

DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/33
CONSIDERATION OF REPRESENTATIONS
NO. TPB/R/S/H3/33-1 to 7 AND 8 (PART) to 12
AND COMMENTS NO. TPB/R/S/H3/33-C1 to C5

(GROUP 1)

Subject of Representation (Amendment Items)	Representers (No. TPB/R/S/H3/33-)	Commenters (No. TPB/R/S/H3/33-)
<p><u>Amendment Item A1</u> Incorporation of the area covered by the approved Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/4 into the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP).</p> <p><u>Amendment Item A2</u> 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 (BHR) of 4 storeys.</p> <p><u>Amendment Item A3</u> 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 BHR of 4 storeys.</p>	<p>Total: 12</p> <p><u>Support Item A1 and Providing Views on individual items in relation to Item A (2)</u></p> <p>R1: URA</p> <p>R2: Individual</p> <p><u>Oppose individual items and/or support Item A1 (10)</u></p> <p>R3: Central & Western Concern Group</p> <p>R5: Friends of the 30 Houses Neighbourhood</p> <p>R4, R6 to R8(part)¹ and R9: Individuals</p> <p>R10: 伍凱欣 (Ms Ng Hoi Yan, Bonnie) (Central & Western District Council Member)</p> <p>R11: Expert Charter</p>	<p>Total: 5</p> <p><u>Support R1 and Oppose R11 and R12 (1)</u> C1: Central & Western Concern Group (i.e. R3)</p> <p><u>Oppose R11 and R12 and providing views on R1 (1)</u> C2: Friends of the 30 Houses Neighbourhood (i.e. R5)</p> <p><u>Oppose R1 (1)</u> C4: Individual</p> <p><u>Oppose R2 (1)</u> C5: Individual</p> <p><u>Providing views (1)</u> C3: Individual (i.e. R8)</p>

¹ Part of **R8** is related to Items C1 to C4 and it is dealt with by the Group 2 Paper, which will be considered by the Board at the same meeting.

Subject of Representation (Amendment Items)	Representers (No. TPB/R/S/H3/33-)	Commenters (No. TPB/R/S/H3/33-)
<p><u>Amendment Item A4</u> 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 BHR of 4 storeys.</p> <p><u>Amendment Item A5</u> 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)”).</p> <p><u>Amendment Item A6</u> Zoning of a strip of land near 13 Wa In Fong East as “Residential (Group A)25” (“R(A)25”) with stipulation of BHR of 150mPD.</p> <p><u>Amendment Item A7</u> Zoning of a strip of land near Chung Wo Lane as “R(A)” with stipulation of BHR of 150mPD.</p> <p><u>Amendment Item B</u> 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 BHR of 150mPD.</p>	<p>Limited (Owner of 11 Wing Lee Street)</p> <p>R12: Union Loyal Development (Owner of 10 Wing Lee Street)</p>	

Note: The names of all representers and commenters are at **Annex V**. Soft copy of their submissions is sent to the Town Planning Board Members via electronic means; and is also available for public inspection at the Town Planning Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_H3_33.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Town Planning Board Secretariat for Members’ inspection.

1. Introduction

- 1.1 On 9.8.2019, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, a total of 57 representations were received. On 8.11.2019, the representations were published for public comments. A total of 25 comments were received.
- 1.3 On 3.3.2020, the Town Planning Board (the Board) agreed to consider the representations and comments in two groups:

Group 1

- (a) collective hearing of 12 representations (**R1 to R8(part) and R9 to R12**) and 5 comments (**C1 to C5**) submitted by URA, the Central & Western District Council (C&WDC) member, the Central & Western Concern Group, the Friends of the 30 Houses Neighbourhood, owners of the tenement buildings at 10 and 11 Wing Lee Street and individuals, in relation to Items A1 to A7 and Item B; and

Group 2

- (b) collective hearing of 46 representations (**R8(part) and R13 to R57**) and 21 comments (**C3 and C6 to C25**) submitted by the owner of the existing buildings at Tak Sing Lane and individuals, in relation to Items C1 to C4 (i.e. related to the Tak Sing Lane area).
- 1.4 This paper is to provide the Board with information for consideration of the representations and comments in Group 1. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

- 2.1 The redevelopment project of Staunton Street/Wing Lee Street Development Scheme (H19) was first proposed by URA in 2003. The first approved DSP (No. S/H3/URA1/2) covered the area bounded by Staunton Street, Bridges Street, Wing Lee Street, Wa In Fong East and Aberdeen Street and was zoned “CDA”² (**Plan H-6**). The “CDA” zone was intended for comprehensive residential and/or commercial development with provision of open space and other supporting facilities.

