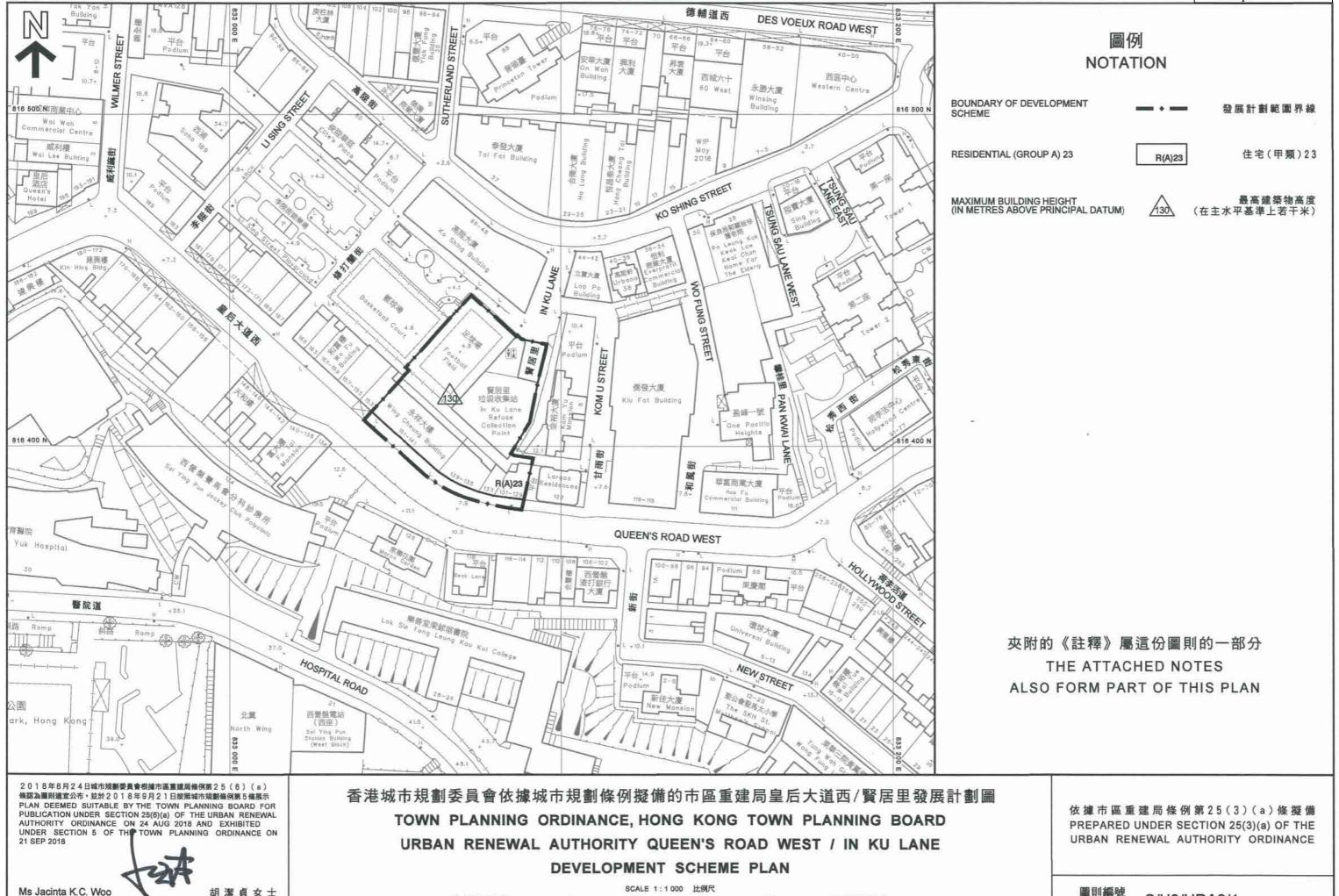
S/H3/URA3/1

PLAN No.



80 METRES *

₩ METRES 20

SECRETARY, TOWN PLANNING BOARD

城市規劃委員會秘書

DRAFT URBAN RENEWAL AUTHORITY OUEEN'S ROAD WEST/IN KU LANE DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1

(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

NOTES

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

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

relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road widths, road junctions and alignments of roads may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Schedule of Uses:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine; and
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
 - on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (11) Any development not compatible with the Urban Renewal Authority's Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

DRAFT URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST/IN KU LANE DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/A

Schedule of Uses

]	<u>Page</u>
RESIDENTIAL (GROUP A)23		1

RESIDENTIAL (GROUP A)23

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

Ambulance Depot

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

House

Library

Market

Place of Recreation, Sports or Culture

Public Clinic

Public Transport Terminus or Station (excluding open-air terminus or station)

Residential Institution

School (in free-standing purpose-designed

building only)

Social Welfare Facility

Utility Installation for Private Project

Commercial Bathhouse/ Massage

Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Hospital Hotel

Institutional Use (not elsewhere specified)

Mass Transit Railway Vent Shaft and/or Other

Structure above Ground Level other than

Entrances

Office

Petrol Filling Station

Place of Entertainment

Private Club

Public Convenience

Public Transport Terminus or Station

(not elsewhere specified)

Public Utility Installation

Public Vehicle Park

(excluding container vehicle)

Religious Institution

School (not elsewhere specified)

Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A)23 (Cont'd)

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

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

Planning Intention

This zone is intended primarily for a high-density residential development with the provision of a government refuse collection point cum public toilet, a neighbourhood elderly centre sub-base and public open space. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) A public open space of not less than 538m² shall be provided for public use. The public open space shall not be used for GFA/ plot ratio calculation.
- (3) A government refuse collection point cum public toilet of not less than 860m² GFA and a neighbourhood elderly centre sub-base as required by the Government shall be provided.
- (4) Any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities

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

DRAFT URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST/IN KU LANE DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1

EXPLANATORY STATEMENT

DRAFT URBAN RENEWAL AUTHORITY

QUEEN'S ROAD WEST/IN KU LANE

DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1

	Contents	<u>Page</u>
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6.	EXISTING CONDITIONS	3
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DRAFT URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST/IN KU LANE DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1

(Being a Draft Plan for the Purpose of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

EXPLANATORY STATEMENT

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

1. <u>INTRODUCTION</u>

This explanatory statement is intended to assist an understanding of the draft Urban Renewal Authority (URA) Queen's Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1 (the Plan). It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

2. <u>AUTHORITY FOR THE PLAN AND PROCEDURES</u>

- 2.1 In the URA's 16th Business Plan (2017/18) approved by the Financial Secretary in early 2017, the Queen's Road West/In Ku Lane Development Scheme (C&W-006) was proposed to be processed as a Development Scheme under section 25 of the URA Ordinance (URAO).
- 2.2 On 16 March 2018, pursuant to section 23(1) of the URAO, the URA notified in the Government Gazette the commencement of implementation of the Queen's Road West/In Ku Lane Development Scheme

- 2.3 On 16 March 2018, the URA submitted the draft URA Queen's Road West/In Ku Lane DSP to the Board under section 25(5) of the URAO.
- 2.4 On 24 August 2018, the Board, under section 25(6)(a) of the URAO, deemed the draft URA Queen's Road West/In Ku Lane DSP as being suitable for publication. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.
- 2.5 On 21 September 2018, the draft Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1 was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plan has from the date replaced the Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) in respect of the area delineated and described herein.

3. OBJECT OF THE PLAN

The Plan illustrates that the Development Scheme Area (the Area) is designated as "Residential (Group A)23" ("R(A)23"). It is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO. The Development Scheme intends to be primarily for a high-density residential development with the provision of a Government Refuse Collection Point (RCP) cum public toilet (PT), a Neighbourhood Elderly Centre (NEC) sub-base and a public open space (POS). 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.

4. <u>NOTES OF THE PLAN</u>

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.info.gov.hk/tpb.

5. AREA COVERED BY THE PLAN

- 5.1 The Development Scheme boundary which is shown in heavy broken line on the Plan, covers a total area of about 2,046m². The Area comprises a row of tenement buildings, the In Ku Lane RCP cum PT, a 5-a-side soccer pitch (being part of the Li Sing Street Playground), government lanes and pavement area. The Area is broadly bounded by Ko Shing Building and In Ku Lane to the north, Kam Yu Mansion and Largos Residences to the east, Queen's Road West to the south and No. 153 Queen's Road West and the Li Sing Street Playground to the west.
- 5.2 Before the exhibition of the Plan, the Area was zoned "Residential (Group A)7", "Government, Institution or Community" and "Open Space" on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31.

6. EXISTING CONDITIONS

- 6.1 The buildings within the Area are between 4 and 6 storeys and predominantly residential in nature with commercial/retail shops. The existing buildings are in a dilapidated condition. The residential units of the buildings facing Queen's Road West are exposed to the noise and air pollution generated from the road traffic.
- 6.2 The 5-a-side soccer pitch within the Area is part of the Li Sing Street Playground managed by the Leisure and Cultural Services Department (LCSD). The 5-a-side soccer pitch is located in a relatively "land-locked" location in the inner part of the street block surrounded by buildings with low visibility and accessibility. It is also formed on a level a few meters below Queen's Road West. Since the soccer pitch

is fenced off, the only entrance of the soccer pitch is from the sittingout area of Li Sing Street Playground to the west of the Area.

6.3 The In Ku Lane RCP cum PT included in the Area is a 2-storey free-standing building structure managed by the Food and Environmental Hygiene Department (FEHD). The building is built on a similar formation level as the adjacent 5-a-side soccer pitch. The RCP is used for daily refuse collection activities to serve the neighbourhood. Refuse collection vehicles currently use In Ku Lane to access the RCP. The PT is located at the ground floor of the RCP structure and can be accessed via In Ku Lane or the Li Sing Street Playground.

7. PLANNING AND LAND USE PROPOSALS

7.1 On the Plan, the Area is zoned "R(A)23" and the Notes of the Plan indicated broadly the intended land use within the Area. The area covered by the "R(A)23" zone is 1,879m².

Uses

- 7.2 The Area is intended for high-density residential development with a Government RCP cum PT, an NEC sub-base and the provision of POS. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any upper floor above the lowest three floors or the purpose-designed non-residential portion will require planning permission from the Board. Offices and hotel development may also be permitted upon application to the Board
- 7.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a height of 130 metres above Principal Datum (mPD) or the height of the existing building, whichever is the greater.

7.4 To provide design flexibility, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.

Internal Transport Facilities

7.5 Ancillary car parking spaces will be provided in a basement car park to serve the residential cum retail/commercial podium development with vehicular access from Queen's Road West. Loading/unloading bay will be provided within the residential development on the ground floor. A separate loading/unloading bay will be provided within the RCP for its operational needs.

Government Refuse Collection Point and Public Toilet

- 7.6 A new Government RCP cum PT will be reprovided within the Area. The design and layout of the Government RCP and PT will be improved and better integrated with the podium of the future development to enhance the visual environment and the serviceability of the facility. The vehicular access of the new RCP will be maintained at In Ku Lane to minimise disturbance to the surrounding environment.
- 7.7 To maintain refuse collection services during redevelopment, a small temporary RCP will be provided within the Area during the redevelopment. Detailed arrangements will be worked out with and agreed by FEHD.

