

圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	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)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
PEDESTRIAN PRECINCT / STREET	[Symbol]	行人專用區或街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	[Symbol]	土地發展公司 / 市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度 (樓層數目)
PETROL FILLING STATION	[Symbol]	加油站
NON-BUILDING AREA	[Symbol]	非建築用地

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	21.04	14.41	商業
RESIDENTIAL (GROUP A)	38.58	26.43	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.26	0.18	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.23	9.06	政府、機構或社區
OPEN SPACE	13.13	8.99	休憩用地
OTHER SPECIFIED USES	13.18	9.03	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.40	0.27	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	46.10	30.89	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.93	0.64	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 7 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

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

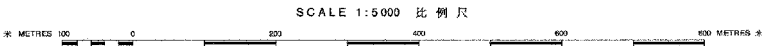
修訂項目 A 1 項 AMENDMENT ITEM A1		修訂項目 A 7 項 AMENDMENT ITEM A7
修訂項目 A 2 項 AMENDMENT ITEM A2	修訂項目 B 項 AMENDMENT ITEM B	修訂項目 C 1 項 AMENDMENT ITEM C1
修訂項目 A 3 項 AMENDMENT ITEM A3	修訂項目 C 2 項 AMENDMENT ITEM C2	修訂項目 C 3 項 AMENDMENT ITEM C3
修訂項目 A 4 項 AMENDMENT ITEM A4	修訂項目 C 4 項 AMENDMENT ITEM C4	
修訂項目 A 5 項 AMENDMENT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

(參看附表)  
(SEE ATTACHED SCHEDULE)

2019年8月9日 按照城市規劃條例第7條展示的  
草圖編號 S/H3/32 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/H3/32 EXHIBITED  
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON  
9 AUGUST 2019

Fiona LUNG  
SECRETARY  
TOWN PLANNING BOARD  
龍小玉  
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



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/H3/33

**SCHEDULE OF AMENDMENT TO  
THE DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/4 into the Plan.
- Item A2 – Zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong West and a portion of Wa In Fong West as “Other Specified Uses” (“OU”) annotated “Cultural, Community, Commercial and Open Space Uses” with stipulation of building height restriction of 4 storeys.
- Item A3 – Zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West, and a portion of Chung Wo Lane and Wa In Fong West as “OU” annotated “Residential, Institutional and Commercial Uses” with stipulation of building height restriction of 4 storeys.
- Item A4 – Rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from “Comprehensive Development Area” (“CDA”) to “OU” annotated “Residential, Institutional and Commercial Uses” with stipulation of building height restriction of 4 storeys.
- Item A5 – Zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the Government land adjacent to 6 Chung Wo Lane, and a portion of Chung Wo Lane and Wa In Fong East as “Residential (Group C)” (“R(C)”).
- Item A6 – Zoning of a strip of land near 13 Wa In Fong East as “Residential (Group A)25” (“R(A)25”) with stipulation of building height restriction of 150mPD.
- Item A7 – Zoning of a strip of land near Chung Wo Lane as “R(A)” with stipulation of building height restriction of 150mPD.
- Item B – Rezoning of the site comprising the Centre Point at 72 Staunton Street from “R(C)” and “R(A)” to “R(A)25” with stipulation of building height restriction of 150mPD.
- Item C1 – Rezoning of the site at 1-7 Tak Sing Lane from “Open Space” (“O”), “R(A)8” and area shown as ‘Pedestrian Precinct/Street’ (“PPS”) to “R(A)24” with stipulation of building height restriction of 120mPD.
- Item C2 – Rezoning of Tak Sing Lane from “O” to area shown as ‘PPS’.

- Item C3 – Rezoning of a strip of land adjacent to Goodwill Garden at 83 Third Street from “R(A)8” to area shown as ‘PPS’.
- Item C4 – Rezoning of a portion of the site comprising Goodwill Garden at 83 Third Street from area shown as ‘PPS’ to “R(A)8” with stipulation of building height restriction of 120mPD.

## **II. Amendments to the Notes of the Plan**

- (a) Incorporation in the Remarks of the Notes for the “R(A)” zone the requirement for provision of a 24-hour public passageway within the “R(A)24” zone.
- (b) Incorporation in the Remarks of the Notes for the “R(A)” zone the gross floor area restriction and requirement for provision of a public open space within the “R(A)25” zone.
- (c) Deletion of the set of the Notes for the “CDA” zone.
- (d) Incorporation of a new set of Notes for the “OU” annotated “Cultural, Community, Commercial and Open Space Uses”.
- (e) Incorporation of a new set of Notes for the “OU” annotated “Residential, Institutional and Commercial Uses”.

Town Planning Board

9 August 2019

Hong Kong District

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32

(MPC Paper No.10/19)

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7. The Secretary reported that the Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan (DSP) area was one of the subject sites for the proposed amendments to the Outline Zoning Plan (OZP). The following Members had declared interests on the item:

- |                                                                                 |     |                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Raymond K.W. Lee<br>(the Chairman)<br><i>as the Director of<br/>Planning</i> | -   | being a non-executive director of the URA Board and a member of the Planning, Development and Conservation Committee of URA;                                                                                                                |
| Mr Lincoln L.H. Huang<br>(the Vice-chairman)                                    | -   | being the Deputy Chairman of the Appeal Board Panel of URA;                                                                                                                                                                                 |
| Dr Lawrence W.C. Poon                                                           | -   | being a non-executive director of the URA Board, a member of the Lands, Rehousing and Compensation Committee and the Planning, Development and Conservation Committee of URA, and a director of the Board of the Urban Renewal Fund of URA; |
| Mr Wilson Y.W. Fung<br>Ms Lilian S.K. Law                                       | } - | being a director of the Board of the Urban Renewal Fund of URA;                                                                                                                                                                             |
| Mr Thomas O.S. Ho                                                               | -   | having current business dealings with URA;                                                                                                                                                                                                  |
| Mr Alex T.H. Lai                                                                | -   | his firm having current business dealings with URA; and                                                                                                                                                                                     |

- Mr Daniel K.S. Lau - being an ex-employee of the Hong Kong Housing Society which was currently in discussion with URA on housing development issues.

8. The Committee noted that Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting and Dr Lawrence W.C. Poon and Mr Alex T.H. Lai had not yet arrived to join the meeting. According to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the OZP in relation to the URA site were proposed by the Planning Department (PlanD), the interests of those Members as a Member of URA only needed to be recorded and they could stay in the meeting. The Committee agreed to this arrangement.

9. The following representatives from PlanD, URA and Social Ventures Hong Kong (SVhk) (URA's consultant) were invited to the meeting at this point:

- Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK);  
Ms Natalie L.Y. Luk - Town Planner/Hong Kong (TP/HK);  
Mr Wilfred Au - Director, Planning and Design, URA;  
Mr Mike Kwan - General Manager, Planning and Design, URA; and  
Mr Francis Ngai - Founder and Chief Executive Officer, SVhk

#### Presentation and Question Sessions

10. With the aid of a PowerPoint presentation, Mr Louis K.H. Kau, DPO/HK, presented the proposed amendments as detailed in the Paper and covered the following main points:

- (a) the proposed amendments to the draft Sai Ying Pun & Sheung Wan OZP were mainly related to: (a) zoning of the area covered by the URA Staunton Street/Wing Lee Street DSP and rezoning of the Wing Lee Street area; (b) rezoning of a site at 70-72 Staunton Street (i.e. Centre Point) to reflect the existing development; and (c) rezoning of a site at Tak Sing Lane to take

forward the decision of the Committee on s.12A application No. Y/H3/6;

URA Staunton Street/Wing Lee Street Area - Amendment Items A1 to A7

Background

- (b) the redevelopment project of Staunton Street/Wing Lee Street Development Scheme (H19) was first proposed by URA in 2003, comprising three sites (i.e. Sites A, B and C) zoned “Comprehensive Development Area” (“CDA”). Site A (i.e. the tenement buildings at Wing Lee Street and the Bridges Street Market) was excised from the DSP on 8.7.2011 and the Wing Lee Street area and the Bridges Street Market site were then designated as “CDA” and “Other Specified Uses” (“OU”) annotated “Historical Site Preserved for Cultural and Recreational Uses” zones respectively on the OZP;
- (c) following the announcement in the 2018 Policy Address, a revitalisation proposal for the URA-owned properties in the DSP area was submitted by URA on 5.3.2019, and an updated one on 12.7.2019 having considered the findings of the Community Making Study (CMS) which had incorporated the local comments. The Central & Western District Council (C&WDC) was consulted on 4.7.2019 and its members in general welcomed the findings;
- (d) in view of the latest intention to revitalise the area instead of a comprehensive redevelopment as envisaged in the approved DSP, URA considered that the project was no longer possible to be implemented by way of a development scheme under section 25 of the URA Ordinance;

Proposed Amendments to Matters shown on the OZP

- (e) Amendment Item A1 (about 2,034m<sup>2</sup>) – incorporation of the area covered by the approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 into the OZP;

- (f) Amendment Item A2 (about 452m<sup>2</sup>) – zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong East and a portion of Wa In Fong West as “OU” annotated “Cultural, Community, Commercial and Open Space Uses” (“OU(Cultural, Community, Commercial and Open Space Uses)”), with stipulation of a building height restriction (BHR) of four storeys, provision of a public open space (POS) of not less than 135m<sup>2</sup>, of which 90m<sup>2</sup> would be at-grade, and not less than 50% of the total gross floor area (GFA) of the future development should be for cultural and community uses;
- (g) Amendment Item A3 (about 824m<sup>2</sup>) – zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West and a portion of Wa In Fong West and Chung Wo Lane as “OU” annotated “Residential, Institutional and Commercial Uses” (“OU(Residential, Institutional and Commercial Uses)”) and stipulation of a BHR of four storeys;
- (h) Amendment Item A4 (about 699m<sup>2</sup>) – rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from “CDA” to “OU(Residential, Institutional and Commercial Uses)” and stipulation of a BHR of four storeys;
- (i) Amendment Item A5 (about 669m<sup>2</sup>) – zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the government land adjacent to 6 Chung Wo Lane and a portion of Wa In Fong East and Chung Wo Lane as “Residential (Group C)” (“R(C)”) with a maximum plot ratio of 5 and BHR of 12 storeys;
- (j) Amendment Item A6 (about 22m<sup>2</sup>) – zoning of the strip of land near 13 Wa In Fong East as “Residential (Group A)25” (“R(A)25”) and stipulation of a BHR of 150mPD to reflect the area within the private lots of Centre Point which was proposed to be rezoned as the same “R(A)25” zone;

- (k) Amendment Item A7 (about 29m<sup>2</sup>) – zoning of the strip of land near Chung Wo Lane as “R(A)” and stipulation of a BHR of 150mPD to reflect the area within the same private lot of the adjacent pedestrian lane currently zoned “R(A)” with the same BHR;

70-72 Staunton Street - Amendment Item B

Background

- (l) the proposed OZP amendment was to reflect the existing development on the site;

Proposed Amendment to Matters shown on the OZP

- (m) Amendment Item B (about 797m<sup>2</sup>) – rezoning of the site comprising Centre Point from “Residential (Group C)” (“R(C)”) and “R(A)” to “R(A)25” and stipulation of a BHR of 150mPD, a maximum GFA of 8,265m<sup>2</sup> and provision of a POS of not less than 712m<sup>2</sup>;

1-7 Tak Sing Lane, Sai Ying Pun - Amendment Items C1 to C4

Background

- (n) on 17.4.2015, the Committee decided not to agree with s.12A rezoning application No. Y/H3/6 for the site and a judicial review (JR) application against the decision was lodged by the applicant. On 12.1.2018, the Court of First Instance handed down the Judgment allowing the JR and quashed the decision of the Committee. On 18.1.2019, the Committee reconsidered the application with further information submitted by the applicant, and decided to partially agree with the application by rezoning the site to an appropriate sub-zone of “R(A)” with stipulation of a BHR of 120mPD and the requirement for provision of a 24-hour public access through the site on the OZP;



Proposed Amendments to Matters shown on the OZP

- (o) Amendment Item C1 (about 401m<sup>2</sup>) – rezoning of the site at 1-7 Tak Sing Lane from “Open Space” (“O”), “R(A)8” and area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)24” with stipulation of a BHR restriction of 120mPD and requirement for the provision of a 24-hour public passageway;
- (p) Amendment Item C2 (about 176m<sup>2</sup>) – rezoning of Tak Sing Lane from “O” to an area shown as ‘PPS’ to retain the remaining part of Tak Sing Lane as a public passageway;
- (q) Amendment Item C3 (about 61m<sup>2</sup>) – rezoning of a strip of land at Third Street from “R(A)8” to an area shown as ‘PPS’ to reflect the existing use of the concerned area;
- (r) Amendment Item C4 (about 58m<sup>2</sup>) – rezoning of a portion of the site at 83 Third Street from an area shown as ‘PPS’ to “R(A)8” and stipulation of a BHR of 120mPD to reflect the existing use of the concerned area;

Proposed Amendments to the Notes and Explanatory Statement of the OZP

- (s) corresponding revisions to the Notes and Explanatory Statement (ES) had been made to take into account the proposed amendments and to follow the revised Master Schedule of Notes to Statutory Plans promulgated by the Board; and

Public Consultation

- (t) C&WDC would be consulted on the amendments prior to or during the exhibition period of the draft OZP depending on the meeting schedule of C&WDC.

[Mr Alex T.H. Lai arrived to join the meeting during the presentation.]

11. With the aid of a PowerPoint presentation, Messrs Wilfred Au and Francis Ngai, representatives of URA and SVhk, made the following main points in relation to URA's revitalization project:

- (a) there was strong local objection to the redevelopment project of Staunton Street/Wing Lee Street Development Scheme in the past. The 2018 Policy Address announced that the area would be revitalized, instead of redeveloped, by URA and the emphasis was on place making and synergy with nearby revitalization projects, such as Former Police Married Quarters (PMQ) and Hong Kong News-Expo;
- (b) revitalization of the neighbourhood in the area would be the target for the current project, which was different from other URA projects in the past. The community making process mainly adopted bottom-up approach to gauge community aspirations, while observing the statutory procedures under the Town Planning Ordinance (the Ordinance);
- (c) CMS was conducted between January and May 2019 to understand the needs and aspirations of local community stakeholders, such as local residents, nearby schools, pedestrians, C&WDC members and concerned non-governmental organizations (NGOs) towards the future development of this neighbourhood including the proposed revitalization project;
- (d) four visions (Knowledge Common, Impact Common, Community Common and Wellness Common) and six directions including collaboration with community stakeholders to further explore community making, had been recommended by CMS for urban renewal of the study area;
- (e) for the existing residential properties owned by URA in the area, the residential use would be retained and some properties would be renovated or refurbished for provision of co-living spaces and some were for transitional housing with collaboration of the Hong Kong Council of Social

Service; and

- (f) regarding the concept of the proposed Community Hub to be built at the vacant site at 4-10 Shing Wong Street, there was no development scheme at the moment, and the detailed proposal would later be formulated based on the four visions and six directions and further design development to cater for cultural and community use.

[Mr Franklin Yu arrived to join the meeting at this point.]