² Prior to the exhibition of the DSP in 2003, the concerned area was zoned “R(A)”, “R(C)” and “Government, Institution or Community” (“G/IC”) on the OZP (**Plan H-7**).

- 2.2 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 (i.e. Site A on **Plan H-6**) 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.
- 2.3 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. 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 (**Plan H-7**), the Board agreed to designate the Wing Lee Street Site³ as "CDA" zone on the OZP, with due regard to the planning intention to preserve the existing character and ambience of Wing Lee Street, 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.
- 2.4 On 8.7.2011, the Wing Lee Street Site was excised from the DSP and incorporated into the OZP with the "CDA" zoning. On 8.5.2012, the revised DSP (i.e. Sites B and C on **Plan H-6**, which were zoned "CDA") and draft OZP were approved by the Chief Executive in Council (CE in C).
- 2.5 On 5.4.2013, URA submitted a planning application No. A/H3/413 for a comprehensive residential and commercial development to take forward the revised DSP. The application was approved with conditions by the MPC on 24.5.2013.
- 2.6 In the 2018 Policy Address, it was announced that having conserved the buildings in Wing Lee Street, URA would carry out further study with a view to revitalising the building clusters with special character and urban fabric at Sites B and C (the Staunton Street Site) so as to promote place making and synergise with nearby revitalisation projects.

³ Site A consists of tenement buildings at Wing Lee Street (i.e. Wing Lee Street Site) and the Bridge Street Market Site (which was rezoned to "Other Specific Uses" annotation "Historic Site Preserved for Cultural and Recreational Uses").

- 2.7 On 5.3.2019, in response to this policy initiative, URA submitted a revitalisation proposal to the Government (**Annex VII(a)**). URA also 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&WDC members, schools, local concern groups, non-governmental organisations (NGOs), etc. were engaged through surveys, interviews, workshops and outreach events. On 12.7.2019, URA submitted an update on the revitalisation proposal to the Government, having regard to the findings of the CMS (**Annex VII(b)**).
- 2.8 On 19.7.2019, having considered the revitalisation proposal submitted by URA, the MPC considered the proposed amendments to the OZP and agreed that the proposed amendments were suitable for exhibition under section 7 of the Ordinance. The relevant MPC Paper No. 10/19 is available at the Board's website at https://www.info.gov.hk/tpb/en/papers/MPC/631-mpc_10-19.pdf and at **Annex III(a)** and the minutes of the MPC meeting is at **Annex III(b)**. On 9.8.2019, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 was exhibited under section 7 of the Ordinance.

3. Consultation with the C&WDC

The current amendments to the OZP were presented to C&WDC through an information paper which was circulated to the C&WDC members on 2.9.2019, as there was no C&WDC meeting during the exhibition period of the OZP. The information paper and its appendices and plans are available at the C&WDC's website. The C&WDC members were invited to submit their comments on the amendments in writing to the Secretary of the Board during the exhibition period of the OZP. During the statutory exhibition period of the OZP, a C&WDC member (伍凱欣) (**R10**) submitted a representation opposing Items A2 to A7.

4. The Representation Sites and their Surrounding Areas

- 4.1 The Representation Sites and their Surrounding Areas (**Plans H-2 to H-4, H-9 to H-19**)

Staunton Street Site (Representation Sites A2 to A3 and A5 to A7) (Plan H-2a and H-2b)

- 4.1.1 Representation Sites A2 to A3 and A5 to A7 (i.e. the Staunton Street Site) are bounded by Staunton Street, Shing Wong Street, Wa In Fong East and Aberdeen Street. It is situated on sloping ground running down from south-west to north-east and including a number of stepped streets. It is mostly occupied by tenement buildings of 3 to 6 storeys with predominantly residential use (some of them have retail shops on the ground level) and majority of these buildings were built in the 1950s. The buildings at 16 Wa In Fong West and 4-10 Shing Wong Street (i.e. Representation Site A2) were demolished due to their poor building conditions and the land is currently vacant with 3 different levels and fenced off (**Plan H-10**). On 12.12.2019, the existing tenement buildings at 88-90 Staunton Street (within Representation Site A3) were confirmed as a Grade-2 historic building by the Antiquities Advisory Board (AAB) (**Plans H-2b** and **H-11**).
- 4.1.2 All lots within the Staunton Street Site are multiple ownerships. Of those private lots, URA has acquired most of them, while the remaining properties (i.e. 4-6 Chung Wo Lane, 8 and 13 Wa In Fong East, 2 Wa In Fong West, 2A Shing Wong Street, and part of the upper-floor premises at 60 to 62 Staunton Street) are privately-owned. Figure 1 of **Annex VIII** and **Plan H-5** show the ownership distribution of the Staunton Street Site.