Public Open Space and Pedestrian Circulation

7.8 Taking the opportunity of the redevelopment, it is proposed to rationalise the land use configuration within the Area to provide a more accessible POS for public enjoyment. A POS of about 538m² will be provided in the Area with direct access from Queen's Road West. Visibility of the POS will be improved and this arrangement will also benefit the public by providing a more direct access to the Li Sing Street Playground. The reconfigured POS can also enhance the

walkability and pedestrian circulation of the area by serving as a connection to and from Queen's Road West and Ko Shing Street with a pleasant walking environment.

- 7.9 The new POS will benefit a wider range of people in the local community. The 5-a-side soccer pitch will be reprovided through improvement work of the Li Sing Street Playground adjoining the Area and the POS. The re-arranged layout of the 5-a-side soccer pitch and basketball court would be implemented as advance works of the proposed project.
- 7.10 The existing service lane at the rear of the tenement buildings within the DSP boundary will be closed and extinguished upon redevelopment of the site as it will serve no useful purpose afterwards.

Neighbourhood Elderly Centre sub-base

7.11 An NEC sub-base of about 120m² Internal Floor Area (IFA) would be provided within the commercial podium of the proposed development.

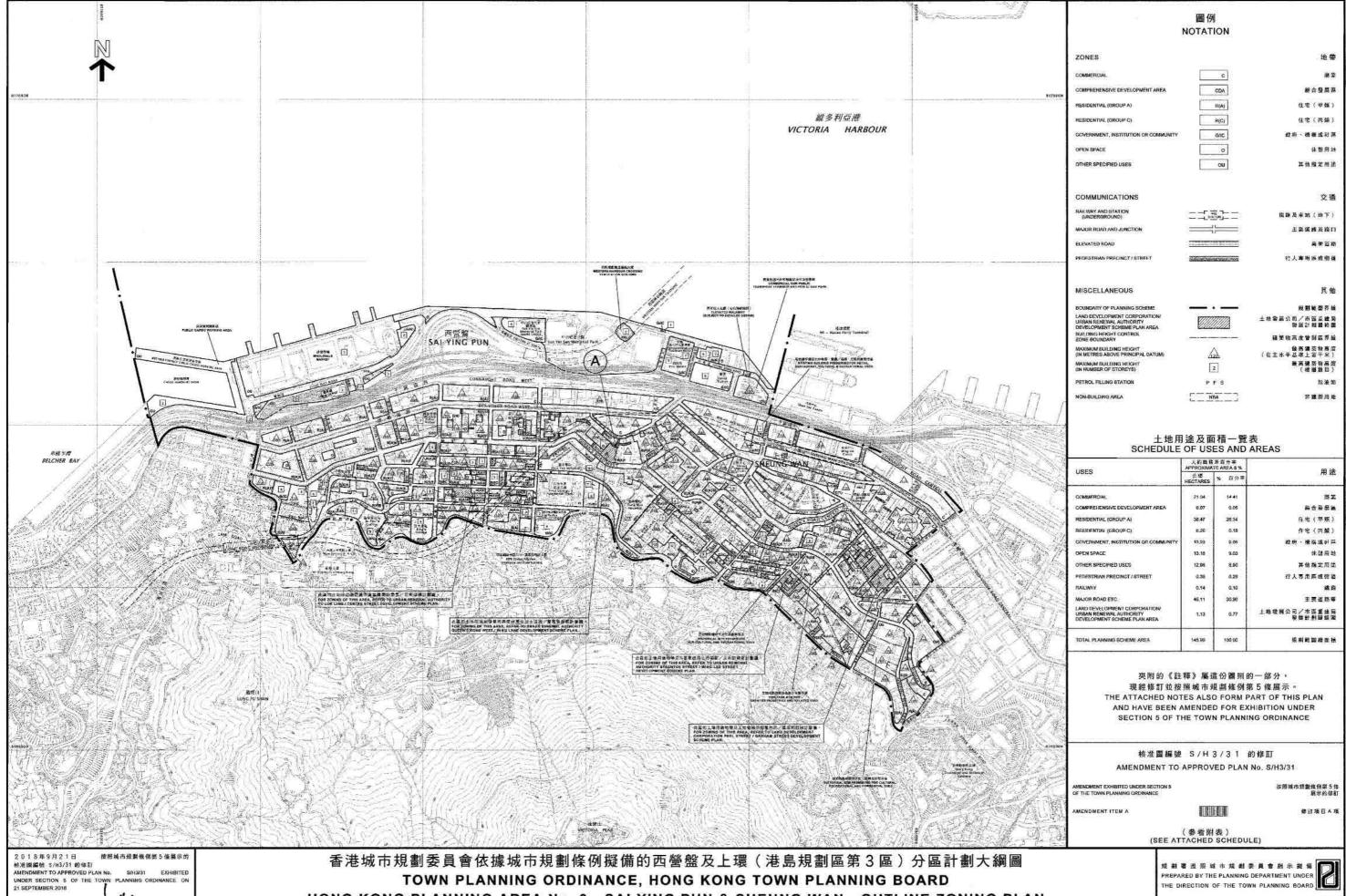
Landscaping and Greening

- 7.12 Landscaping and greening will be provided in the new POS to create a "green pocket" and leisure environment in the area. Landscape design of the POS will take into account the physical sloping terrain of the Area to create a functional and convenient POS for enjoyment. Passive recreational facilities and a sitting out area will be provided within the POS subject to agreement with LCSD.
- 7.13 To echo with the greening in the POS, greening on the podium edge and pedestrian level of the proposed development will be provided as far as practicable in line with the Sustainable Building Design Guidelines and to enhance the local streetscape.