Amendment Items A1 to A7

Place making and community making

- 12. Some Members raised the following questions:
  - (a) the definitions of place making and community making; and
  - (b) how place and community making could be achieved noting that there was no detail in URA's revitalization proposal, and how the OZP amendments could help facilitate the place and community making processes.
- 13. Messrs Wilfred Au and Francis Ngai made the following responses:
  - (a) URA was still acquiring experience on place and community making. Notwithstanding that, the idea of place making had been explored in the past two years at URA's projects at Graham Street (H18), H6 CONET at The Centre and Central Market. Place making focused on hardware elements, e.g. landscape. Community making focused on "life-scape" and human-centric elements, and it referred to the process where local stakeholders were actively engaged and their needs and perspectives embedded into the overall design including hardware facilities provided by URA; and

- (b) URA had been in liaison with the operators of the nearby revitalisation projects such as Hong Kong News-Expo with a view to formulating further ideas for community making and place making for the neighbourhood in the area. On the other hand, URA would also pay attention to the comments/views raised in the representations on the subject OZP later.

14. A Member expressed disappointment that there was no discussion on the target group of the community making process and considered that the historical, traditional and interpersonal relationships of the local community should be taken into account. In response, Mr Francis Ngai said that different stakeholders were involved in the community making process including organizers for traditional local activities such as Yu Lan Ghost Festival. Their views would be incorporated to support the ideation of community initiatives to reconnect and preserve the neighbourhood's rich cultural heritage.

Stepped street, public realm and green neighbourhood

15. Some Members raised the following questions/suggestions:
- (a) how the planning, design and enhancement works of Shing Wong Street, which was a stepped street, would facilitate the community making process;
  - (b) reasons for failure to reach consensus on the future use of the vacant site at 4-10 Shing Wong Street;
  - (c) how the concept of three-dimensional space could be used to explore the interfaces between the revitalization project, public realm and the high-rise developments in the vicinity in respect of the area along Shing Wong Street;
  - (d) how green neighbourhood, i.e. green spaces between buildings, could be achieved; and

- (e) the implementation of barrier-free access within the proposed revitalization project given that the revitalization project was located on sloping ground with a number of internal stepped streets.

16. Messrs Wilfred Au and Francis Ngai made the following responses:

- (a) Shing Wong Street formed part of the urban fabric and served as a resting point between Caine Road and Hollywood Road. It would be necessary to discuss with stakeholders regarding its future use, design and interface with URA's project. Nonetheless, not less than 50% of the total floor space of the proposed Community Hub would be reserved for cultural and community uses;
- (b) there were diverse views on whether the existing trees at the vacant site should be retained or removed for providing more floor space for future uses. Nonetheless, URA was committed to preserve the trees as far as possible subject to the findings of the tree survey and future design of non-domestic hub. The paving of anti-slippery emery coating on the steps along Shing Wong Street by the Highways Department also aroused strong local objections;
- (c) activities and shared space to be organized / provided in the proposed Community Hub for the local residents / pedestrians would help the revitalization project to interface with the existing developments in the vicinity. While there was no development scheme yet, the issues of interface and green neighbourhood could be further explored at the architectural design stage; and
- (d) a lift had been built at Hong Kong News-Expo to provide barrier-free access to Shing Wong Street which was in close proximity to the proposed Community Hub. Another barrier-free lift was also provided from Centre Point to 8 Wa In Fong East. Given the proposed Community Hub would also be barrier-free, it could help link up the northern and southern portions of the revitalization area.

Proposed uses

17. The Vice-chairman and a Member raised the following questions:

- (a) how the “non-SOHO” development approach for minimizing nuisance to the revitalization area could be implemented if ‘Eating Place’ was a use always permitted on the ground floor of the URA-owned properties or whether there would be any restriction on the type of ‘Eating Place; and
- (b) differences between transitional housing and co-living spaces.

18. Messrs Louis K.H. Kau, Wilfred Au and Francis Ngai made the following responses:

- (a) ‘Eating Place’ was a Column 1 use which was always permitted within the proposed “OU(Cultural, Community, Commercial and Open Space Uses)” zone and on ground floor only at the “OU(Residential, Institutional and Commercial Uses)” zone;
- (b) while URA committed that no selling of alcohol would be allowed at URA-owned properties, the type of ‘Eating Place’ to be allowed had yet to be determined; and
- (c) the objectives of the transitional housing and co-living spaces were different. Transitional housing would be provided on a temporary basis in collaboration with the Hong Kong Council of Social Service at URA-owned properties at Staunton Street for low-income families in need. Co-living space, which was yet to be implemented, was put forward by URA to promote and explore the concept of co-living, which might set a precedent for other districts.

Heritage aspect

19. In response to a Member's enquiry, Mr Louis K.H. Kau illustrated the locations of the heritage buildings in the vicinity of the revitalization project, including PMQ at Hollywood Road, the ex-Bridges Street Market (Hong Kong News-Expo) and the YMCA at Bridges Street, and Kam Tong Hall (Dr Sun Yat-sen Museum) to the further south. The stepped street at Shing Wong Street was pending for grading assessment by the Antiquities Advisory Board. A Member said that the nearby heritage revitalization projects should also be taken into account during the community making process, whereas another Member was of the view that the subject revitalization proposal could be complementary to nearby heritage revitalization projects.

Population and provision of GIC facilities

20. The Chairman and a Member raised the following questions:

- (a) the current population within the revitalization area and age distribution;
- (b) whether the provision of social welfare facilities was sufficient in the area; and
- (c) whether social welfare facilities were permitted uses within the proposed revitalization scheme.

21. Mr Louis K.H. Kau made the following responses:

- (a) he had no information at hand regarding the population in the area. Notwithstanding that, the URA owned properties at Wing Lee Street were currently used by NGOs to provide rental accommodation under 'Light Home' scheme or transitional housing to their clientele;
- (b) referring to Attachment VII of the Paper, there was a shortfall of hospital beds within the OZP area but it could be addressed by the surplus provision of hospital beds in the Southern District which was within the same

hospital cluster. There would be shortfalls of 547 places and 167 beds for community care services and residential care homes for the elderly respectively. In the long term, the actual provision of these facilities would be subject to the consideration of the Social Welfare Department during the planning and development process as appropriate; and

- (c) 'Social Welfare Facility' was a Column 1 use always permitted within the proposed "OU(Cultural, Community, Commercial and Open Space Uses)" and "OU(Residential, Institutional and Commercial Uses)" zones. A Neighbourhood Elderly Centre sub-base would be provided at the URA Queen's Road West / In Ku Lane Development Scheme site.

22. Mr Wilfred Au supplemented that about 20% of the population in the area were the elderly with reference to the 2016 By-census. While no less than 50% of the total GFA in the proposed Community Hub would be used for cultural and community uses, the exact level of GIC provision would be subject to the views of the relevant government departments and the local community.

Proposed BHR for Amendment Item A4

23. Some Members raised the following questions:

- (a) the BH profile for the surrounding area of the proposed revitalization scheme; and
- (b) the rationale for the proposed BHR of four storeys for Amendment Item A4.

24. Mr Louis K.H. Kau made the following responses:

- (a) owing to the topography of the area, the BH bands increased progressively uphill with a stepped height profile. The surrounding area was predominantly occupied by high-rise residential developments within "R(A)" zone. The BHRs for "R(A)" zone along Hollywood Road and



Bridges Street were about 120-130mPD and 150-160mPD respectively and more than 160mPD to the south of Caine Road; and

- (b) the site of Amendment Item A4 was vacant and a BHR of four storeys was recommended given the existing buildings on Wing Lee Street and within the proposed revitalization area were predominantly four-storey high or less. Taking into account the BH of Koon Nam House to the immediate south-west was five storeys (75mPD) and the average 4m floor-to-floor height for residential use, the maximum BH of future development at the site (i.e. 16m) was equivalent to about 70mPD. A minor relaxation of BHR clause had also been recommended in the Notes for the proposed “OU(Residential, Institutional and Commercial Uses)” zone.

25. Mr Wilfred Au supplemented that while the BHR of four storeys was not proposed by URA, it was in line with the indicative massing of the proposed Community Hub with POS submitted in March 2019. However, this indicative design notion was outdated and yet to be determined via community making processes.

26. Noting that the BHR for the surrounding residential developments varied from 120-160mPD and the current shortfall of social welfare facilities in the area, a Member asked whether new structures could be built on top of the existing tenement buildings in the revitalization area for providing more floor spaces for social welfare facilities while retaining the building facades. The Member also asked if any air ventilation assessment (AVA) was conducted.

27. In response, Mr Louis K.H. Kau said that while no AVA had been conducted for the current revitalization scheme, it should be noted that no adverse air ventilation impact was anticipated with reference to the previous redevelopment scheme with a higher BH of about 20 storeys proposed by URA.

28. Mr Wilfred Au supplemented that the technical feasibility of the proposed additional structures on top of the existing tenement buildings was yet to be ascertained by any technical assessment.

29. In view of the scarce land resources in the territory and the local need for GIC facilities in particular elderly facilities, a Member had reservation on the proposed BHR as it would pose restrictions for providing more GIC facilities. The Member suggested that the proposed BHR of four storeys could be more lenient to allow flexibility for creation of more floor spaces to provide facilities to meet local needs, as well as to facilitate place and community making. Noting that the BHR for the surrounding developments were imposed in terms of mPD and with reference to the estimated BH of future development at the site based on URA's indicative scheme submitted in March 2019, a Member suggested to impose a BHR of 70mPD for the site.

30. In view of absence of a concrete/detailed development scheme by URA, some Members concurred with the view that more flexibility should be allowed for creation of more floor spaces to meet local needs.

31. Noting that the BHR for the subject site of Amendment Item A5, which was proposed to be zoned as "R(C)", was 12 storeys, a Member suggested the same BHR could be imposed for Amendment Item A4.

32. Members noted that BHR in terms of number of storey, instead of mPD, was proposed by PlanD taking into account the special circumstances of the varied heights of the existing buildings on a sloping ground and the intention to maintain the low-rise character while keeping a stepped BH profile. BHR in terms of number of storeys would also allow flexibility as there was no restriction on the floor-to-floor height.

### Conclusion

33. Members in general supported URA's visions/directions for the proposed revitalization project and appreciated the emphasis on community and place making. There were diverse views regarding the proposed BHR for Amendment Item A4. Members cast a vote on three options: (i) four storeys (as recommended by PlanD); (ii) 70mPD (equivalent to about four storeys at the subject site); and (iii) 12 storeys (with reference to the BHR of the adjoining site for Amendment Item A5 proposed to be zoned as "R(C)"). Members in the majority were in support of option (i), and agreed to impose a BHR of four storeys for the subject site of Amendment Item A4 as recommended in the Paper. Members also agreed to

Amendment Items A1 to A3 and A5 to A7.

Amendment Item B

34. Noting that the site was originally zoned “R(A)” and “R(C)” and the development parameters of the existing residential development exceeded those stipulated under “R(C)” zone on the OZP, a Member enquired whether the subject site was involved in any planning application. In response, Mr Louis K.H. Kau said that the site was the subject of planning applications for residential development approved in 1998, 2002 and 2009 respectively and the development was completed in 2011 in accordance with the approved scheme. Members agreed to Amendment Item B.

Amendment Items C1 to C4

35. In response to a Member’s enquiry, Mr Louis K.H. Kau said that in January 2019, the Committee decided to partially agree to the rezoning application (No. Y/H3/6), i.e. by rezoning the site to an appropriate sub-zone of “R(A)” with stipulation of a maximum BHR of 120mPD and the requirement for provision of a 24-hour public access through the site on the OZP. Members agreed to Amendment Items C1 to C4.

[Dr Frankie W.C. Yeung arrived to join the meeting during the discussion.]

[Mr Alex T.H. Lai left the meeting at this point.]

36. Members had no comment on the proposed amendments to the Notes and ES of the OZP.

37. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 and that the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A at Attachment II of the Paper (to be renumbered as S/H3/33 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 7 of the Ordinance; and

- (b) adopt the revised ES at Attachment IV of the Paper for the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for publication together with the OZP.”

[The Chairman thanked Mr Louis K.H. Kau, DPO/HK, Ms Natalie L.Y. Luk, TP/HK, Messrs Wilfred Au, Mike Kwan and Francis Ngai for their attendance to answer Members’ enquiries. They left the meeting at this point.]

[Dr Lawrence W.C. Poon arrived to join the meeting at this point.]

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Agenda Item 5

Section 16 Application

[Open Meeting]

A/H3/441                      Proposed Office, Shop and Services/Eating Place in “Residential (Group A)” Zone, 3-6 Glenealy, Central, Hong Kong  
(MPC Paper No. A/H3/441)

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38.            The Secretary reported that Kenneth To & Associates Limited (KTA) was one of the consultants of the applicant. Mr Daniel K.S. Lau had declared interest on the item for being an ex-employee of the Hong Kong Housing Society which was having current business dealings with KTA.

39.            The Committee noted that the applicant had requested deferment of consideration of the application and agreed that Mr Daniel K.S. Lau could stay in the meeting as he had no involvement in the application.

40.            The Committee noted that the applicant’s representative requested on 12.7.2019 deferment of the consideration of the application for two months in order to allow time to prepare further information to demonstrate the feasibility and enforceability of the proposed pedestrian enhancement scheme. It was the first time that the applicant requested deferment of the application.

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**Summary of Representations and Comments and the Planning Department's Response  
in respect of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/33**

**(GROUP 1)**

(1) The grounds and proposals of representers (TPB/R/S/H3/33-1 to 8 (part) and 9 to 12), as well as PlanD's responses are summarised below:

<b>Representation No. (TPB/R/S/H3/33-)</b>	<b>Subject of Representation</b>	<b>Response to Representations</b>
<b>1</b> (Urban Renewal Authority(URA))	(a) Support Item A1 as it is in line with the direction of URA for the area.  <u>Grounds of Representations</u> (b) The building height restriction (BHR) of 12 storeys imposed for 4-6 Chung Wo Lane is not in line with the current height profile of 3 to 6 storeys.	(i) Noted.  (ii) The "R(C)" zoning with a maximum PR of 5 and a BHR of 12 storeys is considered appropriate for the Representation Site A5 as the existing buildings there are separated from the building clusters along Wa In Fong East and Shing Wong Street, and such zoning is applicable to areas with similar characteristics on Hong Kong Island. Given the adjoining areas are zoned "R(A)" with a BHR of 150mPD to 160mPD on the OZP, the "R(C)" zoning would also serve as a transition between "R(A)" sites and the tenement buildings fronting Staunton Street, which is zoned "OU(Residential, Institutional and Commercial Uses)". Besides, according to the OZP, "R(C)" zone is intended to preserve the local character and to avoid adverse visual, air ventilation and a traffic impacts from more intensive development.
	(c) The BHR of 4 storeys imposed on some of the existing buildings which are up to 6 storeys in height is not justified.	(iii) According to the Notes of the OZP for the "OU(Residential, Institution and Commercial Uses)" zone, those buildings with a BH of more than 4 storeys are allowed to be developed/redeveloped up to the height of existing building (in terms of number of storeys). Hence, the current BHR of 4 storeys would not affect their redevelopment potential.
	(d) The existing streets and lane pattern in the area has a strong historical background and is a	(iv) All the existing stepped streets and pedestrian lanes, namely Chung Wo Lane, Wa In Fong East, Wa In Fong West, and the back lanes

<b>Representation No. (TPB/R/S/H3/33-)</b>	<b>Subject of Representation</b>	<b>Response to Representations</b>
	distinguish component within the urban setting. With a view to respecting this heritage fabric, Wa In Fong East, Wa In Fong West and Chung Wo Lane should be designated as area shown as 'Pedestrian Precinct/Street' ('PPS').	between lots , are government land. Despite the inclusion of these government land in the development zones, these areas are not intended for development and cannot be included in the development site for PR calculation. According to the URA's revitalisation proposal, existing character of stepped streets and lanes would not be affected. Given the OZP is intended to show the broad land use zonings of the area, it is considered not necessary to designate these lanes as 'PPS'.
	(e) URA will formulate the detailed proposal of the Community Hub based on the outcome of the Community Making Study.	(v) Noted.
	(f) URA will preserve the existing trees as far as possible subject to further discussion with the local communities, findings of the tree survey and future design of the Community Hub.	(vi) Noted.
<b>2</b> (Individual)	(a) Support Item A1.  <u>Grounds of Representations</u>  Provide more housing and space in the district.	(i) Noted.
<b>3 to 7</b> (Central & Western Concern Group, Friends of the 30 Houses Neighbourhood, and Individuals)	(a) Support Item A1. (b) Oppose Items A2 to A7.  <u>Grounds of Representations</u> (c) The area covered by Items A2 to A7 lies at the heart of a neighbourhood known as '30 Houses'	(i) Noted.          (ii) Noted.

