

- 8.4.1 This zone is intended for *low to medium-rise* residential developments subject to specific plot ratio and building height restrictions to *preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development*~~address problems of loading/unloading, limited emergency vehicular access and fire safety concerns.~~
- 8.4.2 The "R(C)" zone covers sites in U Lam Terrace/*Ladder Street Terrace* and Wa In Fong *East* which *are well-preserved terraced area located next to Ladder Street and Shing Wong Street respectively. The sites are enclosed and tranquil residential area. The streetscape and low to medium-rise residential developments in the area possess a human scale and create a different urban form in contrast with the high-rise mixed developments in the vicinity. The generally low-rise character of the area also facilitates southerly downhill wind penetrating into Sheung Wan.*~~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.

8.4.3 ~~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. The sites in U Lam Terrace/Ladder Street Terrace and Wa In Fong East are inaccessible by vehicular traffic and is connected to Caine Road via the stepped Ladder Street and Shing Wong Street respectively. Cumulative effect of more intensive developments would aggravate the existing traffic problems.~~

8.4.4 *Given the special local character of the area, the stepped street areas at U Lam Terrace/Ladder Street Terrace and Wa In Fong East are zoned "R(C)" in order to restrict development/redevelopment within these areas to residential use only with a maximum plot ratio of 5 or the plot ratio of the existing building whichever is the greater, and a maximum building height of 12 storeys or the height of the existing building whichever is the greater.*

8.4.5 ~~Notwithstanding the above restrictions, 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 *minor* 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.~~

8.5 Government, Institution or Community ("G/IC") : Total Area 13.340ha

8.5.1 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.

8.5.2 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,

- (iv) moreover, reference should be made to the heritage preservation principles as stated in the Conservation Guidelines set by the Antiquities and Monuments Office for any development/redevelopment.
- (k) The “OU” annotated “Historical Site Preserved for Cultural and Recreational Uses” zone at Bridges Street covers the Bridges Street Market site. Bridges Street Market is a Grade 3 historic building. The Site is the old site of American Congregational Mission Preaching Hall (now named as China Congregational Church) where Dr. Sun Yat-sen lived and received baptism in 1883. The existing market building was constructed and commenced operation in 1953. The market is a utilitarian building of reinforced concrete frame construction built in the International Modernist style. It was the first of its kind built in Hong Kong’s urban areas after World War II. The planning intention of the “OU” zone is to preserve and revitalize the existing Bridges Street Market site for cultural and recreational uses, with supporting shop and services use. The following planning controls are applicable for this zone:
  - (i) any new development, except alteration and/or modification to an existing building and new structure(s) for facilities that are ancillary and directly related to the always permitted uses, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
  - (ii) the site is subject to building height restriction of 3 storeys to reflect the existing building height. Minor relaxation of the building height restriction may be considered by the Board on application, and each application will be considered on its individual merits; and
  - (iii) moreover, reference should be made to the heritage preservation principles in the Conservation Guidelines to be set out by the Antiquities and Monuments Office for any development.

9. **LAND DEVELOPMENT CORPORATION (LDC)/URBAN RENEWAL AUTHORITY (URA) DEVELOPMENT SCHEME PLAN (DSP) AREAS : Total Area 1.290.94ha**

- 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~~ *Three* 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~~9.4 The DSP for Staunton Street/Wing Lee Street covers an area of 0.2ha. URA intends to redevelop this area for commercial/residential uses to include a public open space. The URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 was approved by the CE in C on 8 May 2012.

~~9.6~~9.5 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

12.1 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 *and King's College at Bonham Road*. In addition, the following graded historic buildings-and, structures *and site of archaeological interest* can also be found in Sai Ying Pun and Sheung Wan:

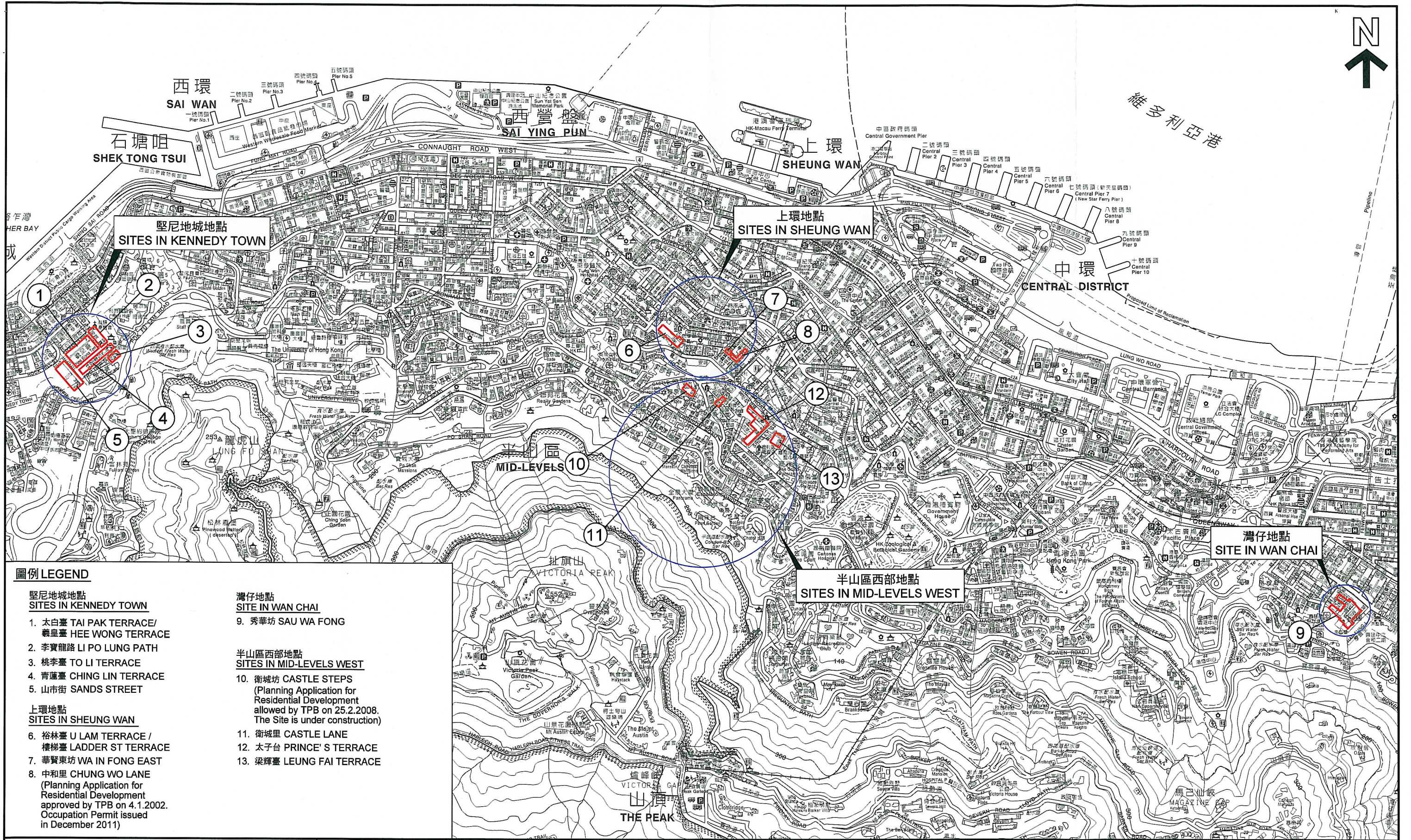
- Chinese Young Men's Christian Association (YMCA) of Hong Kong at Bridges Street
- Kwong Fuk Tsz at Tai Ping Shan Street
- The Main Block of Tung Wah Hospital at Po Yan Street
- Old Upper Levels Police Station at High Street
- Façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community 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
- St. Anthony's School
- St. Anthony's Catholic Church
- Caritas Ling Yuet Sin Kindergarten
- Western Magistracy
- No. 1 Queen's Road West
- No. 62 Hollywood Road
- Pottinger Street
- Ladder Street
- St. Anthony's House at Pok Fu Lam Road
- No. 9 Yu Lok Lane
- No. 10 Yu Lok Lane
- No. 207 Des Voeux Road West
- No. 35 Bonham Road
- No. 4 Hospital Road
- Former Police Married Quarters at Hollywood Road (*Former Central School Site*)
- Bridges Street Market
- *Underground Public Latrine at the corner of Aberdeen Street and Staunton Street*
- *Pak Tsz Lane*