Wing Lee Street Site (Representation Site A4) (Plans H-2a and H-2b)

- 4.1.3 Representation Site A4 (i.e. the Wing Lee Street Site) covers 1-12 Wing Lee Street and 17 and 19 Shing Wong Street. The existing tenement buildings on Wing Lee Street were built in the late 1950s and are special in terms of their rather uniform design and contextual setting on a terrace. Together with the buildings at 17 and 19 Shing Wong Street, built in the same period, they form an integral part of the cluster (**Plan H-14**). All buildings at the Wing Lee Street Site are of 4-storey height (**Plan H-2b**). It was previously zoned “CDA” on the OZP and subject to a BHR of 4 storeys. The planning intention of the “CDA” zone was to preserve the existing character and ambience of the Wing Lee Street Site.
- 4.1.4 All tenement buildings within the Wing Lee Street Site are on private lots. URA has acquired 5, 7 to 9 Wing Lee Street and part of 3 and 12 Wing Lee Street. These URA-owned properties are currently used by NGOs to provide residential services to their clientele. The ground floor units are used by these NGOs as office or service centres which are ancillary to the residential services provided. The remaining properties in the Wing Lee Street Site, i.e. 1-2 Wing Lee Street/17-19 Shing Wong Street, part of 3 Wing Lee Street, 4, 6, 10, 11 and part of 12 Wing Lee Street, are privately-owned. The ground floors of these buildings are currently used as shops and restaurants, and the upper floors are for domestic use. **Plan H-5** shows the ownership distribution of the Wing Lee Street Site.

Centre Point at 70-72 Staunton Street (Representation Site B) (Plan H-2a)

- 4.1.5 Representation Site B is currently occupied by a residential development known as Centre Point which was completed in 2011. The existing development has a domestic gross floor area (GFA) of 8,264.66m², PR of 9.99, a building height (BH) of 137.05mPD, and an open space for public use of 714.95m².
- 4.1.6 The representation site was previously zoned partly “R(A)” and partly “R(C)” on the OZP (**Plan H-7**). It was the subject of 2 planning applications (Nos. A/H3/273 and A/H3/315) approved with conditions by the Board on 28.8.1998 and 4.1.2002 respectively. It was also the subject of 3 subsequent planning applications (Nos. A/H3/315-1 to -3) for amendments to the approved scheme of A/H3/315. The last scheme was approved on 27.4.2009.

The Surrounding Area (Plan H-2b)

- 4.1.7 The area surrounding the representation sites is predominantly occupied by high-rise residential development under “R(A)” zoning with a mix of cultural and institutional uses along Bridges Street and Staunton Street. The major high-rise private residential developments in the area include the Grandview Garden (125mPD) and Kam Kin Mansion (156mPD) sandwiching the Wing Lee Street Site; Dawning Height (142mPD) and Centre Point (137mPD) (i.e. Representation Site B) located among the existing buildings in the Staunton Street Site. The surrounding cultural and institutional uses include the former Bridges Street Market (Grade 3) which has been revitalised as the Hong Kong News-Expo, the King’s College Old Boys’ Association Primary School, Man Mo Temple Compound (Declared Monument), the YMCA Bridges Street Centre (Grade 1), Dr. Sun Yat-sen Museum (Declared Monument), and the PMQ (Grade 3).
- 4.1.8 Between the Staunton Street Site and the Wing Lee Street Site is Shing Wong Street which is a stepped street connecting Hollywood Road and Caine Road. The steps of Shing Wong Street are a new item pending for grading assessment by AAB (**Plan H-2b and Photo 8 of Plan H-12**).

4.2 Planning Intention

- 4.2.1 The “OU” annotated “Cultural, Community, Commercial and Open Space Uses” (“OU(Cultural, Community, Commercial and Open Space Uses)”) is intended primarily for low-rise development for cultural, community and commercial uses, with the provision of outdoor open-air public space serving the needs of the local residents as well as the general public. Within this “OU” zone, a public open space of not less than 135m² shall

be provided and not less than 50% of the total GFA of a new development and/or redevelopment of an existing building shall be provided for cultural and community uses.