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	<p>which has a rich history and has retained the old Chinese tenements built along the stepped streets. <b>(R3)</b></p> <p>(d) Both the community and the Government recognise the historical significance and heritage values of the neighbourhood. Welcome the Government's decision to conserve and revitalise the area. <b>(R3 and R5)</b></p> <p>(e) The adjacent PMQ and the Staunton Street Site present a unique heritage precinct and must be sensibly preserved. <b>(R4)</b></p>	<p>(iii) Noted. URA has commissioned a Community Making Study (CMS) to assess the need of the community and to develop the vision and theme for place-making initiatives. According to URA, the CMS had adopted a bottom-up approach to gauge community aspirations on how to renew the study area (i.e. including the Staunton Street Site and its neighbourhood bounded by Hollywood Road, Peel Street, Caine Road and Ping On Lane). The CMS was completed in June 2019 and various stakeholders, including residents/tenants, C&amp;WDC members, schools, local concern groups, non-governmental organisations (NGOs), etc. were engaged through surveys, interviews, workshops and outreach events.</p> <p>(iv) According to URA's revitalisation proposal, URA would keep all the existing URA-owned buildings intact and the existing urban design and street ambience would also be preserved. These buildings will be renovated and refurbished for transitional housing and co-living space on the upper floors, co-working space, social enterprise and shop and services, etc. on the ground floors.</p>
	<p>(f) The BHRs for the area covered by Items A2 to A5 are too simplistic and did not recognise the neighbourhood character and individual building qualities.</p>	<p>(v) The BH of existing buildings in the Staunton Street Site and Wing Lee Street Site is ranging from 3 to 6 storeys. The BHR for the two Sites is determined having regard to the existing BH profile, URA's revitalisation proposal, the ownership of the sites, and the planning intention to preserve the existing character and ambience of the Wing Lee Street area. Given the existing buildings within the two Sites are predominantly 4 storeys, the current BHR of 4 storeys, or the height of the existing buildings, whichever is the greater for the "OU(Residential, Institutional and Commercial Uses)" zone is</p>

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
		considered appropriate. As for the BHR of the Representation Site A5, response (ii) to <b>R1</b> above is relevant.
	(g) The heritage value of the network of lanes, stepped streets, terraces and open space should be recognised, and protected from any development/elevated over-street development.	(vi) Response (iv) to <b>R1</b> above is relevant.
	(h) Change of use may require current building regulations to be applied which will generally lead to significant loss of heritage value and should therefore be avoided. New uses should be limited to commercial and some institutional uses on the ground floor and residential use on the upper floors. ( <b>R5 to R7</b> )	(vii) Noted. While the Staunton Street (except 88-90Staunton Street) and Wing Lee Street Site have not been accorded any grading status by the Antiquities Advisory Board (AAB), URA has indicated in its revitalisation proposal that they would keep all the existing URA-owned buildings intact and the existing urban design and street ambience would also be preserved. According to the URA's proposal, existing buildings will be renovated and refurbished for transitional housing and co-living space on the upper floors, co-working space, social enterprise and shop and services, etc. on the ground floors. Such intention has been reflected in the "OU(Residential, Institution and Commercial Uses)" zone where residential uses are permitted as of right on all floors and commercial and institutional uses on ground floor only.
	(i) A Heritage Impact Assessment (HIA) should be conducted or a Conservation Management Plan (CMP) should be prepared to guide the development of the new building for Item A2 ( <b>R3 to R7</b> ).  (j) There are no guidelines to ensure that any new construction and landscaping would not be	(viii) According to the current heritage conservation policy, the HIA mechanism for capital works projects is not applicable to the proposed Community Hub. Besides, for private works project involving historic buildings within the site, where appropriate, project proponents will be required to prepare a CMP, which sets out the general guidelines for preserving heritage and proposing mitigation measures to minimise the adverse impact to the heritage within the site. Given the Representation Site A2 is neither a capital



Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	<p>detrimental to the historical fabric of the area.</p> <p>(k) The OZP should require cautious changes in landscape design and other services provided by various government departments to follow policy or design guidelines from the CMP. <b>(R5 to R7)</b></p>	<p>works project nor subject to any grading status, both HIA and CMP are not required to be conducted for the proposed Community Hub. In view of the graded historic buildings (i.e. 88-90 Staunton Street) and a new item pending for grading assessment (i.e. steps of Shing Wong Street) are in the vicinity of the proposed Community Hub, AMO will advise URA from heritage conservation point of view when necessary at the building plans submission stage for the proposed Community Hub.</p>
	<p>(l) Given the heritage, cultural, social, landscape and architectural value of the area, a comprehensive “area conservation” approach is needed. <b>(R5)</b></p> <p>(m) A comprehensive “area conservation” approach should be implemented which includes preservation of existing tenement buildings, appropriate planning controls, retention of important urban fabric (i.e. stepped streets, terraces, lanes, open space, mature trees), and designation of a “historic neighbourhood” status. <b>(R3, R5)</b></p> <p>(n) A conservation policy should be formulated by referring to the recommendations and best practices laid out in international charters and imposing appropriate planning control to safeguard the heritage value of the area. <b>(R5)</b></p>	<p>(ix) While the existing tenement buildings within the Staunton Street Site and Wing Lee Street Site were built more than 60 years ago, it should be noted that, the Staunton Street Site (except the existing building at 88-90 Staunton Street) and Wing Lee Street Site are not historic sites graded by AAB. While the existing buildings at 88-90 Staunton Street are a Grade-2 historic building, the remaining buildings have no grading status and there is also no building pending for assessment by AMO. In this regard, the “area conservation” approach for the two Sites is considered not justified under the prevailing heritage conservation policy.</p>
	<p>(o) This OZP amendment is one of the rare cases where town planning is used for conserving Hong Kong’s heritage. <b>(R5)</b></p>	<p>(x) The amendments are to designate appropriate zonings to facilitate URA’s implementation of its revitalisation proposal and to guide the future development of sites which are not covered by URA’s proposal.</p>

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	<u>Representers' Proposal</u> (p) To state the special character and heritage values of the area in the Notes of the OZP.	(xi) Response (ix) above is relevant and it should be noted that the historical background of the area under the "OU(Residential, Institutional and Commercial Uses)" zone has already been included in paragraph 8.6(m) of the ES of the OZP.
	(q) To designate the area covered by Items A1 to A4 as "OU" annotated "Historic Neighbourhood" ("OU(Historic Neighbourhood)") ( <b>R3</b> and <b>R4</b> )	(xii) Responses (iv) and (ix) above are relevant. As both the Staunton Street Site and Wing Lee Street Site (except 88-90 Staunton Street) have not been accorded any grading status by AAB, there is no justification to designate the "OU(Historic Neighbourhood)" zoning for the whole area (i.e. area covered by Items A1 to A4). Besides, there is no detail (such as planning intention, land use schedule, etc.) of the proposed "OU(Historic Neighbourhood)" zone for the two Sites provided in the representations.
	(r) To designate Item A5 as "OU" annotated "Residential, Institutional and Commercial Uses" ("OU(Residential, Institutional and Commercial Uses)") zone with stipulation of BHR of 4 storeys. ( <b>R3</b> and <b>R4</b> )	(xiii) For the Representation Site A5 which is currently zoned as "R(C)", all existing buildings in the Representation Site A5 are privately-owned and do not form part of the URA's revitalisation proposal, it is considered more appropriate to revert the Representation Site A5 back to the original zoning of "R(C)" before its incorporation into the DSP in 2003, in order to respect the character of the terraced area at Wa In Fong East. Response (ii) to <b>R1</b> above is relevant.
	(s) To designate Wa In Fong East, Wa In Fong West and Chung Wo Lane as an area shown as 'PPS'.	(xiv) Response (iv) to <b>R1</b> above is relevant. Hence, the representers' proposal is not supported.
	(t) To stipulate the BHRs of the area covered by Items A3 to A5 as existing BH in terms of number of storeys and absolute BH.	(xv) Response (v) above is relevant. If the BHR is restricted to the existing BH, buildings which are currently of 3 storeys in height (i.e. buildings along Shing Wong Street and Wa In Fong West) would be affected. Among them, two buildings are not owned by URA. Hence, the representers' proposal will further constrain the development potential of these privately-owned buildings even though they are not subject to URA's revitalisation proposal. Hence, the current BHR of 4 storeys is considered to have struck a balance

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	<p>(u) To stipulate the BHR of 3 storeys and include the requirements of provision of at least 135m<sup>2</sup> of at-grade open space and preservation of existing trees for Item A2.</p>	<p>between the need for revitalising the building clusters with special character and urban fabric and the private development right.</p> <p>(xvi) Response (v) above is relevant. Representation Site A2 is a vacant land with 3 different levels. The buildings on site owned by URA were demolished due to their poor building conditions. The land is currently vacant and fenced off. the BHR of the proposed Community Hub with 4 storeys is considered appropriate, having considered the current height profile of the nearby buildings in both the Staunton Street Site and Wing Lee Street Site which are ranging from 3 to 6 storeys, and 4 storeys is the dominant height profile in the surrounding area. The BHR of 4 storeys is to allow for design flexibility and more floor space for community uses in future. As reflected in the preliminary findings of the URA's CMS report, stakeholders of the neighbourhood have various aspirations for the future development of the area, including a place for community and social facilities and activities, a place for leisure and wellness and a place for social education. If BHR is restricted to 3 storeys, it would limit the floor space of the proposed Community Hub which is intended to serve the local community's needs.</p> <p>(xvii) On the proposal to require all 135m<sup>2</sup> to be provided at-grade at the Representation Site A2, given the limited site area of about 452m<sup>2</sup>, if the open space of 135m<sup>2</sup> is to be provided at-grade, it would limit the design flexibility of the proposed Community Hub in particular the ground floor space for community uses. Moreover, in view of the current provision of open space in the district, the current requirement of a public open space of not less than 135m<sup>2</sup> (with not less than 90m<sup>2</sup> shall be provided at-grade) has struck a balance between the demand for more at grade local open space and community facilities in the area.</p> <p>(xviii) As for the preservation of the existing trees, it should be noted that</p>

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
		<p>all of them are commonly found species in the district (none of them is distinguished as Old and Valuable Trees by the Government). As mentioned in URA's representation (item (f) of <b>R1</b>), URA will preserve the existing trees as far as possible subject to further discussion with the local communities, findings of the tree survey and future design of the proposed Community Hub.</p>
	(v) To designate Items A6 and A7 and the public sitting-out area of Item A5 to "Open Space" ("O").	<p>(xix) The Representation Site A6 is a slope and the Representation Site A7 is a small strip of vacant land. As the two representation sites are currently under private ownership and not conducive to open space development, there is no justification for zoning them as "O".</p> <p>(xx) On the proposal of zoning the Chung Wo Lane sitting-out area of about 40m<sup>2</sup> as "O", the sitting-out area is currently managed and maintained by the Government. It is a piece of government land and is not intended for other development, even though it is included in the "R(C)" zone. Given the OZP is intended to show the broad land use zonings of the area, zoning the Chung Wo Lane sitting-out area as "O" is considered not necessary.</p>
<b>8 (part)</b> (Individual)	<p>(a) Support Items A1 to A4 in principle, while the planning intention has to be considered with regard to the overall planning for the area.</p> <p>(b) Oppose Item B.</p> <p><u>Grounds of Representations</u></p> <p>(c) Support the views from <b>R5</b> regarding Items A2 to A7.</p> <p>(d) The open space provision requirement under Item A2 is insufficient, while there is a deficit of</p>	<p>(i) Noted.</p> <p>(ii) Responses to <b>R3 to R7</b> above in relation to <b>R5</b> are relevant.</p> <p>(iii) According to the requirement of Hong Kong Planning Standards and Guidelines, there is an overall surplus provision of existing and</p>

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	local open space in the area.	planned open space of 15.66ha and 17.43ha from the district council perspective with a planned population of 261,455. Notwithstanding that, for the area covered by the Sai Ying Pun & Sheung Wan OZP, there is an overall deficit in the provision of existing and planned open space by 4.01ha and 4.61ha. Despite the deficit, the provision of local open space has been increased in recent years, which includes the public open space provided at the URA Yu Lok Lane/Centre Street development (about 1,303m <sup>2</sup> ) and the Former Central Police Station Compound (Tai Kwun) (about 3,430m <sup>2</sup> ), some smaller open spaces and sitting-out areas in other parts of Sai Ying Pun and Sheung Wan area (about 256m <sup>2</sup> ), as well as the planned open space of not less than 135m <sup>2</sup> under the Representation Site A2. Given the limited site area of about 452m <sup>2</sup> , the current requirement of a public open space of not less than 135m <sup>2</sup> (with not less than 90m <sup>2</sup> shall be provided at-grade) has struck a balance between the demand for more at grade local open space and community facilities in the area.
	(e) No justification to further increase the BHR of the development under Item B, and the promised stepping height profile is abandoned.	(iv) The Representation Site B is an existing residential development with a BH of 137.05mPD. It is located within the BH band of 150mPD on the OZP. Given that it has a site level of about 49.1mPD, a BHR of 150mPD which allows about 100m absolute BH is considered appropriate and in line with the stepped height concept adopted in the OZP to preserve the view to the ridgeline and from the Peak to the Victoria Harbour. There is no planning justification to impose a more stringent BHR for the Representation Site B.
9 (Individual)	(i) Oppose Items A2 to A7.  <u>Grounds of Representations</u> (ii) Disagree with the BHRs of 4 storeys and most of the existing buildings are less than 4 storeys.	(i) Response (v) to <b>R3 to R7</b> above is relevant.