- 12.2 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





圖例 LEGEND

- 堅尼地城地點**  
**SITES IN KENNEDY TOWN**
1. 太白臺 TAI PAK TERRACE/  
賴皇臺 HEE WONG TERRACE
  2. 李寶龍路 LI PO LUNG PATH
  3. 桃李臺 TO LI TERRACE
  4. 青蓮臺 CHING LIN TERRACE
  5. 山市街 SANDS STREET

- 上環地點**  
**SITES IN SHEUNG WAN**
6. 裕林臺 U LAM TERRACE /  
樓梯臺 LADDER ST TERRACE
  7. 華賢東坊 WA IN FONG EAST
  8. 中和里 CHUNG WO LANE  
(Planning Application for  
Residential Development  
approved by TPB on 4.1.2002.  
Occupation Permit issued  
in December 2011)

- 灣仔地點**  
**SITE IN WAN CHAI**
9. 秀華坊 SAU WA FONG

- 半山區西部地點**  
**SITES IN MID-LEVELS WEST**
10. 衛城坊 CASTLE STEPS  
(Planning Application for  
Residential Development  
allowed by TPB on 25.2.2008.  
The Site is under construction)
  11. 衛城里 CASTLE LANE
  12. 太子台 PRINCE'S TERRACE
  13. 梁輝臺 LEUNG FAI TERRACE

本摘要圖於2012年9月7日擬備，  
所根據的資料為地圖組別SM10C編號11-SW  
EXTRACT PLAN PREPARED ON 7.9.2012  
BASED ON MAP SERIES SM10C SHEET No.11-SW

樓梯街地點位置圖  
LOCATIONS OF STEPPED STREET SITES UNDER REVIEW

SCALE 1 : 11 000 比例尺

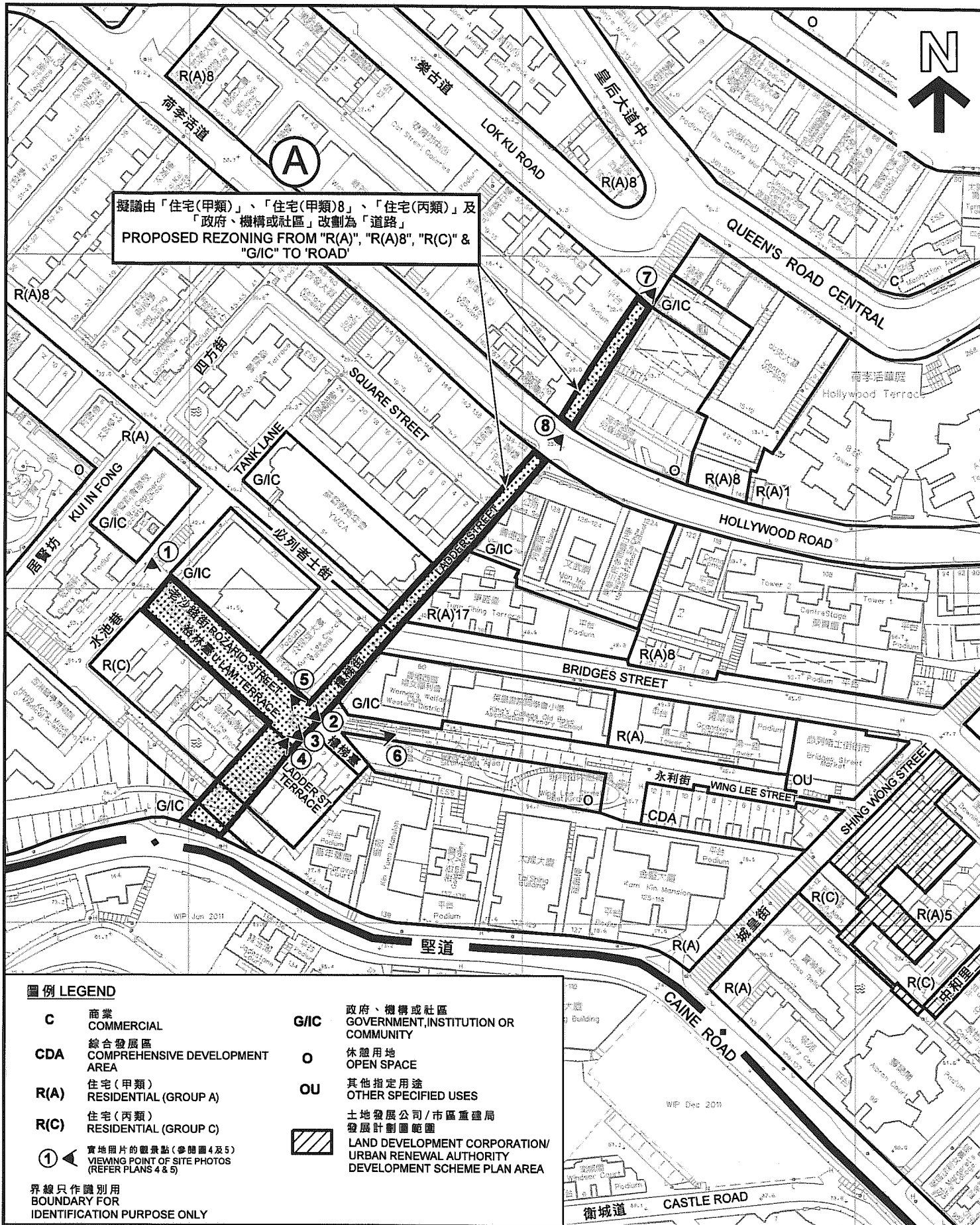
規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H3/12/10