8. <u>IMPLEMENTATION OF THE DEVELOPMENT SCHEME</u>

- 8.1 The proposals set out in the Plan form an integral part of the Development Scheme for the Area.
- 8.2 The URA does not own or lease any land within the boundaries of the Development Scheme and intends to acquire the properties within the Area of the Development Scheme. With respect to any of such properties which cannot be acquired by purchase, the Secretary for Development would consider, upon the application of the URA, recommending to the Chief Executive in Council the resumption of properties under the Lands Resumption Ordinance, if necessary.
- 8.3 All eligible tenants will be offered an ex-gratia payment package in accordance with URA's policy. The URA has already entered into agreement with the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA) for the purpose of making available rehousing units by HKHS or HKHA to rehouse affected tenants who satisfy the eligibility criteria of HKHS or HKHA.
- 8.4 Non-domestic tenants of properties acquired by URA whose tenancies are terminated by URA due to implementation of the Development Scheme may be offered an ex-gratia allowance to assist in their business relocation.
- 8.5 The URA may implement the Development Scheme on its own or in association with one or more partners.

TOWN PLANNING BOARD SEPTEMBER 2018



HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

胡潔真女士

城市規劃委員會秘管

Ms Jacinta K. C. Woo

SECRETARY

圖則編號 PLAN No.

S/H3/32

SCHEUDLE OF AMENDMENT TO THE APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/31 MADE BY THE TOWN PLANNING POARD

MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendment to Matters shown on the Plan

Item A - Rezoning of an area at In Ku Lane from "Government, Institution or Community" ("G/IC") to area shown as 'Pedestrian Precinct/Street'

Town Planning Board

21 September 2018

Extract of Minutes of C&WDC Meeting on 10.5.2018

第 5 (ii)項:市區重建局在中西區的項目匯報 — 皇后大道西/賢居里發展計劃 (C&W-006)

(中西區區議會文件第 47/2018 號)

(下午4時52分至5時17分)

第 6 項:關注市區重建局的皇后大道西/賢居里發展計劃 (中西區區議會文件第 51/2018 號)

- 49. <u>主席</u>表示兩份相關文件將會進行合併討論,並歡迎市區重建局(市建局)代表出席會議作出簡介。
- 市區重建局規劃及設計總監區俊豪先生表示,市建局於本年 3 月 50. 16 日就開展本發展計劃刊登憲報,並即日在發展計劃範圍內進行凍結人口 調查。於3月22日,市建局舉辦了公眾簡佈會,為受影響的業主、租客及 持份者,解釋有關重建計劃的內容及收集公眾意見。本發展計劃是根據《市 區重建局條例》第25條進行,與「崇慶里/桂香街」發展項目根據《市區 重建局條例》第26條的規劃程序有所不同,因當中涉及土地用途的改變。 是次計劃並非只是進行舊樓重建,而是依據 2011 年《市區重建策略》,履 行市區更新的主要目標,包括重整和重新規劃、確保土地用途能互相配合 及以園林景觀和城市設計美化市容等,使土地用途配合得更好,譬如改善 垃圾站的位置和提高公園的可達性。一如之前展開的「崇慶里/桂香街」 發展項目,把崇慶里兒童遊樂場的可達性提高,改善城市設計。市建局在 構思本發展計劃時亦有相同的想法,並且希望可以改善公共空間,從而使 相關設施更為切合社區的需要。區先生補充,上址現時有一個被一排舊樓 遮擋的足球場,毗鄰設有一個已運作二十多年的垃圾站,相關設施有待改 善。市建局期望在進行重建時能夠改善樓宇和公共空間的設計,並使皇后 大道西能直達公園,以及把垃圾站融入新建築物之內,從而改善整體空間

2018 14.docx 24

的運用,亦藉此機會改善垃圾站。除了把垃圾站融入計劃的大廈內,亦可 安裝新的設備以進行減臭和改善排氣,以及可以考慮進行天台綠化。整個 計劃涉及 12 個街號,在完成的第二階段社會影響評估報告中,共訪問了 38 個住戶和 12 個商舖的營運者。發展計劃只會興建一棟提供中小型單位的住 宅樓宇, 高度將會根據城市規劃委員會(城規會)在該地帶原有及附近的高度 限制之內。計劃並預留部份非住宅的樓面面積,考慮提供具地區特色商店, 例如售賣中藥有關用途的店舖使用。由於本發展計劃只是剛剛展開,如果 計劃在獲得批准推行後,市建局將會考慮安排讓有關商戶返回原址營運, 但就發展計劃進行期間如何處理有關商戶的營運安排,則需要再作研究。 就發展計劃的公共空間方面,範圍將會包括一個五人足球場,而該足球場 將不會計算入地積比率之內,此外亦會提供不少於現有面積的公共空間。 就發展計劃的規劃程序方面,市建局已於3月16日將發展計劃草圖及第一 階段社會影響評估報告提交城規會,城規會亦已在3月27日至4月17日 期間收集公眾意見。市建局在5月2日已經把第二階段社會影響評估報告 提交城規會,而城規會於5月8日至5月29日收集公眾意見。市建局在提 交相關報告時已把文件上載互聯網供公眾瀏覽,直至城規會開會考慮發展 計劃草圖為止。在城規會收集和處理所有意見之後,城規會將會決定何時 把市建局的發展計劃草圖,根據《城市規劃條例》第 5 條的規定作為期兩 個月的公眾諮詢。當完成所有法定規劃程序和公眾諮詢後,城規會將會把 發展計劃草圖,交由行政長官會同行政會議批准,相關程序一般需時 18個 月或以上。待有關批准後,市建局才能向受影響的業主提出收購建議。