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	(iii) The existing lanes and stepped streets, which are the most precious part in the area, were not identified in the amendments.	(ii) Response (iv) to <b>R1</b> above is relevant.
	(iv) Disagree with the rezoning the Government land and open space covered by Item A5 to “R(C)”, as these areas are for public use.	(iii) Response (xiii) to <b>R3 to R7</b> above is relevant.
	(v) The tenement buildings in the area are very precious. The area has a rich history and is not suitable for high density development, it should be retained as its original landscape.	(iv) Noted. Responses (iii) and (iv) to <b>R3 to R7</b> above are relevant.
	<u>Representers’ Proposal</u> (vi) To stipulate the BHRs of the area covered by Items A2 to A4 as existing BH.	(v) Responses (xv) and (xvi) to <b>R3 to R7</b> above is relevant. The representers’ proposal is not supported.
	(vii) BHR of Item B should be the same as the existing BH	(vi) Response (iv) to <b>R8(part)</b> above is relevant. The representers’ proposal is not supported.
	(viii) The network of steps and lanes covered by Items A2 to A7 should be designated as area shown as ‘PPS’.	(vii) Response (iv) to <b>R1</b> above is relevant. The representers’ proposal is not supported.
<b>10</b> (Ng Hoi Yan, Bonnie, Central &	(a) Oppose Items A2 to A7. <u>Grounds of Representations</u>	

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
Western District Council Member)	(b) There are a number of historical structures and monuments in the area.	(i) Noted.
	(c) To set up a ‘historical hub’ and preserve open space.	(ii) Responses (ix) to <b>R3 to R7</b> above is relevant. For preserving the Chung Wo Lane sitting-out area, Response (xx) to <b>R3 to R7</b> above is relevant.
<b>11 and 12</b> (Expert Charter Limited, and Union Loyal Development Limited)	(a) Oppose the BHR of Item A4  <u>Grounds of Representations</u> (b) The need to impose a BHR of 4 storeys is not properly demonstrated and has not been carefully considered and balanced against other factors including urban renewal incentive by private sectors, deprivation of private development rights, and the adoption of mPD for the BHR.  (c) Imposition of the BHR cannot effectively preserve the ambience and character of the Wing Lee Street as it frustrates the revitalisation efforts by the private sector, given there is insufficient incentive to upgrade/redevelop the existing buildings.  (d) The proposed BHR is inflexible and too stringent, which frustrates the urban renewal and revitalisation of Wing Lee Street by the private sector, and does not maximise the land use efficiency.  (e) The proposed BHR caters for URA only, while deprives development rights of other private owners under the Building (Planning)	(i) During the planning process of the project, there was a general public view in 2009 that the tenement buildings at Wing Lee Street were regarded as historically valuable and deserved conservation. In this regard, URA suggested to preserve the tenement buildings at Wing Lee Street and proposed to excise the Wing Lee Street from the DSP in March 2010. To assist the Board’s consideration of the excision of Site A, URA submitted additional information on the suggested alternative approach, including its implication on the affected owners and tenants, structural conditions of the existing buildings at Wing Lee Street, and the cost involved in rehabilitation of the buildings. In January 2011, having regard to the additional information submitted by URA, the Board considered that instead of ‘complete preservation’ of all the buildings which would involve substantial preservation cost, the planning intention should be to preserve the existing character and ambience of Wing Lee Street.  (ii) Having noted that the tenement buildings at Wing Lee Street, prior to the incorporation of URA’s redevelopment project was zoned “R(C)” with a plot ratio (PR) restriction of 5 and BHR of 12 storeys, the Board agreed to designate the Wing Lee Street Site as “CDA” zone on the OZP, with due regard to the planning intention to preserve the existing character and ambience of Wing Lee Street,

Representation No. (TPB/R/S/H3/33-)	Subject of Representation	Response to Representations
	<p>Regulations (B(P)R) of the Buildings Ordinance.</p> <p>(f) The current BHR has restricted the owners from attaining the permitted developable potential under the B(P)R. It is more appropriate to adopt metres above Principal Datum (mPD) when imposing BHR for the Wing Lee Street area, BHR in mPD allows greater flexibility for lot owners to achieve the maximum development potential. A minimum of 5 storeys is required to fully utilise the development potential under the B(P)R.</p> <p>(g) It is considered that adding new structures while retaining the facades is an option to encourage more private-led conservation and revitalisation initiatives.</p> <p>(h) Relaxation of BHR and preservation of existing façade of the tenement buildings enable owners to maximise the development potential, while preserving the heritage landscape and ambience of the area.</p>	<p>and to provide suitable flexibility in the zoning mechanism while retaining appropriate zoning control over development/redevelopment. The Board also agreed to impose a BHR of 4 storeys for the “CDA” zone to reflect and contain the existing height (i.e. 4 storeys) of the tenement buildings at Wing Lee Street, with a view to striking a balance between community aspirations for preserving the area and the private development rights.</p> <p>(iii) <b>R11</b> and <b>R12</b> claimed that a BHR of 160mPD or 5 storeys is required to achieve the maximum development potential for the site at 10 and 11 Wing Lee Street under the B(P)R. The current BHR of 4 storeys for the Wing Lee Street Site is considered appropriate as it would ensure that any development/redevelopment of the existing buildings in the area would meet the planning intention for preserving existing character and ambience of the Wing Lee Street. The current BHR of 4 storeys has already struck a balance between community aspirations for preserving the area and the private development rights. Therefore, relaxation of the BHR for the Wing Lee Street Site to 160mPD as proposed by <b>R11</b> and <b>R12</b> is not supported as it would not only jeopardise the planning intention of the area, but also encourage out-of-context development at Wing Lee Street Site. Besides, the representers have not demonstrated whether the proposed relaxation of BHR for the Wing Lee Street Site would not have any adverse traffic, visual, air ventilation and environmental impacts on the surrounding area.</p>
	<p>(i) Relaxation of BHR will not cause any adverse visual and air ventilation impacts. The representers’ proposal will benefit the public in terms of providing incentives for urban renewal and revitalisation in the district, encouraging urban renewal by private owners and providing</p>	<p>(iv) The relaxation of BHR to 160mPD or removal of BHR would encourage out-of-context development and destroy the existing low-rise character of the area, which is not in line with the planning intention for the area under the current zoning. The representers have also not conducted any technical assessments to demonstrate whether the relaxation of BHR for Wing Lee Street Site would cause</p>



<b>Representation No. (TPB/R/S/H3/33-)</b>	<b>Subject of Representation</b>	<b>Response to Representations</b>
	design flexibility to accommodate development potential while conserving the urban fabric and minimising the perceivable changes at the pedestrian level.	any adverse traffic, visual, air ventilation and environmental impacts on the surrounding area.
	<p><u>Representers' Proposal</u></p> <p>(j) To relax the BHR of Item A4 to 160mPD or to remove the BHR entirely.</p> <p>(k) To incorporate a clause in the ES of the OZP to retain the existing façade of the tenement buildings.</p> <p>(l) To stipulate a tower setback line of 2m from Wing Lee Street.</p>	<p>(v) Responses (i) to (iv) above are relevant. There is no planning justification for the proposed relaxation of BHR or proposed revisions to the ES of the OZP.</p> <p>(vi) Given the relaxation of BHR is not justified and not supported, the proposal of retaining the façade of the existing buildings with the provision of a tower setback of 2m from Wing Lee Street is also not supported.</p>

- (2) The 5 comments (**TPB/R/H3/33/33-C1 to C5**) are submitted by two representers themselves (**R3** and **R5**) and individuals. The grounds of the commenters, as well as PlanD's responses are summarised below:

<b>Comment No. (TPB/R/S/H3/33-)</b>	<b>Related Representation</b>	<b>Gist of Comments</b>	<b>Response to Comments</b>
<b>C1</b> (Central & Western Concern Group)	<b>R1</b>	(a) Agree with the representation that the BHRs should be the existing BH, Wa In Fong East, Wa In Fong West and Chung Wo Lane to be designated as an area shown as 'PPS'.	(i) Responses (iv) to <b>R1</b> and (v) to <b>R3 to R7</b> above are relevant.
		(b) The existing open space and trees should be retained for public benefits and enjoyment.	(ii) Responses (xvii), (xviii) and (xx) to <b>R3 to R7</b> above are relevant.
	<b>R11 and R12</b>	(c) Oppose relaxing the BHR to 160mPD or removal of BHR. (d) The proposed height is too high and will make the building unacceptably dense and uncomfortable. (e) Air ventilation will be adversely affected.	(iii) Response (iii) to <b>R11 and R12</b> above is relevant.
<b>C2</b> (The Friends of the 30 Houses Neighbourhood)	<b>R1</b>	(a) The representation lacks details, specificity and justifications for all the proposed OZP amendments. (b) URA should consider all OZP amendments from heritage conservation and community-making points of view.	(i) Noted.
		(c) Oppose the representation as it is in conflict with the Government's policy to preserve the character of neighbourhood and severely threatens the heritage value of the neighbourhood.	(ii) Response (iii) to <b>R11 and R12</b> is relevant.
		(d) Retaining the existing facades is a poor method of heritage conservation that has to be avoided.	(iii) Noted.
<b>C3</b>	Nil	(a) There are strong public objections to the amendments.	(i) Noted

<b>Comment No. (TPB/R/S/H3/33-)</b>	<b>Related Representation</b>	<b>Gist of Comments</b>	<b>Response to Comments</b>
(Individual)		(b) The community wants to preserve the historic and cultural elements of the area.	(ii) Responses (iii) and (iv) to <b>R3 to R7</b> above are relevant.
<b>C4</b> (Individual)	<b>R1</b>	(a) Oppose the representation.  (b) High-density development will destroy historical buildings a cultural environment, and cause poor light penetration, noise, and traffic nuisance in the neighbourhood.	(i) Noted.  (ii) Responses (iii) and (iv) to <b>R3 to R7</b> above are relevant.
<b>C5</b> (Individual)	<b>R2</b>	(c) Oppose the representation.  (d) The buildings are part of the Hong Kong heritage.	(i) Noted.  (ii) Responses (iii) and (iv) to <b>R3 to R7</b> above are relevant.

有關《西營盤及上環分區計劃大綱草圖編 S/H3/33》的申述人名單

**List of Representatives**

**In respect of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/33**

**(第一組)**

**(GROUP 1)**

<b>Representation No.</b> 申述個案編號	<b>Name of 'Representer'</b> 申述人名稱
TPB/R/S/H3/33-1	Urban Renewal Authority
TPB/R/S/H3/33-2	Chan Tai Man
TPB/R/S/H3/33-3	Central & Western Concern Group
TPB/R/S/H3/33-4	John Batten
TPB/R/S/H3/33-5	Friends of the 30 Houses Neighbourhood
TPB/R/S/H3/33-6	Ng Hoi Chi
TPB/R/S/H3/33-7	Esther P W van Wijck
TPB/R/S/H3/33-8	Mary Mulvihill
TPB/R/S/H3/33-9	Lee Cheuk Hei
TPB/R/S/H3/33-10	伍凱欣
TPB/R/S/H3/33-11	Expert Charter Limited
TPB/R/S/H3/33-12	Union Loyal Development Limited

有關《西營盤及上環分區計劃大綱草圖編 S/H3/33》的提意見人名單

**List of Commenters**

**In respect of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/33**

**(第一組)**

**(GROUP 1)**

<b>Comment No.</b> 意見編號	<b>Name of 'Commenter'</b> 提意見人名稱
TPB/R/S/H3/33-C1	Central & Western Concern Group
TPB/R/S/H3/33-C2	The Friends of the 30 Houses Neighborhood
TPB/R/S/H3/33-C3	Mary Mulvihill
TPB/R/S/H3/33-C4	李一叶
TPB/R/S/H3/33-C5	Melanie Marie Juliette Comptdaer

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

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準 與準則》	HKPSG Requirement (based on planned population) 《香港規劃標 準與準則》要求 (按規劃人口計 算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃 的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供 應)	
District Open Space 地區休憩用地	10 ha per 100,000 persons <sup>#</sup> 每 100,000 人 10 公頃 <sup>#</sup>	10 ha 公頃	9.75	11.09	+1.09 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons <sup>#</sup> 每 100,000 人 10 公頃 <sup>#</sup>	10 ha 公頃	5.01	5.4	-4.61 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 人屬於 12-17 歲年齡組別 1 間全 日制課室	124 classrooms 課室	158	158	+34 classrooms 課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 人屬於 6-11 歲年齡組別 1 間全 日制課室	132 classrooms 課室	225	212	+79 classrooms 課室
Kindergarten/ Nursery 幼兒班與 幼稚園	34 whole-day classrooms for 1,000 children aged of 3 to under 6 每 1,000 人屬於 3-6 歲年齡組別 34 間 全日制課室	37 classrooms 課室	101	101	+63 classrooms 課室

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人 1 間	0	2	2	+2
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人 1 間	0	1	1	+1
Hospital 醫院	5.5 beds per 1,000 persons 每 1,000 人 5.5 張病床	642 beds 床位	533	533	-109 beds 床位
Clinic/Health Centre 普通科診療所／健康中心	1 per 100,000 persons 每 100,000 人 1 間	1	3	3	+2
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660,000 人 1 間	0	0	0	0
Child Care Centre 幼兒中心	100 aided places per 25,000 persons** 每 25,000 人 100 個資助服務名額**	400 places 名額	354	354	-46 places 名額
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24# 每 12,000 人屬於 6-24 歲年齡組別 1 間#	1	2	2	+1

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Integrated Family Services Centre 綜合家庭服務中心	1 per 100,000 to 150,000 persons <sup>#</sup> 每 100,000 至 150,000 人 1 間 <sup>#</sup>	0	1	1	+1
Community Care Services (CCS) facilities <sup>^</sup> (including Day Care Centres/Unit for the Elderly and Integrated Home Care Services) 社區照顧服務設施(包括長者日間護理中心/單位及綜合家居照顧服務)	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>^*</sup> 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額 <sup>#^*</sup>	594	194	194	-400
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#^*</sup> 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 <sup>#^*</sup>	735 beds 床位	720	720	-15.6 beds 床位
Library 圖書館	1 district library for every 200,000 persons <sup>#</sup> 每 200,000 人 1 間 <sup>#</sup>	0	1	1	+1
Sports Centre 體育中心	1 per 50,000 to 65,000 persons <sup>#</sup> 每 50,000 至 65,000 人 1 間 <sup>#</sup>	1	3	3	+2



Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Sports Ground/ Sports Complex 運動場館／運動場	1 per 200,000 to 250,000 persons <sup>#</sup> 每 200,000 至 250,000 人 1 個 <sup>#</sup>	0	0	0	0
Swimming Pool Complex 游泳池場館	1 complex per 287,000 persons <sup>#</sup> 每 287,000 人 1 個 <sup>#</sup>	0	0	0	0

Note:

The planned population for the area is 116,812.

西營盤及上環地區的規劃人口約為 116,812 人

# The requirements exclude planned population of transients

有關要求不包括流動居民

^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

社區照顧服務設施(包括中心為本及家居為本)的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區照顧服務的分配沒有硬性的規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。

\* This is a long-term goal and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate.

此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。



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

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

5 March 2019

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

(Attention: Mr. Louis Kau)

Dear Louis,

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

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

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

**(a) Background Information**

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

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

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

**(b) Proposed Theme for Revitalisation**

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

**(c) Overall Urban Design Framework**

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

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

**(d) Proposed Scope of the Revitalisation Work**

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

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

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



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

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

**Table 1**

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

**\* Remarks**

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

**(f) Proposed Rehabilitation of the Existing Buildings**

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



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

**(g) The Proposed New Community Hub**

To complement the local character and street ambience in the area, the height of the Community Hub will be limited to 3 storeys with the approx. total GFA 400m<sup>2</sup> (plot ratio <1.5 of the vacant land area including the government vacant land). **Figure 3** shows the notional design of the Community Hub. It serves as a place of leisure for the community and also the visitors for existing revitalisation projects nearby, PMQ and Hong Kong News-Expo. Shops and services or eating place are proposed at the Community Hub and to create synergy with the nearby revitalised projects.