圖 PLAN  
1







### 平面圖 SITE PLAN

西營盤及上環分區計劃大綱核准圖編號S/H3/27的  
擬議修訂項目

PROPOSED AMENDMENTS TO APPROVED  
SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/27

修訂項目 A  
AMENDMENT ITEM A

SCALE 1:1 500 比例尺

米 METRES 30 0 30 60 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

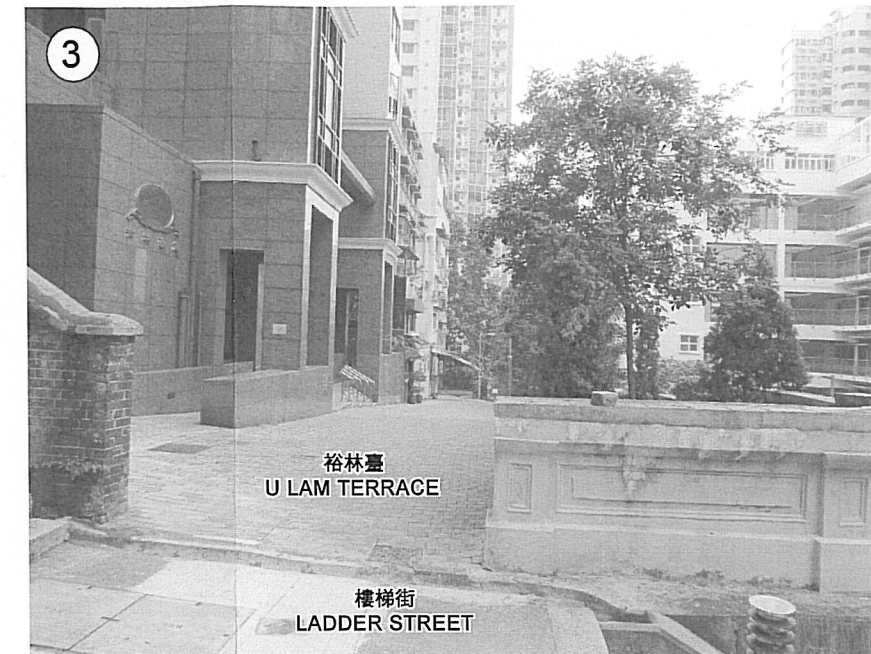
M/H3/12/10

圖 PLAN  
3

本摘要圖於2012年9月12日擬備，  
所根據的資料為測量圖編號  
11-SW-8A和8C

EXTRACT PLAN PREPARED ON 12.9.2012  
BASED ON SURVEY SHEETS No.  
11-SW-8A & 8C





# 實地照片 SITE PHOTOS

西營盤及上環分區計劃大綱核准圖編號 S/H3/27的  
擬議修訂項目

PROPOSED AMENDMENTS TO THE APPROVED  
SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/27