- 4.2.2 The “OU” annotated “Residential, Institutional and Commercial Uses” (“OU(Residential, Institutional and Commercial Uses)”) is intended primarily for revitalisation of the area for residential, institutional and commercial uses, with a view to conserving the urban fabric and promoting place-making. For the Wing Lee Street area, it is also intended to preserve the existing character and ambience of the area.
- 4.2.3 The “R(A)” zone is intended primarily for a high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. On land designated “R(A)25”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 8,265m². A public open space of not less than 712m² shall be provided.
- 4.2.4 The “R(C)” zone is intended for low to medium-rise residential developments subject to specific PR and BHRs to preserve the local character and to avoid adverse visual, air ventilation and traffic impacts from more intensive development. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum PR of 5 and a maximum BH of 12 storeys, or the PR and height of the existing building, whichever is the greater.

5. The Representations and Comments on Representations

5.1 Subject of Representations

- 5.1.1 The 12 representations relating to Items A1 to A7 and B are submitted by URA (**R1**), Central & Western Concern Group (**R3**), Friends of the 30 Houses Neighbourhood (**R5**), C&WDC member 伍凱欣 (**R10**), owners of 10 and 11 Wing Lee Street (**R11 and R12**) and individuals (**R2, R4, R6 to R7, R8(part) and R9**).
- 5.1.2 8 representations (**R1 to R7 & R8(part)**) support Item A1 (with **R8(part)** also supports Items A2 to A4 in principle but shares the adverse views of **R5**). Except **R2**, all 12 representations have adverse views on other individual items in relation to Item A, i.e. **R1** providing views on Items A3 and A5, **R3 to R7, R8(part) & R9 to R10** opposing Items A2 to A7; and **R11 to R12** opposing the BHR under Item A4. In addition, **R8(part) and**

R9 also object to/provide adverse views on Item B. The list of representers is at **Annex V**.

5.1.3 The major grounds of representations, their proposals, and PlanD's responses, in consultation with the relevant government departments, are at **Annex IV** and summarised in paragraphs 5.2 to 5.4 below.

5.2 Major Grounds/Proposals and Responses of Supportive Representations

5.2.1 **R1** and **R2** are supportive representations. **R1** also provides views on Items A3 and A5 and proposal on the zoning of the stepped streets and lanes in the Staunton Street Site.

5.2.2 *Incorporation of the Staunton Street Site into the OZP (Item A1)*

Major Grounds	Representations
(1) Incorporating the Staunton Street Site into the OZP is in line with the URA's direction for the area.	R1
(2) Can provide more housing and space in the district	R2
Responses	
(a) The supportive views are noted.	

5.2.3 *BHRs for the Staunton Street Site (Items A3 and A5)*

Major Grounds	Representations
(1) As some existing buildings at Staunton Street (under Item A3) are up to 6 storeys (Plan H-2b), the stipulation of a BHR of 4 storeys is not justified.	R1
(2) The BHR of 12 storeys for 4-6 Chung Wo Lane (under Item A5) under “R(C)” zoning is not in line with the current height profile (i.e. 3 to 6 storeys) of the area (Plan H-2b)	
Responses	
(a) In response to (1), 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.	

- (b) In response to (2), the response b(iii) to the ground of adverse representations on BHRs for the Staunton Street Site and Wing Lee Street Site is relevant (paragraph 5.3.5 below refers).

5.2.4 *Network of Terrace, Stepped Streets and Lanes (Items A2, A3 and A5)*

Major Grounds / Proposals	Representations
<p>(1) The heritage fabric of the existing streets and lane pattern should be respected, as this pattern is a distinguish component within the existing urban setting.</p> <p>(2) It is proposed that Wa In Fong East, Wa In Fong West and Chung Wo Lane should be designated as area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) (Plan H-9)</p>	R1
Responses	
<p>(a) The response to the ground of adverse representations on terrace, stepped streets and lanes is relevant (paragraph 5.3.6 below refers).</p>	

5.3 Major Grounds/Proposals of and Responses to Adverse Representations

- 5.3.1 **R3 to R7 & R8(part)** are adverse representations, but they support Item A1. **R9** and **R10** oppose Items A2 to A7, and **R11** and **R12** oppose the BHR under Item A4.
- 5.3.2 **R8(part)** and **R9** also object to/provide adverse views on Item B.
- 5.3.3 *Incorporation of the Staunton Street Site into the OZP (Item A1)*

Major Grounds / Proposals	Representations
(1) Item A1 will terminate the high-rise redevelopment scheme and implement the conservation and revitalisation scheme as proposed in 2018 Policy Address.	R3 to R7, and R8(part)
Responses	
(a) The supportive views are noted.	