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

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

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

**(h) The Revitalisation Proposal of Wing Lee Street Area**

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



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

**(i) Technical Feasibility of the Revitalisation Proposal**

Since the existing buildings within the DSP area will be kept intact, no technical appraisal will be required for keeping the existing buildings to continue their uses. The only new building structure proposed is the Community Hub. The proposed GFA of the Community Hub is only 400m<sup>2</sup> which is far less than the original GFA for the tenement buildings on the vacant land before they were demolished. Furthermore, Shing Wong Street is a stepped street without vehicular access, there is no space to provide any parking and/ or loading/ unloading facilities. Notwithstanding the above, a qualitative traffic review and a brief visual appraisal are set out below.

*Traffic Review*

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

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

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



### *Visual Appraisal*

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

### **(j) Implementation Programme**

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

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

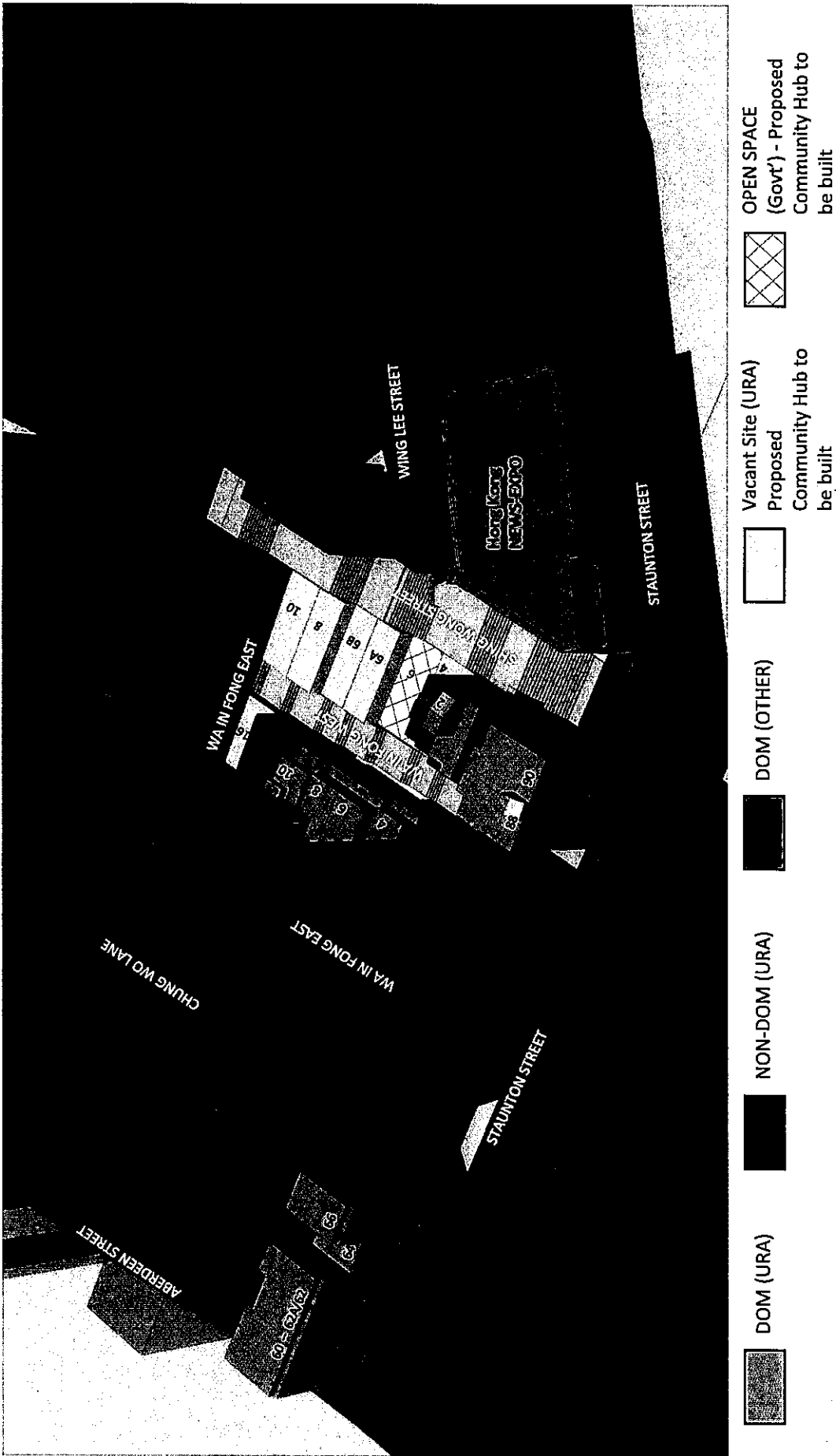
If you have any enquiries, please contact the undersigned on 2588 2155 or our Mr. Mike Kwan on 2588 2630.

Yours sincerely,

Wilfred Au  
Director, Planning and Design

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

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





**Figure 2**

**Proposed Public Open Space and Connectivity to the Local Community**

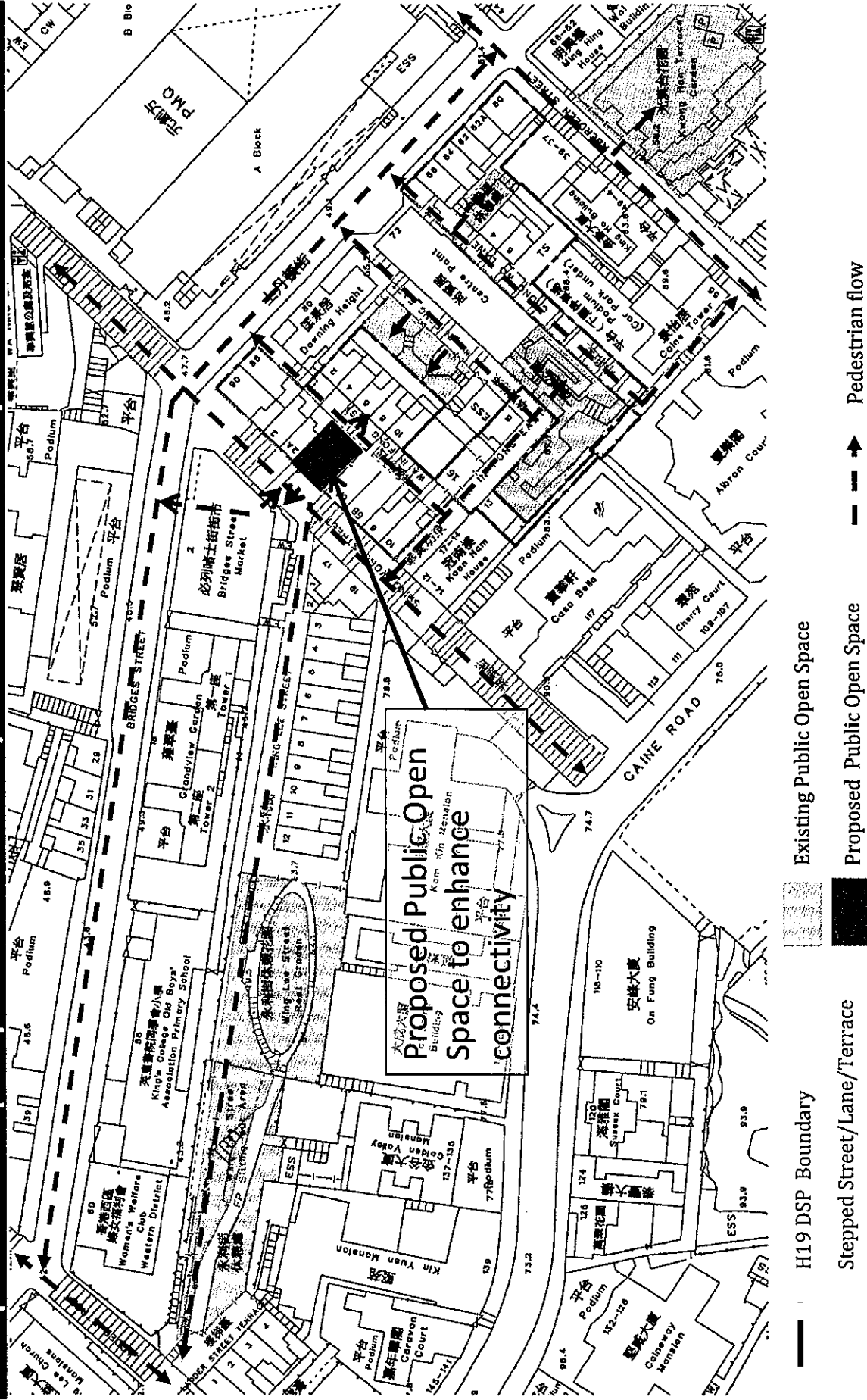
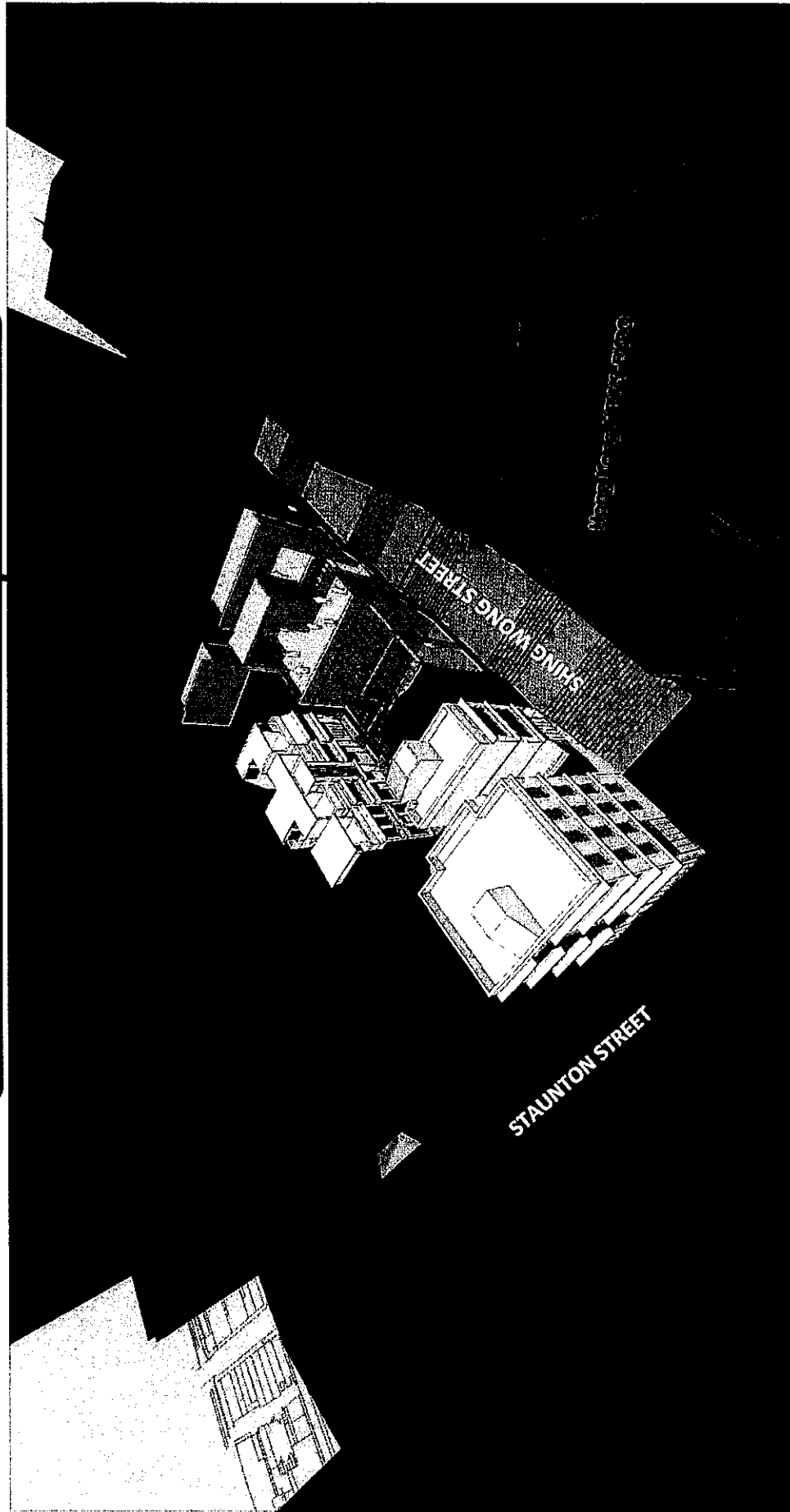