修訂項目 A  
AMENDMENT ITEM A

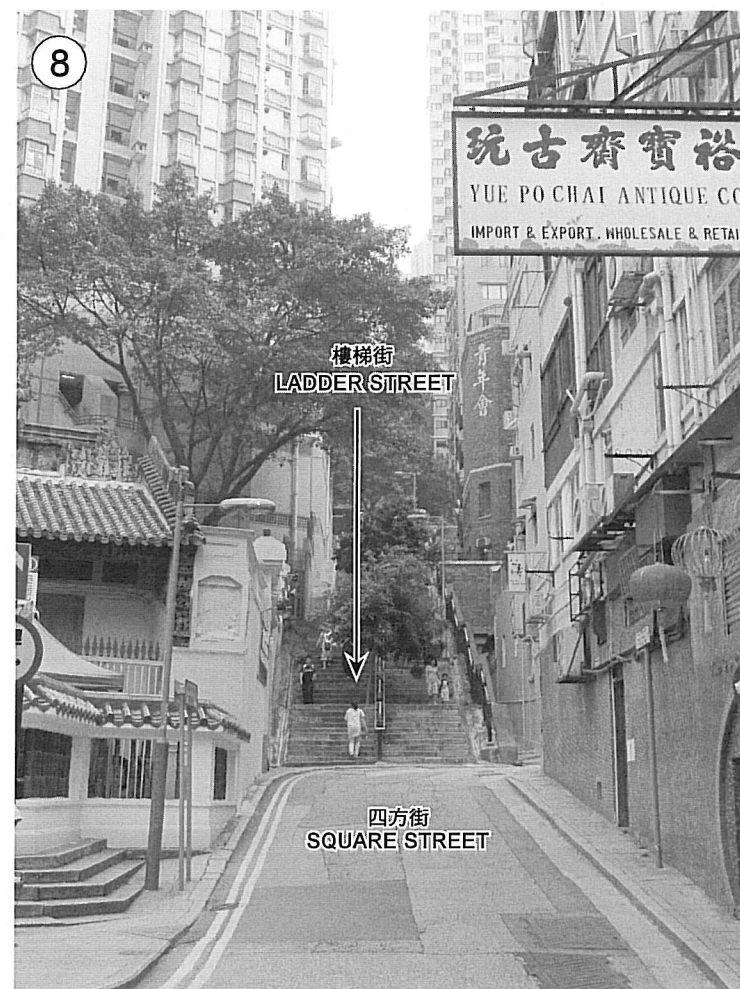
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/H3/12/10

圖 PLAN  
4

本摘要圖於2012年9月10日擬備，所根據的  
資料為攝於2012年8月7日及2012年8月22日的實地照片  
EXTRACT PLAN PREPARED ON 10.9.2012  
BASED ON SITE PHOTOS TAKEN ON 7.8.2012 & 22.8.2012



本圖於2012年9月10日擬備，所根據的  
資料為攝於2012年8月7日的實地照片  
EXTRACT PLAN PREPARED ON 10.9.2012  
BASED ON SITE PHOTOS TAKEN ON 7.8.2012

### 實地照片 SITE PHOTOS

西營盤及上環分區計劃大綱核准圖編號 S/H3/27的  
擬議修訂項目  
PROPOSED AMENDMENTS TO THE APPROVED  
SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/27