- 51. <u>主席</u>請各位議員發表意見。各議員的發言重點如下:
 - (a) 甘乃威議員表示曾參與數次居民會議,以聽取居民的意見,總括來 說居民對發展計劃有以下意見,第一是居民認為有需要保留計劃將 會拆卸的五人足球場。第二是從圖則顯示,計劃只是重置其中一半 的李陞街遊樂場,餘下隔着修打蘭街的另一半李陞街遊樂場則不會 進行重置。甘議員表示如果市建局希望優化公園,便應該分階段把 整個公園一併作出改善,在優化期間仍然能提供部份公園地方繼續 供市民使用。第三是有關垃圾站方面,根據圖則居民發現重建後的 垃圾站將有三層,而現時的垃圾站則只有一、兩層高,所以毗鄰垃 圾站的金裕大廈低層住戶對加高垃圾站存有意見,因此希望市建局 可以把垃圾站的高度减低。第四是發展計劃內預留了十個車位,以 及兩層商舖,就此甘議員認為十個車位只是杯水車薪,對二百個單 位來說是並不足夠,用處有限,因此建議善用相關位置。此外,甘 議員指出上址在晚上六、七時後便人跡罕至,在該處的二樓設置商 舖沒有意義,日後亦只能作儲物室之用。甘議員表示不反對在該處 設有數間地舖,但在二樓開設商舖是沒有必要,所以建議在樓上加 設安老院舍,並指出若在重建時不加建安老院舍,日後亦難以在區

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內設置安老院舍。<u>甘議員</u>亦表示根據第二階段社區影響評估報告, 在受訪的 12 個商戶中,只有三個商舖作為自用及五個商戶預計會 於同區經營,認為商戶不可能等候十年之後在 2027 年把商舖搬回 上址。

- (b) <u>楊學明議員</u>表示在聆聽市建局的簡介和與居民開了數次會議後,希望向市建局反映意見,他指除了<u>甘乃威議員</u>剛才提及的意見外,亦關注重建計劃後的樓宇的樓層會阻擋附近大廈的景觀,希望市建局在進行重建時能把樓宇座向的設計做好,避免與附近大廈如金裕大廈的距離太過接近。除了重置五人足球場之外,<u>楊議員</u>建議可以加大休憩空間和在公園內加設長者設施,例如把地舖的空間縮小以騰出更多公共空間供市民使用。他亦反映居民希望把整個李陞街遊樂場一併進行重建,使設施配套更為完善。
- (c) 鄭麗琼議員表示自從西營盤港鐵站啟用後,吸引了市建局在該區進行重建。她指出區內的足球場數量有限,在重建項目進行期間區內將會缺乏足球場設施,區內亦沒有其他足球場可以作為代替。由於該足球場深受市民歡迎,因此不希望足球場被納入重建範圍內,並希望將來的休憩用地和設施的設計能更創新。此外,鄭議員希望市建局研究在地底興建垃圾站和供社區使用的停車場,建至地盡其用。此外,她表示於該處興建安老院舍較設置商舖更為適合,並表示區內有很多長者很急切尋找安老院舍宿位,認為市建局在進行重建時應該把從社區收集到的土地用於社區。
- (d) <u>吳兆康議員</u>表示認同<u>鄭麗琼議員</u>的意見,指出區內的運動設施不足,李陞街遊樂場五人足球場與卜公花園七人足球場起着互補作用,因此希望保留李陞街遊樂場五人足球場,並認為發展計劃除了要落實足球場重置之外,亦要確保將來的足球場適合居民使用。
- 52. 市建局<u>區先生</u>回覆議員的意見,他理解議員對李陞街遊樂場五人足球場的關注,表示在計劃開始之前曾與相關政府部門商討,如得到議會支持,期望藉此發展機會提供區內公園所需設施,例如是長者設施或足球場,市建局願意在本計劃獲得批准之後,以活化方式分階段改善公園,以及配合將來連接公園的通道。參考以往百子里和閣麟街等個案的例子,市建局期望與有關政府部門包括民政事務處、康樂及文化事務署和食物環境衞生署,聯同區議會成立專責督導小組推行有關活化美化計劃。由於本計劃獲批需時,落實尚有一段時間,市建局期望在計劃獲得批准後,與區議會及民政事務處跟進相關事宜,就活化美化公園的範圍及細節可以再作討論。由於完成後的公園將交由康樂及文化事務署管理,屆時局方需與署方討論有關細節,而垃圾站亦須配合食物環境衞生署以供使用。回應有關興建地

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底垃圾站的建議,<u>區先生</u>表示不排除將來有機會實行,但現階段就設施的設計須符合食物環境衞生署的要求和現行的標準,他指發展計劃現時尚在初步的規劃程序,任何設施的細部設計須待計劃獲得批准後才能作進一步研究。回覆有關取消停車場的意見,<u>區先生</u>表示運輸署對任何發展項目須提供最少車位數目設有既定的標準,市建局須滿足相關標準的要求。回應有關在二樓取消商店的意見,<u>區先生</u>表示在進行第二階段社會影響評估之後,也發現商戶對返回原址經營的興趣不大,並表示由於市建局尚未開始進行收購,對於考慮預留多少地方予具地區特色的商戶返回繼續經營,仍然言之尚早,當發展計劃獲得批准後,屆時可與議會再作討論。此外,市建局亦會研究把一些樓面面積交給非政府機構營運社區設施,他希望可以作出平衡。<u>區先生</u>表示由於城規會現時正就計劃進行公眾諮詢,建議議員可考慮把相關意見提交城規會。

- 53. <u>甘乃威議員</u>指出未來的安老院舍供應十分短缺,期望市建局在所有 重建項目均考慮加設安老院舍,並建議<u>主席</u>把會議紀錄的有關部份提交城 規會,以反映區議會的意見。此外,<u>甘議員</u>表示未得悉市建局就會否把整 個李陞街遊樂場一併發展提供回覆,希望市建局確實告知議會,並作出承 諾。
- 54. <u>李志恒議員</u>表示既然項目涉及重置一個垃圾站的規劃,詢問市建局可否考慮在設施內處理廚餘收集,並指出香港的大廈缺乏廚餘收集設施,如果能夠在市建局的樓宇內率先推行,可以作示範作用。
- 55. 市建局<u>區先生</u>回覆表示市建局會考慮在其他地區的項目研究處理 收集廚餘的設施。回覆<u>甘乃威議員</u>的提問,<u>區先生</u>表示如果項目在獲得批 准之後,市建局希望成立專責小組再作討論,若屆時認為有需要把李陞街 遊樂場一併活化美化,市建局是可以作出配合。
- 56. <u>主席</u>表示將會把會議紀錄擬稿提交城規會,並結束相關議題的討論。