Figure 3

Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space



**Figure 4**  
**Visual Appraisal**

Proposed Community Hub & Public Open Space



Figure 5  
Visual Appraisal

Proposed Community Hub & Public Open Space

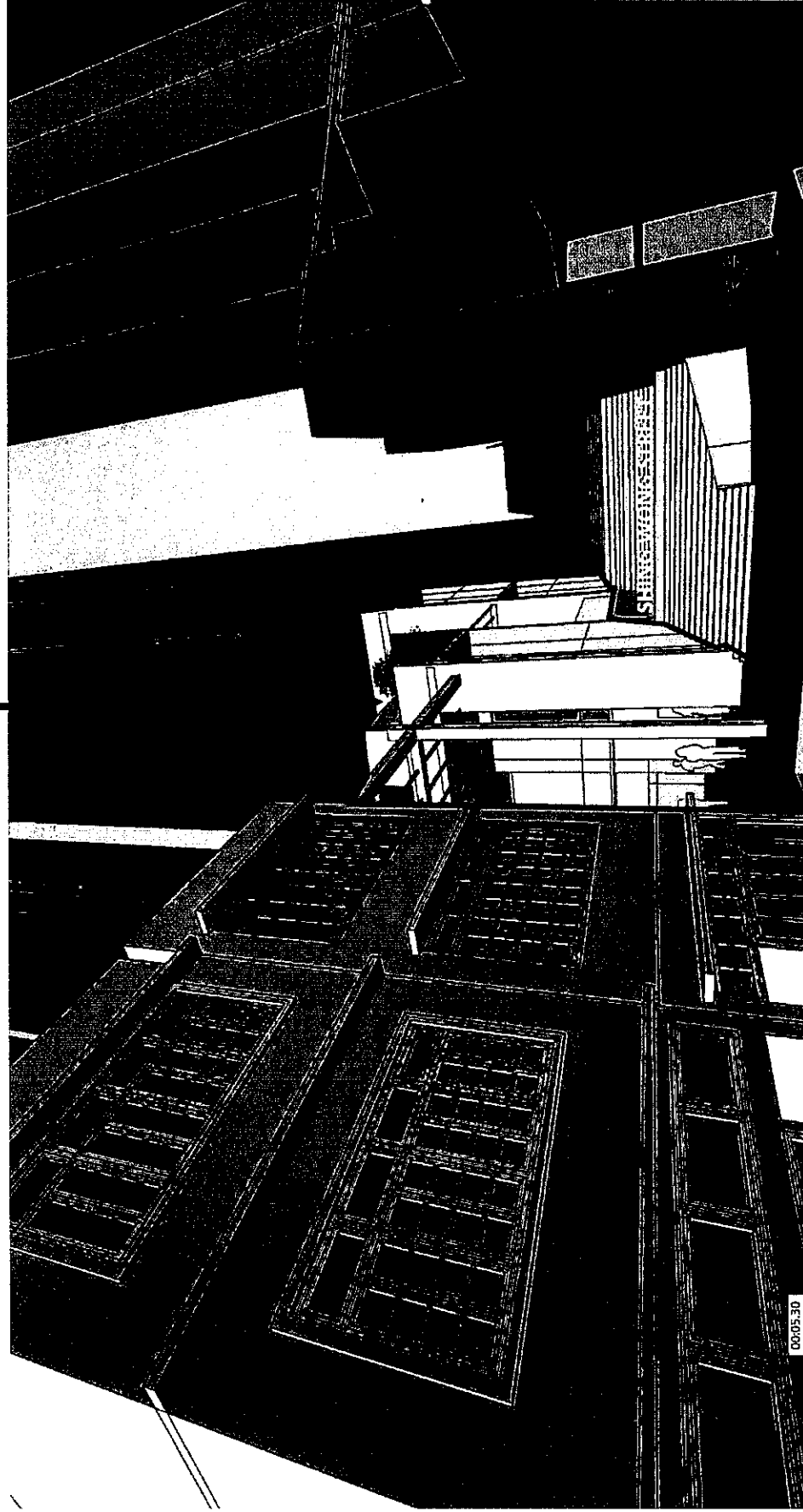
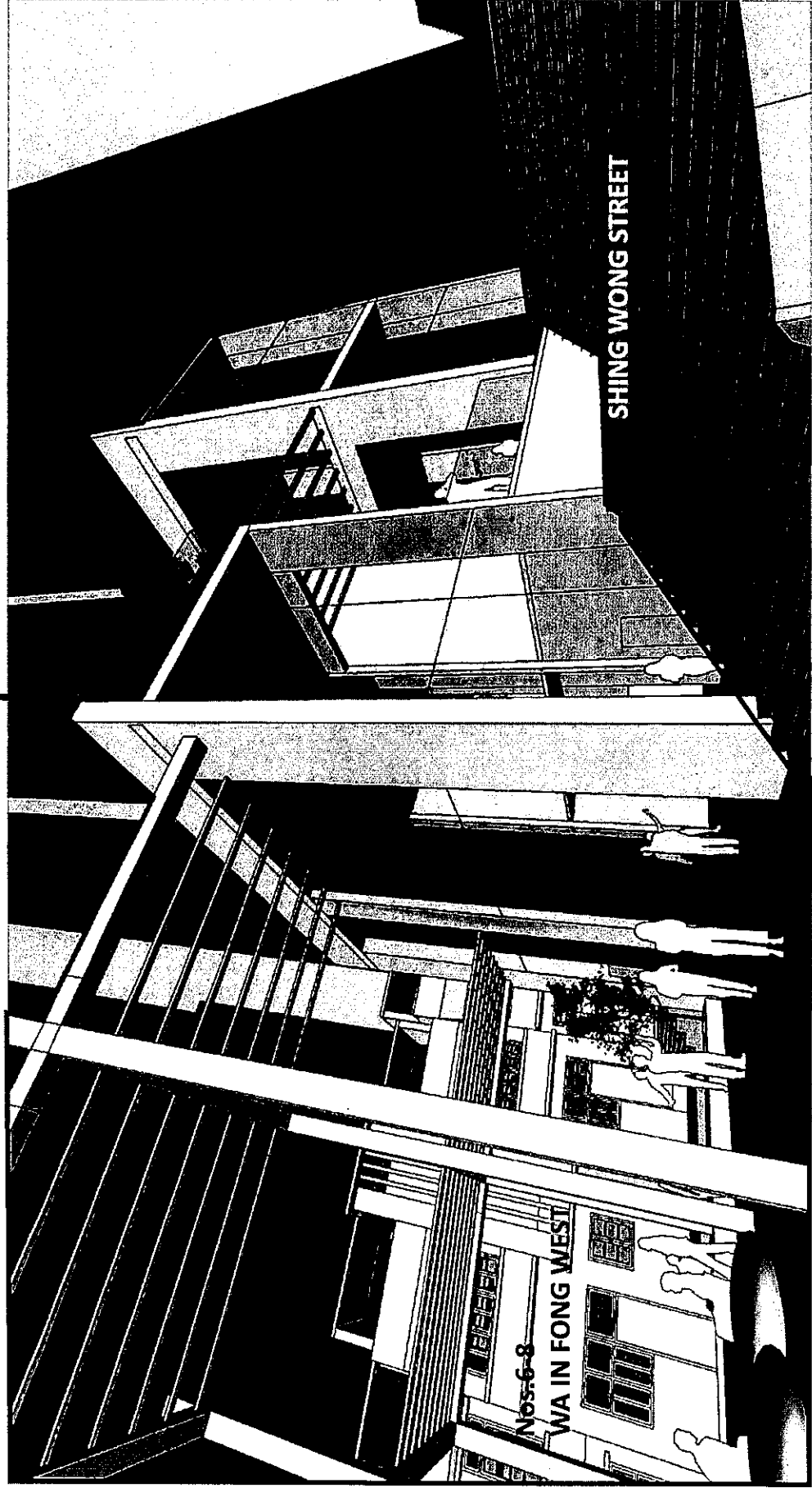


Figure 6

Visual Appraisal

Proposed Community Hub & Public Open Space



Our Ref: PDD/H19/19071366



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

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

12 July 2019

(Attention: Mr. Louis Kau)

Dear Louis,

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

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

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

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

Page 1 of 3





Our Ref: PDD/H19/19071366

**(b) Community Hub**

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

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

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

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



Our Ref: PDD/H19/19071366

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

Yours sincerely,

Mike Kwan  
General Manager  
Planning and Design

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



# 2019社區營造研究

## COMMUNITY MAKING STUDY 2019



士丹頓街 / 城皇街及周邊社區

Staunton Street / Shing Wong Street Neighbourhood



研究顧問  
Conducted by:



委託機構  
Commissioned by:



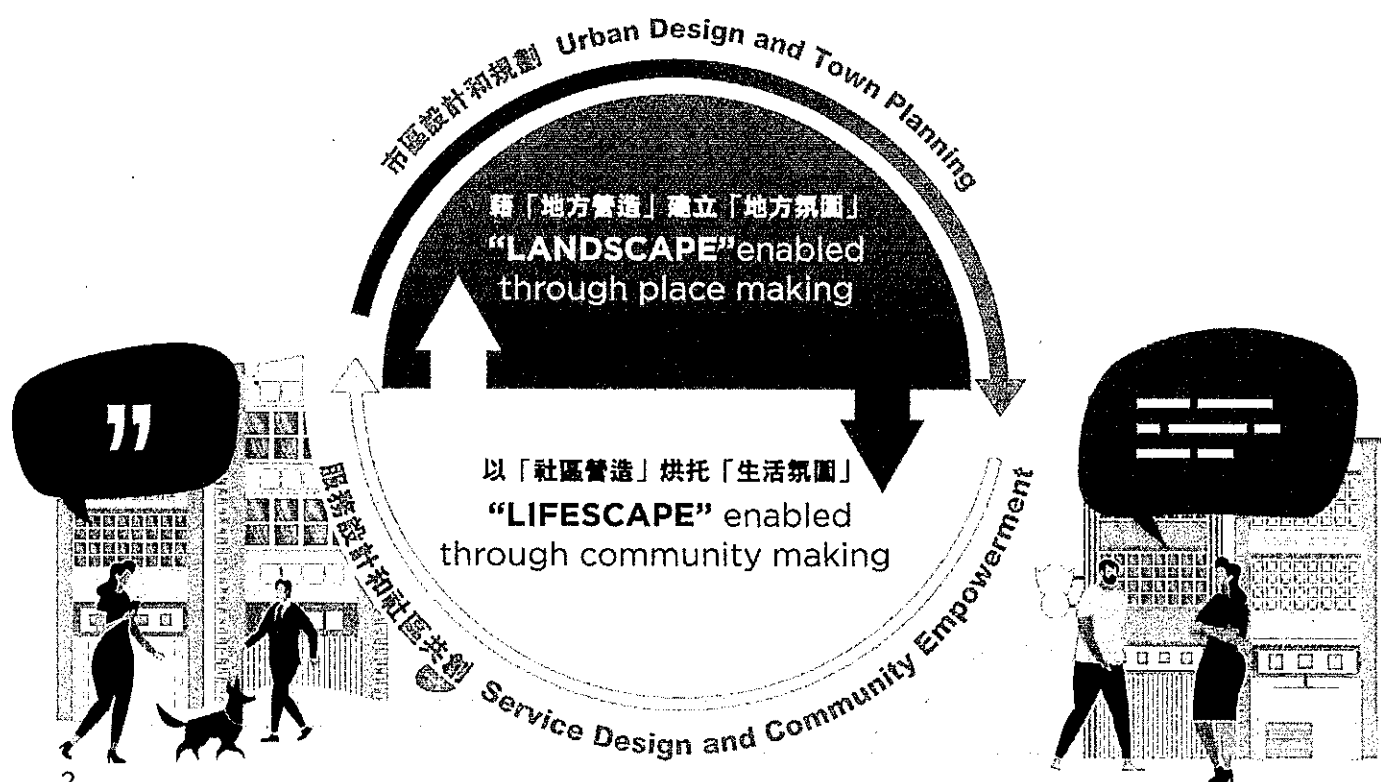
# 市區更新 • 社區營造 >>> Urban Renewal • Community Making

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

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

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

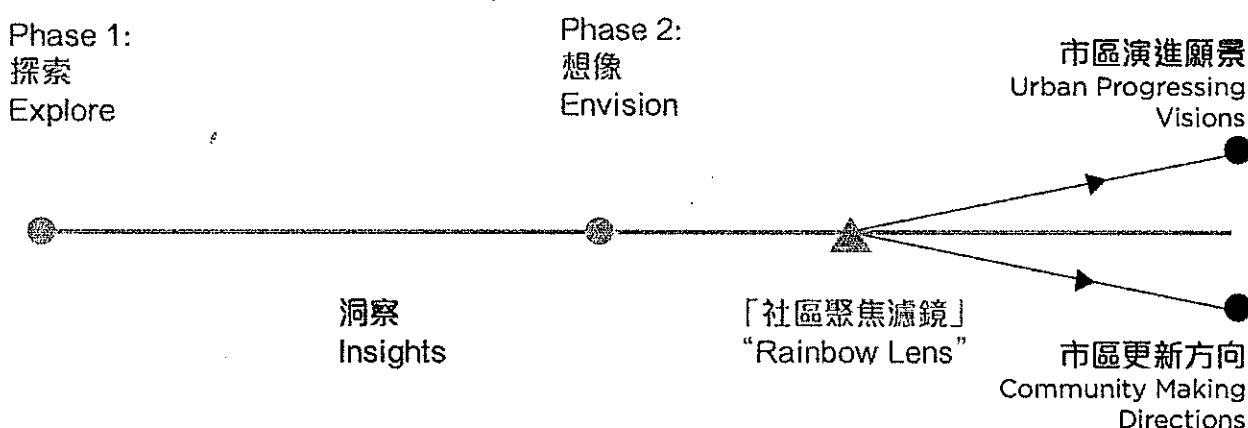
## 「地方營造」x「社區營造」 Place Making x Community Making



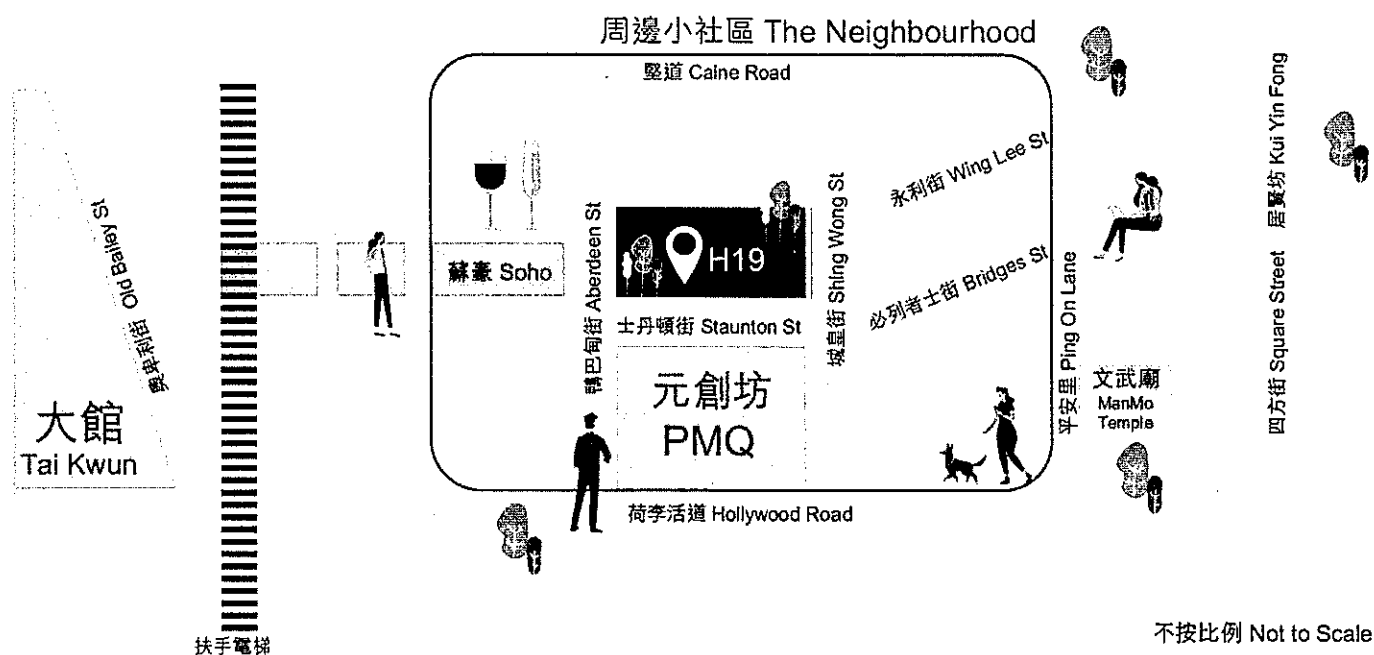
# 關於此研究 >>> About The Study

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

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



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

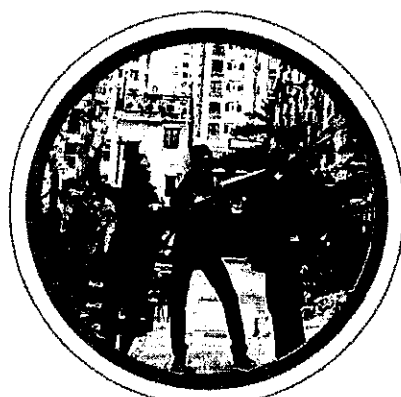


# 探索 Explore

## 深入社區 • 集思廣益 Exploring Community Views

**>130**

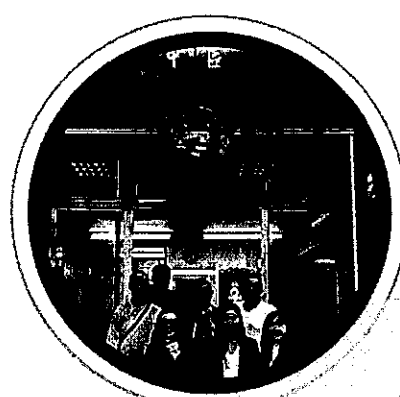
社區人士參與  
community members  
engaged



街頭訪問  
Street Survey

**>25**

深度訪談  
in-depth interviews



團體訪問  
Organisation Interviews

**>60**

居民問卷調查  
locals surveyed



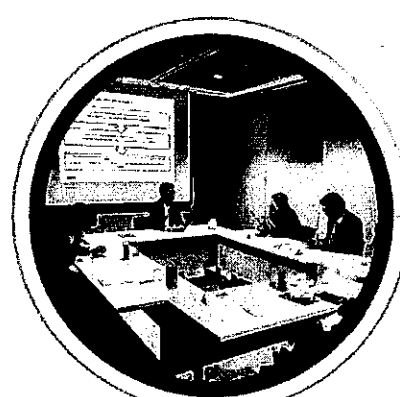
社區活動  
Community Outreach Events



居民訪問  
Resident Interviews



小組討論  
Focus Groups



區議員交流  
District Council exchange sessions

重新連結 • 主流意見  
Citizen Group Insights

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

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

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

普遍期望在社區內保持**恬靜氛圍**

Agreed need to preserve a "non Soho" serene ambience

強調保留和**傳承區內及周邊歷史、人文風貌**

Agreed in the importance of preserving and inheriting values of rich cultural heritage