- 5.3.4 *Area Conservation Approach for the Staunton Street Site and Wing Lee Street Site (Items A2 to A7)*

Major Grounds / Proposals	Representations
(1) The Staunton Street Site and Wing Lee Street Site are of special character and rich historical values.	R3 to R7, R8(part), R9 and R10
(2) There is no guideline to ensure that any new construction and landscaping would not be detrimental to the historical fabric of the area.	R3 to R7
(3) It is recommended that a comprehensive area conservation approach should be adopted, in which 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 the area with a “historic neighbourhood” status should be included.	R3 and R5
(4) It is suggested setting up a “historical hub” for the Staunton Street Site and Wing Lee Street Site.	R10
(5) It is proposed to designate the Staunton Street Site and Wing Lee Street Site with a special zoning of “OU” annotated “Historic Neighbourhood” (“OU(Historic Neighbourhood)”) and to state the special character and heritage values of the area in the Notes of the OZP. (6) It is proposed to rezone the area covered by Item A5 (Plan H-2a) from “R(C)” to “OU(Residential, Institutional and Commercial Uses”.	R3 and R4
(7) Change of use in the existing building should be avoided as it may require compliance with the current building regulations, which will generally lead to significant loss of heritage values of the building. (8) Any new uses should be limited to commercial and some institutional uses on the ground floor and residential use on the upper floors.	R5 to R7
(9) A Heritage Impact Assessment (HIA) should be conducted or a Conservation Management Plan (CMP) should be prepared to guide the development of the proposed Community Hub at Representation Site A2, so as to ensure that the design complements the existing tenement buildings.	R3 to R7

(10) If the requirement of CMP could be stipulated in the OZP, various government departments should follow such requirements and design guidelines in the CMP.	R5 to R7
<p>Responses</p> <p>(a) In response to (1) to (4), 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 within the Representation Site A3) and Wing Lee Street Site are not historic sites graded by AAB. While the existing buildings at 88-90 Staunton Street are Grade-2 historic buildings, 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>(b) In response to (5) and (7), as mentioned in (a) above, 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. Besides, no detail of the proposed “OU(Historic Neighbourhood)” zone (such as its planning intention, land use schedule, etc.) for the two Sites has been provided by the representers. Nevertheless, having noted the special character and long history of the two Sites, URA has already 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. 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>(c) In response to (6), all existing buildings in the Representation Site A5 are privately-owned (Plan H-5) 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 (Plan H-7), in order to respect the character of the terraced area at Wa In Fong East (see response (b)(iii) in paragraph 5.3.5 below).</p> <p>(d) In response to (8), the zoning of “OU(Residential, Institution and Commercial Uses)” allows residential uses as of right on all floors and commercial and institutional uses on ground floor only.</p>	

- (e) In response to (9) and (10), it should be noted that according to the current heritage conservation policy, the HIA mechanism for capital works projects⁴ 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 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.

5.3.5 ***BHRs for the Staunton Street Site and Wing Lee Street Site (Items A2 to A7)***

Major Grounds / Proposals	Representations
<u>Customised Approach on Stipulation of BHRs</u>	
(1) The BHRs for the two Sites are too simplistic and have not recognised the neighbourhood character and individual building qualities.	R3 to R7 and R8(part)
(2) It is proposed to stipulate the BHRs as the existing number of storeys and the existing BHs of the buildings for the two Sites, in order to preserve the existing scale of all the tenement buildings.	R3 to R7 and R9
(3) The BH for the proposed Community Hub at 4-10 Shing Wong Street (i.e. Item A2) should be limited to 3 storeys.	R3 to R7
<u>Relaxation of BHRs</u>	
(4) The BHR of 4 storeys imposed for the Wing Lee Street Site (i.e. Item A4) is too stringent and inflexible.	R11 and R12

⁴ Development Bureau Technical Circular (Works) No. 6/2009 on Heritage Impact Assessment Mechanism for Capital Works Projects.