Summary of Representations and Comments and the Planning Department's Responses in respect of the Draft Urban Renewal Authority (URA) Queen's Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1

Representations

Representation No.		Grounds of Representation		Response to Representations
A. Supportive				
R1 to R10 of DSP	A1	Support redevelopment plan	(i)	Noted.
	A2	The acquisition and planning process of the redevelopment should be accelerated (R2 to R10)	(ii)	The issues of acquisition and compensation are outside the ambit of the Town Planning Ordinance (the Ordinance) and purview of the Town Planning Board (the Board). These issues should be addressed by URA under their prevailing policies separately.
	A3	Wish to receive reasonable compensation (R8 to R10)		by ord rander then prevaining ponetes separatery.
B. Opposing				
R11 of DSP	B1	There is insufficient information provided on the proposed development scheme	(i)	The TPB Paper setting out the background and reasons for the DSP is available at the Board's website.
			(ii)	URA has consulted the Central & Western District Council regarding the draft DSP on 10.5.2018.
			(iii)	Following the existing statutory and administrative procedures, the draft DSP with its Notes and Explanatory Statement, together with the planning report, technical assessments and SIAs were published for public comments between March and May 2018 before their consideration by the Board on 24.8.2018, and the draft DSP and draft OZP were exhibited for public inspection under the Ordinance. The exhibition of the DSP and OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance.
R12 of DSP	B2	The compensation offer for the affected properties would be unsatisfactory	(i)	See response (ii) to R1 to R10 of DSP above.

Representation No.	Grounds of Representation			Response to Representations
	seafood shops and do B4 Shop owners/tenan with local character to be relocated withi or in the same nei their business. It introduce the Local sexisting operators o local characteristics this project could	will remove the dried estroy the local character ts operating businesses ristics should be allowed in the future development ighbourhood to continue it is proposed URA to Shop Arrangement where operating businesses with in ground floor shops in relocate and continue development or in the	(ii)	It is noted that some dried seafood shops and Chinese medicine shops will be affected by the redevelopment. URA has indicated in the SIA (Stage 2) report that special arrangements may be considered to allow the affected operators of shops with local characteristics to continue their operation at the DSP area upon completion of the redevelopment. As advised by URA, however, all on-site operators were engaged after commencement of the project and there was no request for the Local Shop Arrangement from the surveyed and contacted operators.
			(iii)	The affected buildings were built about 50 years ago and their conditions are dilapidated with poor hygiene and no lifts. There are no graded historic building involved. Redevelopment can improve the overall environment and will be beneficial to the residents. Besides, the redevelopment can also bring along other benefits including rationalising the existing land uses, and improving accessibility to the Li Sing Street Playground. The rezoning of the Representation Site on DSP to "R(A)23" is considered appropriate.
R13 of DSP	B6 There is a deficit of in the district	public open space (POS)	(i)	Although the provision of existing and planned local open space in the planning scheme area of the OZP is currently at a deficit in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the amount of local open space has increased incrementally through redevelopment projects such as URA Yu Lok Lane/Centre Street development and the Former Central Police Station Compound (Tai Kwun).
			(ii)	From the wider district council perspective, there is a surplus provision

Representation No.	Grounds of Representation	Response to Representations
		of existing and planned open space in the Central & Western District of 14.95ha and 17.17ha respectively.
	B7 The redevelopment will adversely affect the provision of the basketball court and the 5-a-side soccer pitch and reduce the facilities in terms of their size and quality	(iii) According to the notional scheme submitted by URA, reprovision of these recreational facilities is on a 'like-to-like' basis with no net loss in POS. The affected 5-a-side soccer pitch is about 538m² in area. An elongated POS of 538m² will be provided within the redevelopment and this would allow pedestrian and visual connection between Queen's Road West and the future soccer pitch. In addition, URA will implement the proposed new layout for the soccer pitch and basketball court as an advance works of the proposed redevelopment. The 5-a-side soccer pitch, basketball court and the sitting-out area will be handed back to the Leisure and Cultural Services Department (LCSD) for maintenance and management and detailed design of the recreational facilities will be subject to acceptance by LCSD.

Comments

Comment No.	Related Representations	Gist of Comment	Response to Comments
C1 of DSP	Support R2 to R10 of DSP	(a) Same as Grounds A1 and A2	(i) See responses to R1to R10 of DSP above.
		(b) Redevelopment can increase the number of flats	(ii) Noted.
C2 of DSP	Support R13 of DSP	There is inadequate provision of POS and G/IC facilities in the district.	(i) See responses (i) and (ii) to R13 of DSP above.
			(ii) The redevelopment will not only reprovide the affected In Ku Lane refuse collection point (RCP) cum public toilet (PT), but also provide a new neighbourhood elderly centre (NEC) sub-base in accordance with the requirements of the relevant government departments. A temporary RCP of smaller scale will also be provided within the DSP area

Comment No.	Related Representations	Gist of Comment	Response to Comments
			to maintain the refuse collection operation during the construction of the reprovisioned RCP.
C3 of DSP	Provide comments on DSP	URA should increase the open space and recreational facilities in its development, but not reduce them in size and quality.	See responses to R13 of DSP above.

Summary of Representations and Comments and the Planning Department's Responses in respect of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32

Representations

Representation No.	Subject of Representation	Response to Representations			
A. Supportive	A. Supportive				
R1 of OZP	Support Amendment Item A	Noted.			
B. Opposing					
R2 of OZP	(i) Oppose Amendment Item A	(i) Noted.			
	(ii) There is insufficient information provided on the zoning amendment	(ii) The TPB Paper setting out the background and reasons for the zoning amendment of the OZP is available in the Board's website.			