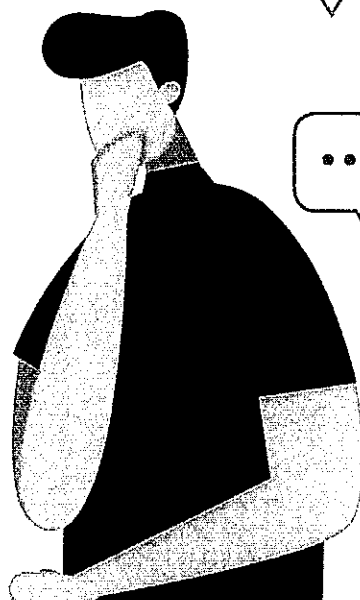
持分者對目前**城皇街空地**的長遠發展持有不同意見，尚未能達至社區共識

Presented inconclusive views on the efficient and appropriate use of vacant lots on Shing Wong Street

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

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

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



# 想像 ENVISION

## 整合主流意見 • 凝聚社區願景

Converging visions from diverging views

### 「社區聚焦濾鏡」 “Rainbow Lens”

H19地盤及周邊社區元素

H19 Site and Neighbourhood Community Elements

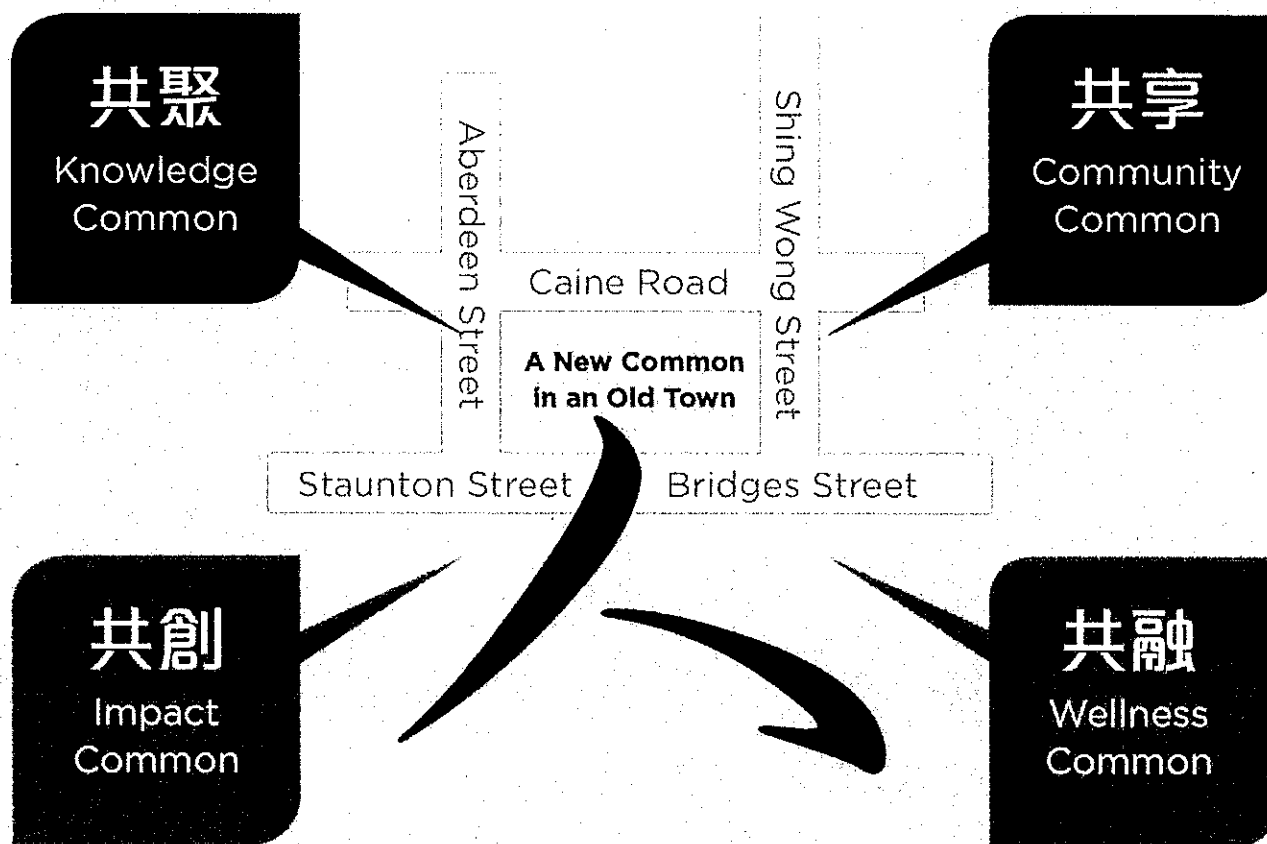
社創功能 Societal Function (Maslow: Self-actualisation)	共融 Integration	共進 Progress	身心健康 Wellness	知識 Knowledge
新舊交融 Old & New (Maslow: Esteem)	長幼 Young & old	新聞印刷 Printing press / Journalism	文化傳承 Cultural Heritage	中西合璧 East meets West
街坊網絡 Social Network (Maslow: Love and Belonging)	共居 Co-living	社會房屋 Social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

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

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

市區演進 • 四大願景  
Urban Progressing Visions

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



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

# 知識共聚 Knowledge Common

## 代代相連 薪火相傳

A nexus that connects generations and sites through knowledge

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

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



推廣教育  
Support community education



跨代共融  
Intergenerational activities



地區文化體驗  
Cultural experience



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



# 附件四

## Impact Overview

Version 0.01

### 建設新發展區，以創造就業機會

A need for more to nurture growth  
Towards better living

新發展區計劃將為香港帶來可觀的經濟效益，包括增加就業機會、提升經濟競爭力、改善民生、促進社會和諧、增加政府收入等。新發展區計劃將為香港帶來可觀的經濟效益，包括增加就業機會、提升經濟競爭力、改善民生、促進社會和諧、增加政府收入等。

With existing facilities, residents' convenience and well-being further enhanced. The plan also aims to enhance the quality of life of residents by providing more green spaces, recreational facilities, and social services. The plan also aims to enhance the quality of life of residents by providing more green spaces, recreational facilities, and social services.



# 社區共享 Community Common

願景 Vision #3

## 放大生活圈，從家居走到社區

A home in community model that enhances the neighborhood network

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

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



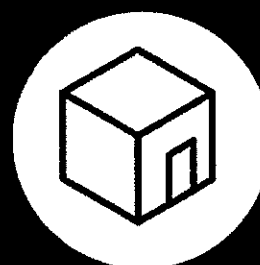
社區分享  
Community sharing



善用資源  
Optimal use of resources



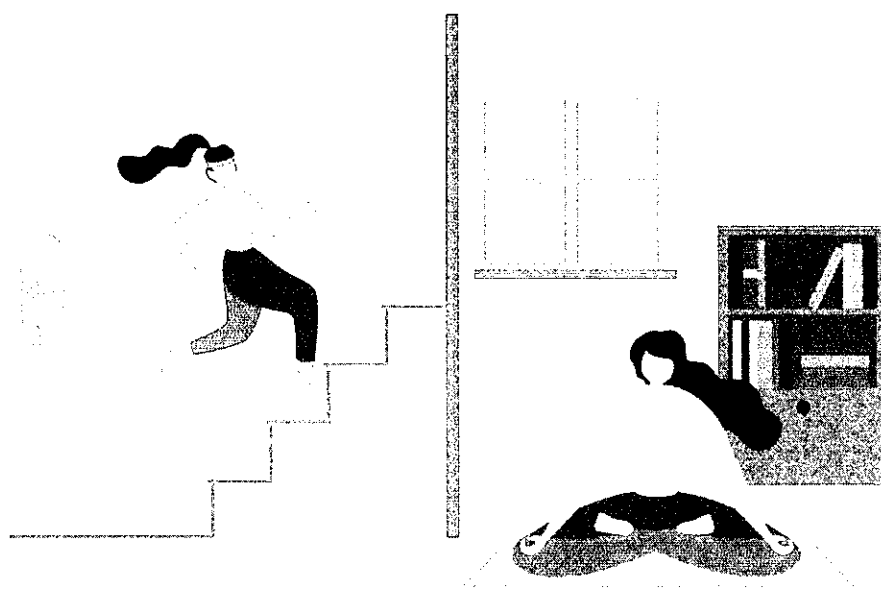
地緣協作  
Community collaboration



多用途空間  
Multifunctional space

## 從「心」出發，由「靈」開始

A wellness hub that helps city dwellers recharge their personal batteries



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

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



綠化環境  
Urban greenery



改善步行體驗  
Improved walkability



公共空間  
Public open space



身心健康  
Personal wellness

# 人本創新 • 地緣協作 • 民生共創

## Innovation • Collaboration • Empowerment

### 可參考試行方案 Possible Ideas

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

可供參考的方案包括

Possible ideas for further consideration include:

# 01



知識共歷  
Knowledge  
Common

民生共創  
Impact  
Common

社區共享  
Community  
Common

勇心共融  
Wellness  
Common

#### 社區共享會所

#### Community Common Room

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

# 02



通打共居  
Trans-  
Living

民生共創  
Impact  
Common

社區共享  
Community  
Common

勇心共融  
Wellness  
Common

#### 創新共居概念

#### Coliving Innovation

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

# 03

便利民生小店  
Old-new gai  
fong retail shop

# 04

「旅訪學者」計劃  
Experts-  
in-residence

# 05

身心健康項目  
Community  
wellness hub

# 06

綠化悠遊徑  
Recharge trail

# 以人為本 • 實踐更新

## Community Making at The Neighborhood

### H19 市區更新方向 H19 Community Making Directions

1

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

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

2

推動多元社區及跨代共融，連結周邊活化或文化項目及教育機構等持分者

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

3

繼續推行具社會責任的計劃，延續市建局於區內與非政府組織合作

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

4

改善區內步行網絡，步行體驗及完善社區無障礙設計

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

5

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

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

6

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

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

**研究顧問 Conducted By:**  
香港社會創投基金

Social Ventures Hong Kong

**委託機構 Commissioned by:**  
市區重建局

Urban Renewal Authority

**出版日期 Date of Publication:**  
二零一九年七月

Jul 2019

**鳴謝 Special Thanks**

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

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

**設計 Design**  
Sonova Media  
Madiff Design

### **關於香港社會創投基金**

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

### **About Social Ventures Hong Kong**

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

”

# 再次認識 重新連結 共同創造

*Rediscover, Reconnect, Reimagine*

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

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

W [www.sv-hk.org](http://www.sv-hk.org) P 3996 1946 E [enquiry@sv-hk.org](mailto:enquiry@sv-hk.org)