修訂項目 A  
AMENDMENT ITEM A

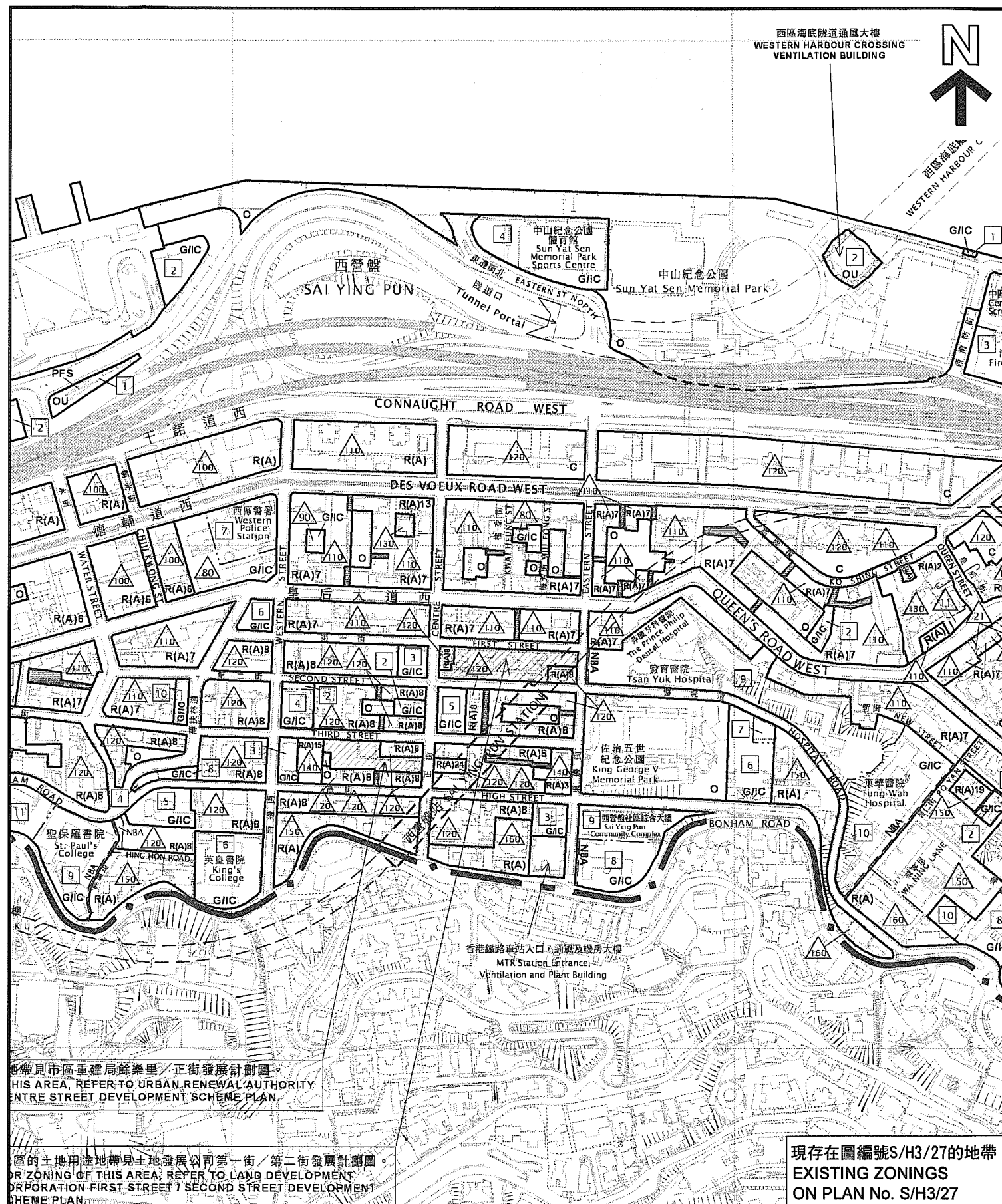
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H3/12/10

圖 PLAN  
5





本摘要圖於2012年9月12日擬備，  
所根據的資料為於2012年5月8日  
核准的分區計劃大綱圖編號 S/H3/27  
EXTRACT PLAN PREPARED ON 12.9.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/H3/27 APPROVED ON 8.5.2012