<p>(5) The BHR of 4 storeys caters only for URA while depriving the development rights of other private owners under the Buildings (Planning) Regulations (B(P)R)⁵.</p> <p>(6) The BHR frustrates urban renewal by the private sector and does not maximise land use efficiency.</p>	
<p>(7) The BHR should be imposed in terms of mPD, and propose to relax the BHR to 160mPD or remove the BHR entirely with a view to maximising the development potential and providing design flexibility to accommodate development potential.</p> <p>(8) It is proposed to stipulate the requirement of 2m tower setback from Wing Lee Street on the OZP and incorporate a clause in the ES of the OZP to retain the façade of the existing building, with a view to conserving the heritage landscape and ambience of the area.</p> <p>(9) An indicative redevelopment scheme at the combined site of 10 and 11 Wing Lee Street (site area of about 110.5m²) (Plan H-15) has been submitted to demonstrate that the combined site is able to accommodate a development which achieves the maximum development potential under the B(P)R. According to the indicative scheme, the proposed development is a 22-storey commercial building with shop use on G/F to 2/F. It has a PR of 13.81, GFA of about 1,526m², BH of 159.98mPD and a site coverage above 15m of 59.97%. The façade of the existing buildings is preserved and a tower setback (i.e. at 3/F and above) of 2m from Wing Lee Street is provided (Drawings H-1 to H-4).</p>	<p>R11 and R12</p>
<p>Responses</p>	
<p>(a) In response to (1), the BH of existing buildings in the Staunton Street Site and Wing Lee Street Site are ranging from 3 to 6 storeys (Plan H-2b). Given the existing buildings within the two Sites are predominantly 4 storeys, the current BHR of 4 storeys, or the height of</p>	

⁵ The representers have demonstrated that a minimum number of 5 storeys is required to achieve the permissible development potential under the B(P)R.

the existing buildings, whichever is the greater for the “OU(Residential, Institutional and Commercial Uses)” zone is considered appropriate.

- (b) In response to (2), the representers’ proposal of BHRs for Representation Sites A3 and A5 is considered inappropriate, while the BHR for Representation Site A4 is already the existing BH.

Representation Site A3 zoned “OU”, BHR of 4 storeys

- (i) prior to incorporation of Representation Site A3 into the URA DSP in 2003 (**Plan H-7**), majority of the site (i.e. sites along Staunton Street), was previously zoned “R(A)” with no BHR. The current BHR of 4 storeys has struck a balance between the need for revitalising the building clusters with special character and urban fabric and the private development rights;
- (ii) 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 (**Plan H-5**). 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;

Representation Site A5 zoned “R(C)”, BHR of 12 storeys

- (iii) 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. This also serves as a response to paragraph 5.2.3(1) above;

Wing Lee Street Site (Item A4) zoned “OU”, BHR of 4 Storeys

- (iv) the representers’ proposal of stipulating the BHR as the existing number of storeys and existing BH is noted. In fact, the

representers' proposal is tally with the Board's decision in 2011 (paragraph 2.3 above refers). It has struck a balance between community aspirations for preserving the area and the private development rights; and

- (v) in formulating the BHR for the current "OU(Residential, Institutional and Commercial Uses)" zone, various factors have been taken into account including the planning intention of the area as agreed previously by the Board in 2011, the existing character and ambience of the Wing Lee Street Site, and the URA's revitalisation proposal.
- (c) In response to (3), 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 (**Plan H-2b**). 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.
- (d) In response to (4) to (9), 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. As mentioned in response (b)(iv) above, the current BHR has already struck a balance between community aspirations for preserving the area and the private development rights. **R11** and **R12**'s proposal of relaxing the BHR to 160mPD is also not supported as the proposal would not only jeopardise the planning intention of the area, but also encourage out-of-context development at the 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.

5.3.6 *Network of Terrace, Stepped Streets and Lanes (Items A2, A3 and A5)*

Major Grounds / Proposals	Representations
(1) The heritage values of the pedestrian network of terraces, lanes and stepped streets should be respected and recognised.	R3 to R7, R8(part) and R9
(2) These streets including Wa In Fong East, Wa In Fong West, and Chung Wo Lane, should be protected from any development, as well as elevated over-street development.	R3 to R7 and R8(part)
(3) It is proposed that the existing network of pedestrian lanes and stepped streets of Wa In Fong East, Wa In Fong West and Chung Wo Lane should be designated as area shown as 'PPS'.	R3 to R7 and R9
Responses	
(a) All the existing stepped streets and pedestrian lanes, namely Chung Wo Lane, Wa In Fong East, Wa In Fong West, and the back lanes 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'.	

5.3.7 *Open Space Provision (Items A2, A5 to A7)*

Major Grounds / Proposals	Representations
(1) Sai Ying Pun and Sheung Wan has a large deficit in local open space.	R3
(2) It is proposed that the open space requirement for the proposed Community Hub (under Item A2) should be expanded to 135m ² of at-grade open space. Existing trees at the site should also be preserved.	R3 to R7
(3) It is proposed that the existing public sitting out area on Chung Wo Lane (under Item A5) and the narrow sections of land (under Items A6 and A7) (Plan H-18) should be zoned as "O".	