Comments

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
C1 and C2 of OZP	Provide general comments on OZP	 Provision of open space and G/IC facilities (a) More sitting out areas and recreational space were not explored in the preparation of plans; (b) The shortfall in provision of local open space and community facilities in the area is not addressed; and (c) Redevelopment of low-rise buildings has increased the number of residents, but there is no measure to address the deficit 	 (i) See responses to R13 of DSP and response (ii) to C2 of DSP above (ii) The Representation Site on OZP involves a small reduction of "G/IC" zoned area on the OZP (i.e. 77m²). The Representation Site is a residual government land resulting from the excision of the area covered by the DSP from the OZP. The Representation Site forms part of In Ku Lane and is currently used as an access road to the existing PT, In Ku Lane RCP and Li Sing Street Playground. The

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
		of open space and "G/IC" facilities in the district.	rezoning of the Representation Site to an area shown as 'PPS' is appropriate as it is to reflect the existing use of the land as a public access.
		Traffic	
		(d) Given the narrow streets in the district, the provision of large car parks in the district would attract more traffic;	(iii) A traffic impact assessment has been submitted by URA to demonstrate that the proposed redevelopment would not have insurmountable traffic impact on the surrounding road network. Besides, the provision of
		(e) Encouraging the provision of car parking facilities would increase the traffic in the district, and would adversely affect the pedestrian safety and health of residents.	car parking facilities within developments follows the provision standard as required in the HKPSG.
		(f) There is no attempt to pedestrianise the streets in the area, despite the success of the Mid-Levels escalator system.	(iv) This is not directly related to the zoning amendment.
		Air ventilation	
		(g) For commercial sites, the open space provided in the developments is not serving its purpose, and the large podiums of the commercial developments have adversely affected the local air ventilation.	(v) According to the Expert Evaluation (EE) on the air ventilation assessment submitted by URA, the notional scheme (with an at-grade POS connecting the Queen's Road West and Li Sing Street Playground and a 3-storey podium at the original "G/IC" site) basically conforms with the recommendations of the
		(h) For residential sites, car parking facilities in podium would increase the building height and adversely affect the air ventilation. Development intensity of the developed sites should be capped.	EE on Sai Ying Pun & Sheung Wan Area conducted in May 2010; i.e. to maintain "G/IC" and "O" zones in the area as they provide useful "lungs" of air spaces in the area. In addition, in view of the relatively small scale of the proposed development, significant

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
			adverse impact on the surrounding pedestrian wind environment is not anticipated. Besides, the proposed redevelopment will also be required to comply with the requirements under the Sustainable Building Design Guidelines under the lease.
		(i) Sites zoned "G/IC" and "Other Specified Use" ("OU") with low-rise developments should be retained to enhance air ventilation.	(vi) See response (ii) above and, for comment related to "OU" sites, it is not directly related to the zoning amendment
		Local character	
		(j) High-rise development resulted from comprehensive redevelopment through assembling land will cause wall effect and destroy the historic and unique character of the district.	(vii) See responses (ii) and (iii) to R12 of DSP above.
		(k) For "CDA" sites, minor relaxation should be clearly defined in order to protect sensitive historic and cultural clusters.	(viii)This is not directly related to the zoning amendment.
C3 of OZP	Support R2 of OZP	There is inadequate provision of open space and "G/IC" in the district.	See responses (i) and (ii) to R13 of DSP and response (ii) to C2 of DSP above.
C4 and C5 of OZP	Oppose Amendment Item A	No information has been given regarding the proposed rezoning.	See response (ii) to R2 of OZP above.
C6 of OZP	Oppose Amendment Item A	No information has been given regarding the proposed rezoning. Full information for the amendment should be provided.	See response (ii) to R2 of OZP above.

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments	
C7 of OZP	Oppose Amendment Item A	(a) No information has been given regarding the proposed rezoning.	(i) See response (ii) to R2 of OZP above.	
		(b) There is inadequate provision of open space and "G/IC" in the district.	(ii) See responses (i) and (ii) to R13 of DSP and response (ii) to C2 of DSP above.	

List of Representers 申述人名單

Draft Urban Renewal Authority
Queen's Road West/In Ku Lane
Development Scheme Plan No. S/H3/URA3/1
市區重建局皇后大道西/賢居里發展計劃草圖
編號 S/H3/URA3/1

Representation No.	Name of 'Representer'		
申述個案編號	申述人名稱		
TPB/R/S/H3/URA3/1-1	Eva Yee		
TPB/R/S/H3/URA3/1-2	梁威石及梁耀石		
TPB/R/S/H3/URA3/1-3	盧 偉揚		
TPB/R/S/H3/URA3/1-4	楊		
TPB/R/S/H3/URA3/1-5	Li Man Yu Johnson		
TPB/R/S/H3/URA3/1-6	Kam Chun Cheong		
TPB/R/S/H3/URA3/1-7	Tsang Wing Fei		
TPB/R/S/H3/URA3/1-8	Ching Man Chun		
TPB/R/S/H3/URA3/1-9	卓月芬		
TPB/R/S/H3/URA3/1-10	John Kam		
TPB/R/S/H3/URA3/1-11	John Batten		
TPB/R/S/H3/URA3/1-12	Grace Tang		
TPB/R/S/H3/URA3/1-13	Mary Mulvihill		

Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 西營盤及上環分區計劃大綱草圖 編號 S/H3/32

Representation No.	Name of 'Representer'		
申述個案編號	申述人名稱		
TPB/R/S/H3/32-1	Eva Yee		
TPB/R/S/H3/32-2	John Batten		