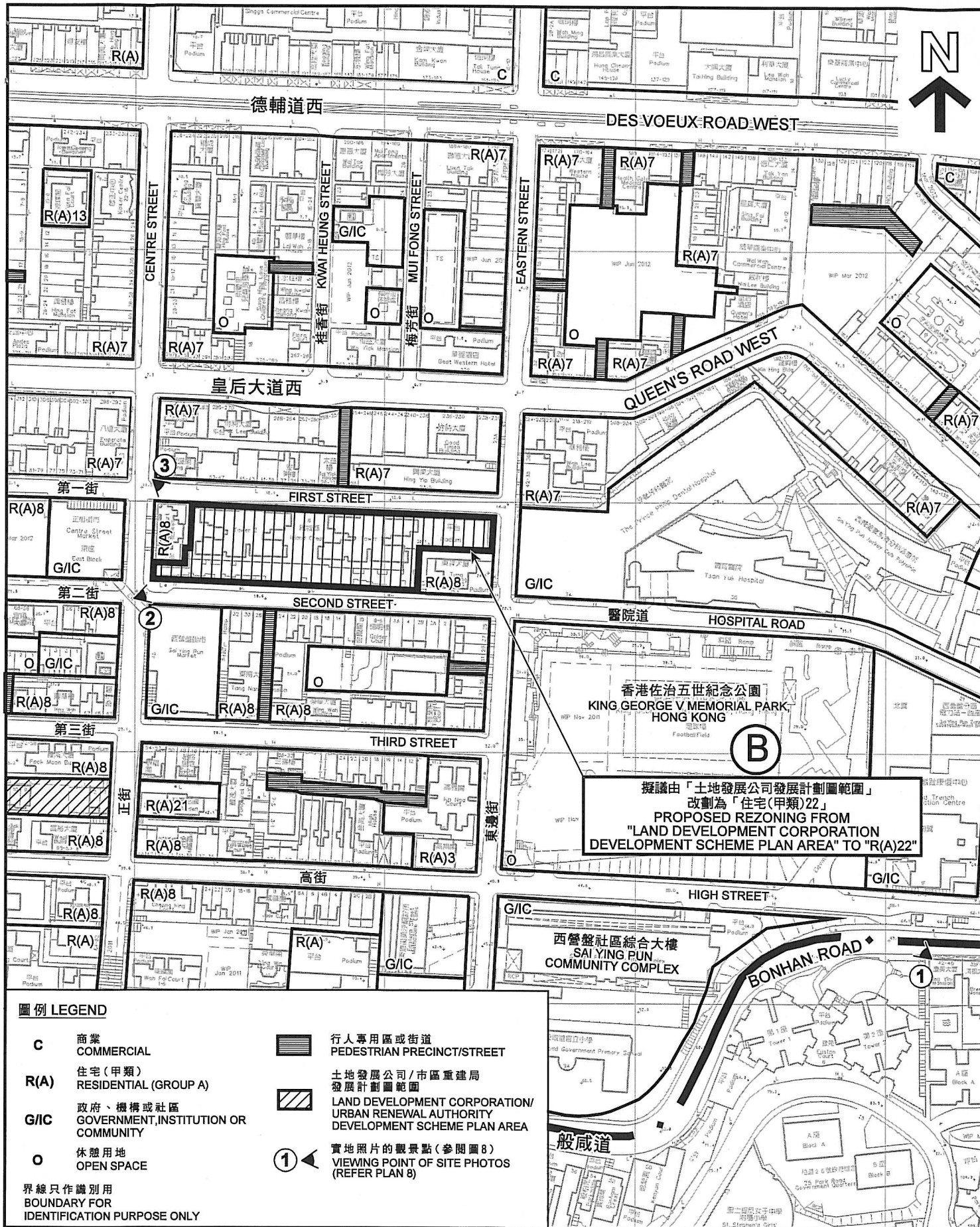
位置圖 LOCATION PLAN  
西營盤及上環分區計劃大綱核准圖編號 S/H3/27 的擬議修訂項目  
PROPOSED AMENDMENTS TO APPROVED SAI YING PUN & SHEUNG WAN OZP No. S/H3/27  
修訂項目 B  
AMENDMENT ITEM B

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

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/H3/12/10

圖 PLAN  
6



### 平面圖 SITE PLAN

西營盤及上環分區計劃大綱核准圖編號S/H3/27的  
擬議修訂項目

PROPOSED AMENDMENTS TO THE APPROVED  
SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/27

修訂項目 B

AMENDMENT ITEM B

SCALE 1:2 000 比例尺

米 METRES 40 0 40 80 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H3/12/10

圖 PLAN

7

本摘要圖於2012年9月12日擬備，  
所根據的資料為測量圖編號  
11-SW-7B、7D、8A和8C  
EXTRACT PLAN PREPARED ON 12.9.2012  
BASED ON SURVEY SHEETS No.  
11-SW-7B, 7D, 8A & 8C





# 實地照片 SITE PHOTOS

西營盤及上環分區計劃大綱核准圖編號 S/H3/27 的擬議修訂項目  
PROPOSED AMENDMENTS TO APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN No. S/H3/27

修訂項目 B  
AMENDMENT ITEM B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H3/12/10

圖 PLAN  
8

本摘要圖於2012年9月7日擬備，所根據的  
資料為攝於2012年8月22日的實地照片  
EXTRACT PLAN PREPARED ON 7.9.2012  
BASED ON SITE PHOTOS TAKEN ON 22.8.2012