香港九龍深水埗醫局街 213 號丰滙 3 座 1 樓

Sonova Studio 1/F, Tower 3, Trinity Towers,

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



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

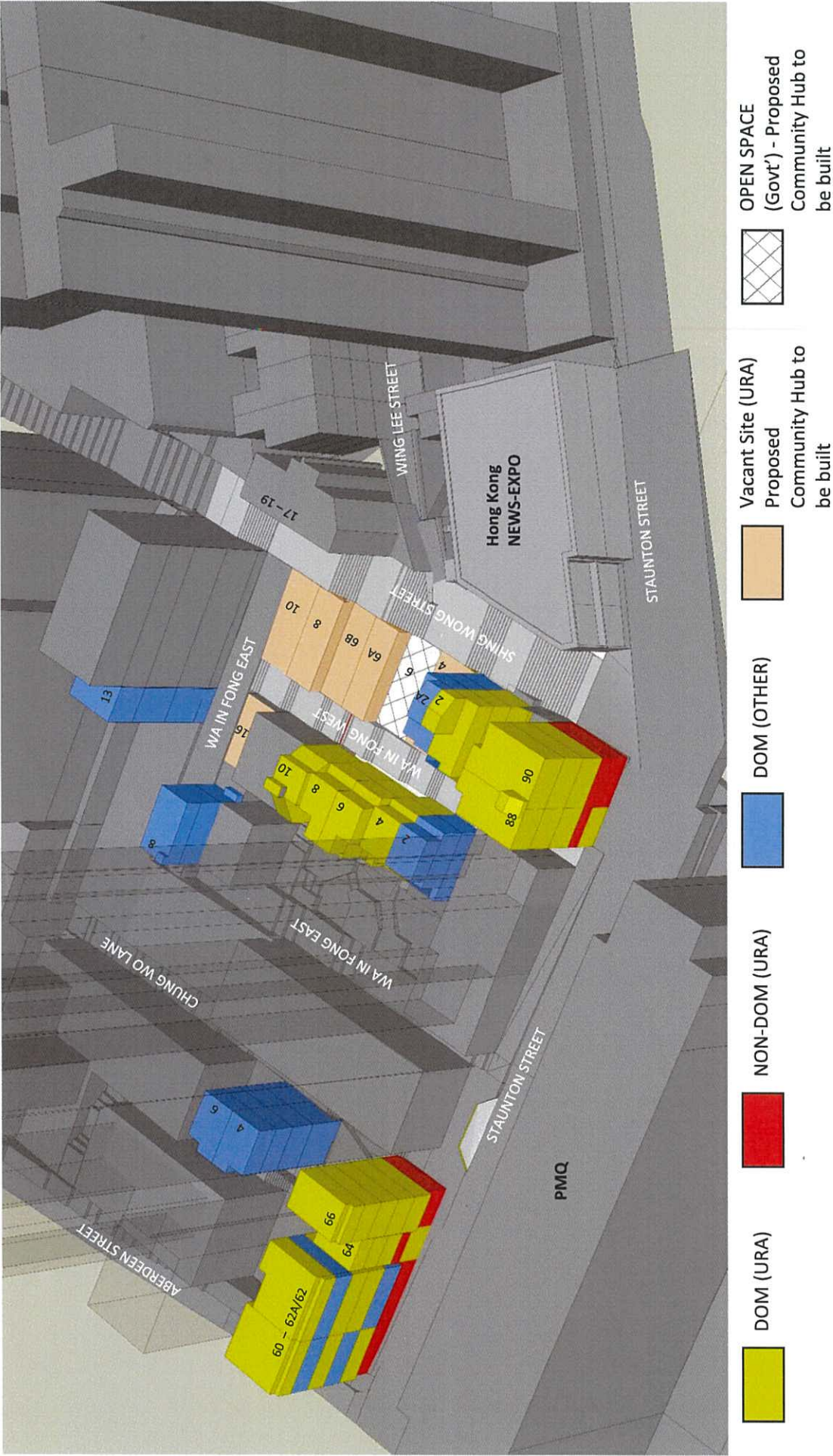




Figure 2

# Proposed Public Open Space and Connectivity to the Local Community

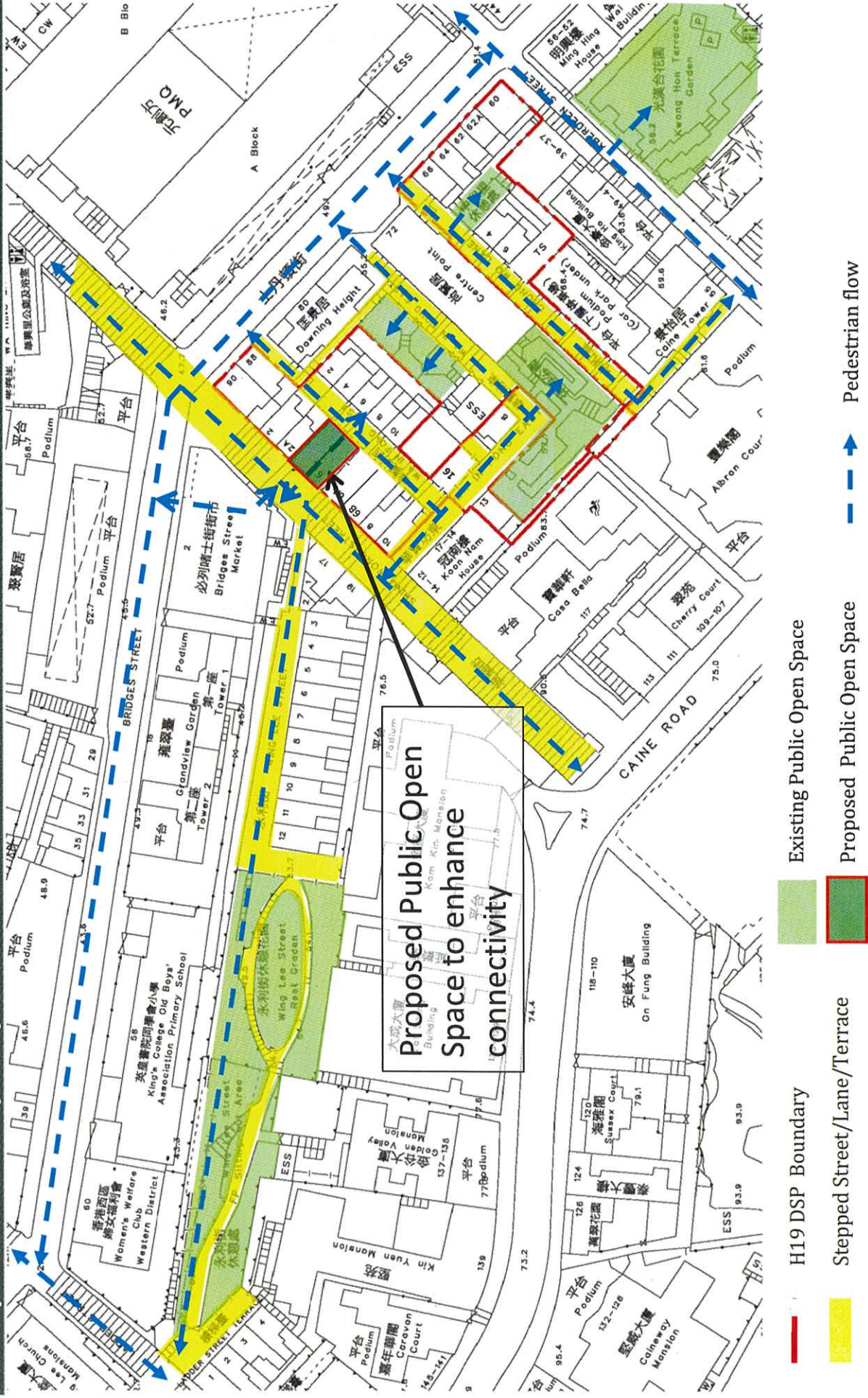




Figure 3

Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space

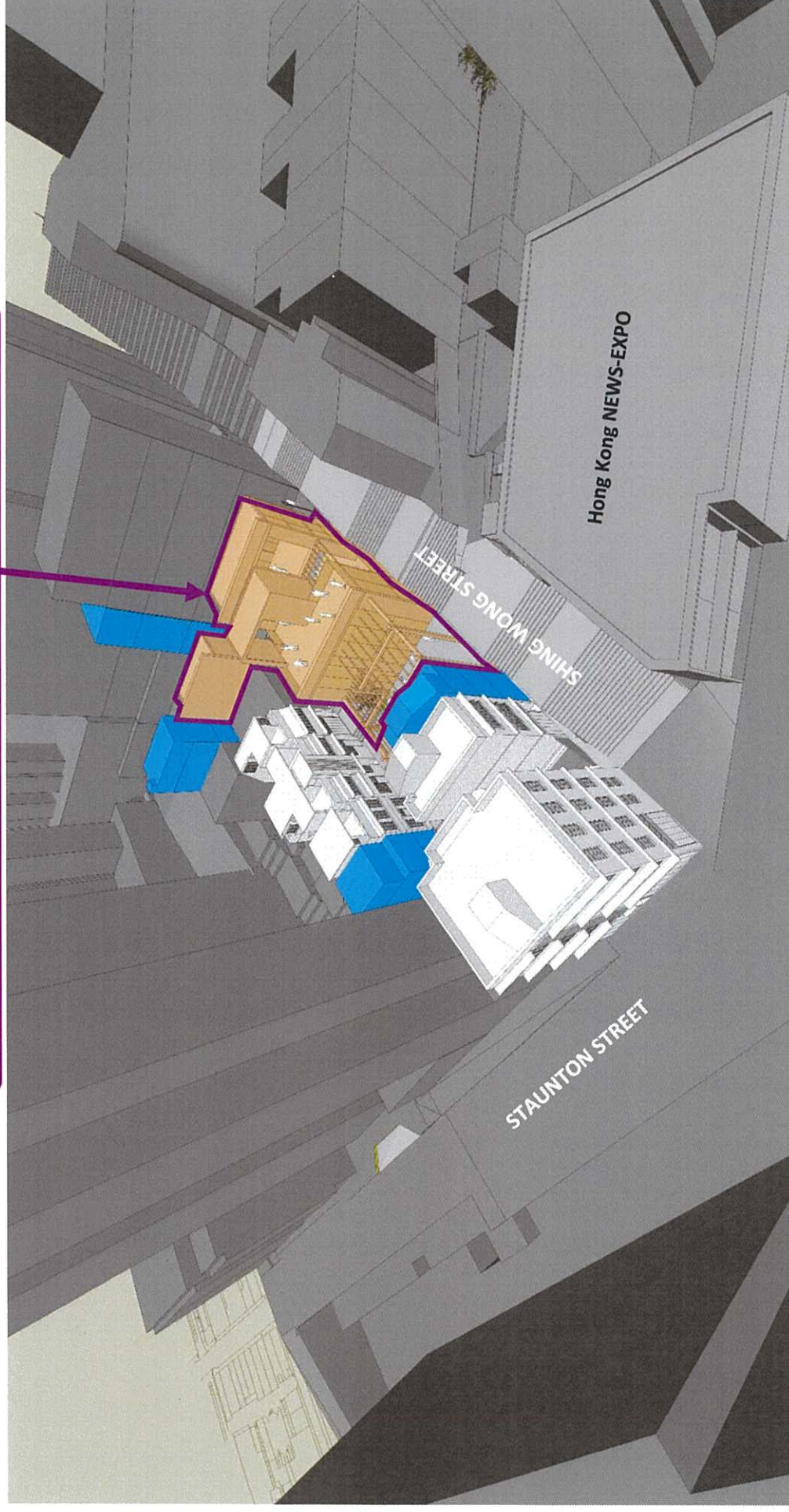




Figure 4  
Visual Appraisal

Proposed Community Hub & Public Open Space

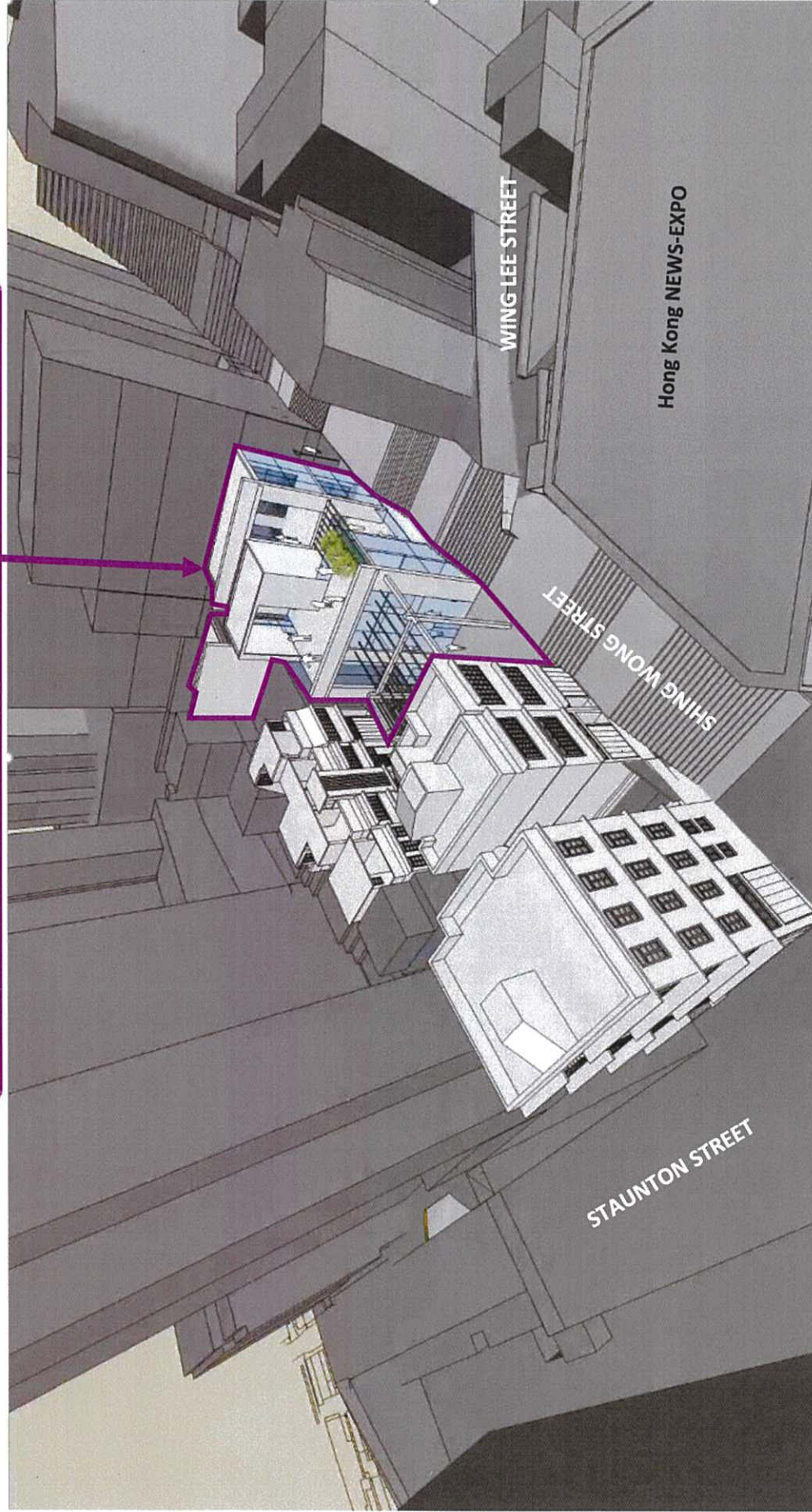




Figure 5  
Visual Appraisal

Proposed Community Hub & Public Open Space

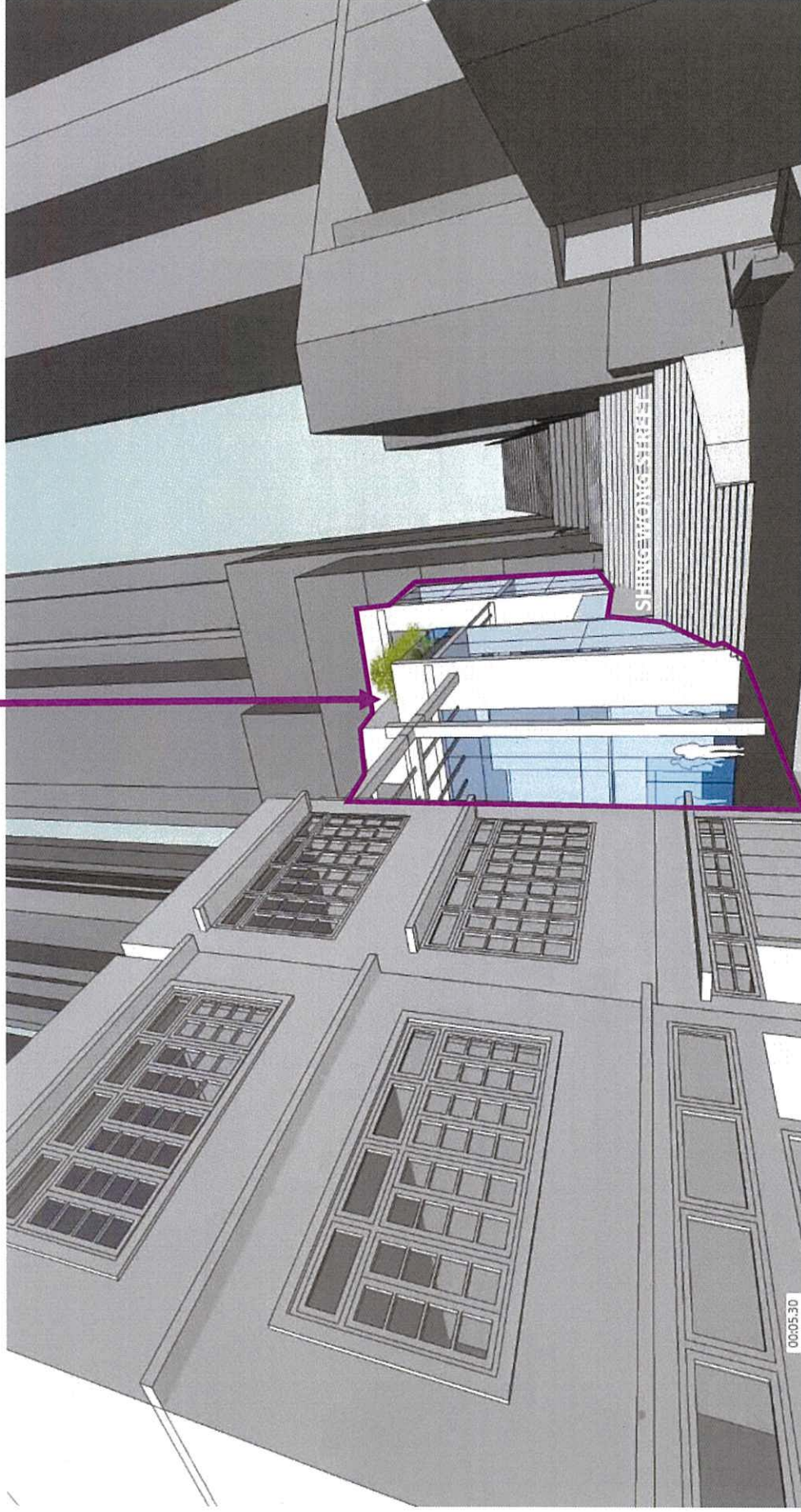




Figure 6  
Visual Appraisal

Proposed Community Hub & Public Open Space