Responses

- (b) In response to (1), according to the requirement of Hong Kong Planning Standards and Guidelines, there is an overall surplus provision of existing and planned open space of 15.66ha and 17.43ha respectively 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 respectively mainly due to the shortfall of local open space. 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 1,303m²) and the Former Central Police Station Compound (Tai Kwun) (about 3,430m²), some smaller open spaces and sitting-out areas in other parts of Sai Ying Pun and Sheung Wan area (about 256m²), as well as the planned open space of not less than 135m² under the Representation Site A2 (i.e. the proposed Community Hub).
- (c) In response to (2), given the limited site area of about 452m², if the open space of 135m² 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 (a) above, the current requirement of a public open space of not less than 135m² (with not less than 90m² 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. As for the preservation of existing trees, all of them are species commonly found in the same district (none of them is distinguished as Old and Valuable Trees by the Government). As mentioned by **R1**, 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. The indicative design of the proposed Community Hub is shown in Figures 3 to 6 at **Annex VIII**.
- (d) In response to (3), the proposal of rezoning the Chung Wo Lane sitting-out area and the narrow sections of land (under Items A6 and A7) is not supported for the following reasons:
- Chung Wo Lane sitting-out area
- (i) the sitting-out area of about 40m² 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 under 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;

Representation Sites A6 and A7

- (ii) 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”.

5.3.8 **BHR for the Centre Point (Item B)**

Major Grounds / Proposals	Representations
<p>(1) Oppose the BHR of 150mPD.</p> <p>(2) There is no justification to impose a BHR which is higher than the existing BH, and the BHR has abandoned the stepped height profile concept</p> <p>(3) The BHR of 150mPD is incompatible with the surrounding area.</p> <p>(4) It is proposed that the BHR should be the existing BH of the development (i.e. 137.05mPD).</p>	<p>R8(part) and R9</p>
Responses	
<p>(e) 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 (Plan H-8). 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.</p>	

5.4 **Comments on Representations**

- 5.4.1 There are 5 comments on representations relating to Items A1 to A7 and B and they are submitted by the Central & Western Concern Group (**C1**), the Friends of 30 Houses Neighbourhood (**C2**) and individuals (**C3 to C5**). While **C3** provides views on the amendment items, the remaining are all opposing comments. **C1**, **C2** and **C3** are also representers themselves (i.e. **R3**, **R5** and **R8** respectively). The list of commenters is at **Annex V**.

- 5.4.2 The major grounds of comments and PlanD's responses, in consultation with the relevant government departments, are at **Annex IV**. The opposing comments sharing the similar grounds as those raised in the adverse representations except for the additional grounds which are summarised as follows:

Additional Major Grounds	Comments
(1) Oppose R11 and R12 on the grounds that the proposed relaxation of BHR (under Item A4) to 160mPD is in conflict with the Government's policy to preserve the character of the neighbourhood. The proposed height is too high and the air ventilation will be adversely affected.	C1 and C2
(2) Opposes R1 on the grounds that further development will destroy the heritage values and cultural environment and cause poor light penetration, noise and traffic nuisance in the neighbourhood.	C4
Responses	
(f) In response to (1), response (d) to adverse representations on the BHRs for the Staunton Street Site and Wing Lee Street Site in paragraph 5.3.5 above is relevant.	
(g) In response to (2), response (b) to adverse representations on the Area Conservation Approach for the Staunton Street Site and Wing Lee Street Site in paragraph 5.3.4 above is relevant.	

6. Departmental Consultation

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

- (a) Executive Secretary, Antiquities and Monuments Office;
- (b) District Officer (Central and Western), Home Affairs Department;
- (c) Chief Estate Surveyor/Urban Renewal, LandsD;
- (d) District Lands Officer/Hong Kong West and South, LandsD;
- (e) Chief Building Surveyor/Hong Kong West, BD;
- (f) Commissioner for Transport;
- (g) Chief Highway Engineer/Hong Kong, Highways Department;

- (h) Chief Engineer/Railway Development 2-2, Highways Department
- (i) Director of Environmental Protection;
- (j) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Chief Town Planner/Urban Design & Landscape, PlanD;
- (n) Chief Architect/Central Management Division 2, Architectural Services Department;
- (o) Director of Social Welfare;
- (p) Director of Leisure and Cultural Services;
- (q) Director of Food and Environmental Hygiene;
- (r) Director of Electrical and Mechanical Services;
- (s) Project Manager (South), Civil Engineering and Development Department (CEDD);
- (t) Head of Geotechnical Engineering Office, CEDD; and
- (u) Commissioner of Police.

7. Planning Department's Views

7.1 The supportive views of **R1 to R2** are noted.

7.2 Based on the assessments in paragraphs 4 and 5 above, and for the following reasons, PlanD does not support the remaining part of **R1** as well as **R3 to R7, R8(Part)** and **R9 to R12** and considers that the draft OZP should not be amended to meet the representations:

- (a) the designation of the “OU(Cultural, Community, Commercial and Open Space Uses)”, “OU(Residential, Institutional and Commercial Uses)”, “R(C)” and “R(A)” zones for the Staunton Street Site and Wing Lee Street Site is considered appropriate, having regard to the URA’s revitalisation proposal, land ownership, existing characters of Wing Lee Street and private development right (**R3** and **R4**);
- (b) as the representation sites as a whole are not graded by AAB (except 88-90Staunton Street), there is no planning justification for designating the area as “OU(Historic Neighbourhood)” (**R3, R4** and **R10**);
- (c) the BHR imposed for the two new “OU” zones is considered appropriate as it has struck a balance among various factors including the preservation of the existing character and ambience of Wing Lee Street, URA’s revitalisation proposal for the building clusters with special character and urban fabric of the area, private development right and provision of more floor space and design flexibility for residential, community and welfare uses to meet the local needs (**R1, R3 to R7, R8(part)** and **R9**);

- (d) the relaxation of the BHR of the Wing Lee Street Site to 160mPD or removal of the BHR will encourage out-of-context development and jeopardise the planning intention for the area which is to preserve the existing character and ambience of the area (**R11** and **R12**);
- (e) as the OZP is intended to show the broad land use zonings, the designation of the existing pedestrian lanes, stepped streets, back lanes between lots and Chung Wo Lane sitting out area as 'PPS' or "O" are not necessary (**R1, R3 to R7, R8(part)** and **R9**);
- (f) as there is an overall surplus in the open space provision, and the Representation Sites A6 and A7 are not conducive to open space development, there is no strong planning justification for rezoning them to "O" (**R3 to R7** and **R8(part)**); and
- (g) there is no strong planning justification for imposing a more stringent BHR for the Representation Site B, which is to reflect the existing height brand as stipulated on the OZP (**R8(part)** and **R9**).

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with their respective Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

Attachments

Annex I	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 (reduced size)
Annex II	Schedule of Amendment to the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32
Annex III(a)	MPC Paper No. 10/19 (without attachments)
Annex III(b)	Extract of Minutes of the MPC Meeting held on 19.7.2019
Annex IV	Summary of Representations and Comments and PlanD's Response
Annex V	List of Representers and Commenters
Annex VI	Provision of Major GIC and Recreational Facilities and Open Space in Sai Ying Pun and Sheung Wan Area
Annex VII(a)	Revitalisation Proposal submitted by URA on 5.3.2019

Annex VII(b)	Update of Revitalisation Proposal submitted by URA on 12.7.2019
Annex VIII	Drawings of the Revitalisation Proposal submitted by URA
Drawings H-1 to H-4	Indicative Scheme submitted by R11 and R12
Plan H-1	Location Plans of Representations Sites
Plan H-2a	Site Plan of Representation Sites A1 to A7 and B
Plan H-2b	Site Plan of Existing Building Height and Historic Buildings
Plan H-3	Aerial Photo of Representation Sites A1 to A7 and B
Plan H-4	Building Age of Existing Buildings
Plan H-5	Ownership Distribution of Representation Sites A1 to A7
Plan H-6	Original Staunton Street/Wing Lee Street Development Scheme
Plan H-7	Comparison of draft OZP No. S/H3/18 and Amendment Items A1 to B
Plan H-8	Broad Height Bands for Sai Ying Pun & Sheung Wan and Mid-Levels West Planning Scheme Areas
Plan H-9	Site Plan of Existing Stepped Streets and Pedestrian Lanes
Plans H-10 to H-19	Site Photos for Representation Sites A1 to A7 and B

PLANNING DEPARTMENT
JULY 2020

**TPB Paper No. 10660
For Consideration by the
Town Planning Board on 17.7.2020**

**DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/33
CONSIDERATION OF REPRESENTATIONS
NO. TPB/R/S/H3/33-1 to 7, 8 (PART) to 12
AND COMMENTS NO. TPB/R/S/H3/33-C1 to C5**

(GROUP 1)