List of Commenters 提意見人名單

Draft Urban Renewal Authority
Queen's Road West/In Ku Lane
Development Scheme Plan No. S/H3/URA3/1
市區重建局皇后大道西/賢居里發展計劃草圖
編號 S/H3/URA3/1

Comment No.	Name of 'Commenter'		
意見編號	提意見人名稱		
TPB/R/S/H3/URA3/1-C1	鄺雪詠		
TPB/R/S/H3/URA3/1-C2	Katty Law		
TPB/R/S/H3/URA3/1-C3	Mary Mulvihill		

Draft Sai Ying Pun & Sheung Wan
Outline Zoning Plan No. S/H3/32
西營盤及上環分區計劃大綱草圖
編號 S/H3/32

Comment No.	Name of 'Commenter'
意見編號	提意見人名稱
TPB/R/S/H3/32-C1	TST Residents Concern
	Group
TPB/R/S/H3/32-C2	Mary Mulvihill
TPB/R/S/H3/32-C3	Katty Law
TPB/R/S/H3/32-C4	Genevieve Moore
TPB/R/S/H3/32-C5	Evelyn Moore
TPB/R/S/H3/32-C6	Melanie Moore
TPB/R/S/H3/32-C7	John Moore

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

	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)	Provis	Surplus/	
Type of Facilities 設施種類			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供 應)	Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃 的供應計算)
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	10.45 ha 公頃	9.75	11.09	+0.64 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	10.45 ha 公頃	4.84	5.45	-4.99 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	151 classrooms 課室	158	158	+7 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	163 classrooms 課室	225	225	+62 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	35 classrooms 課室	103	103	+68 classrooms 課室

	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)	Provis	Surplus/	
Type of Facilities 設施種類			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供 應)	Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃 的供應計算)
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 問	0	2	2	+2
Hospital 醫院	5.5 beds per 1,000 persons 每 1,000 人 5.5 張 病床	683 beds 床位	533	533	-150 beds 床位
Clinic/Health Centre 普通科診療所/ 健康中心	1 per 100,000persons 每 100,000 人 1 間	1	2	2	+1
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660,000 人 1 間	0	0	0	0
Integrated Children and Youth Services Centre 綜合青少年 服務中心	1 for 12,000 persons aged 6-24 每 12,000 人屬於 6-24 歲年齡組別 1 間	1	2	2	+1
Integrated Family Services Centre 綜合家庭服務中 心	1 per 100,000 to 150,000 persons 每 100,000 至 150,000 人 1 間	0	1	1	+1

	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)	Provis	Surplus/	
Type of Facilities 設施種類			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供 應)	Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃 的供應計算)
Community Care Services (CCS) facilities^ (including Day Care Centres/Unit for the Elderly and Integrated Home Care Services) 社區照顧服務 設施(包括長者日間護理中心/單位及綜合家居照顧服務	17.2 subsidised places per 1,000 elderly persons aged 65 or above^* 每 1,000 名年滿 65 歲或以上的長 者設 17.2 個資助 服務名額^*	500	109	109	-391
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above^* 每 1,000 名 65 歲或 以上的長者設 21.3 個資助床位^*	619 beds	720	720	+101 beds
Library 圖書館	1 district library for every 200,000 persons 每 200,000 人 1 間	0	1	1	+1
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每 50,000 至 65,000 人 1 間	1	3	3	+2
Sports Ground/ Sports Complex 運動場館/ 運動場	1 per 200,000 to 250,000 persons 每 200,000 至 250,000 人 1 個	0	0	0	0

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

Note:

The planned population for the area is 118,400.

西營盤及上環地區的規劃人口約為 118,400 人

- # The requirements exclude planned population of transients and the provision is based on the information as at February 2019 有關要求不包括流動居民,相關供應的資料截至 2019 年 2 月
- ^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

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

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

TPB/R/S/H3/32-1



☐ Urgent	☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups
	轉寄: Re: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后 大道西/賢居里發展計劃草圖編號 S/H3/URA3/1 26/09/2018 16:49
From: To: FileRef:	Vivian KL LIU/HAD/HKSARG@HAD tpbpd/PLAND/HKSARG@PLAND,
Forwarded	by Vivian KL LIU/HAD/HKSARG on 26/09/2018 16:48
From: To:	Eva yee <
Date:	"vivian_kl_liu@had.gov.hk" <vivian_kl_liu@had.gov.hk> 26/09/2018 16:33</vivian_kl_liu@had.gov.hk>
Subject:	Re: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/賢居里發展 計劃草圖編號 S/H3/URA3/1

àgree

From: vivian_kl_liu@had.gov.hk <vivian_kl_liu@had.gov.hk>

Sent: Monday, September 24, 2018 6:55 AM



Subject: 轉寄: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/ 賢居里發展計劃草圖編號 S/H3/URA3/1

堅尼地城及石塘咀分區委員會 主席、副主席、各位小組主席、各位委員:

請參閱以下由城市規劃委員會(下稱「城規會」)發出的電郵。 城規會現邀請公眾就標題所述的分區計劃大綱草圖作出申述,你可於前述法定通知內 開列的地點或到 http://www.ozp.tpb.gov.hk 查閱該份圖則。如欲作出申述,你可以在 城規會電郵中夾附的表格上填寫,並必須於二零一八年十一月二十一日或之前以書面 方式直接向城規會提出。

根據《城市規劃條例》,任何逾時提出的申述將不獲接納。

如有任何查詢,請致電2231 4317聯絡城規會。謝謝。

中西區民政事務處 西區聯絡組聯絡主任 廖潔玲

電話: 3583 3244 傳真: 2110 0427

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---- Forwarded by Vivian KL LIU/HAD/HKSARG on 24/09/2018 14:48 ----

From: tpbpd/PLAND/HKSARG@PLAND

To: vivian_kl_liu@had.gov.hk

Date: 21/09/2018 16:16

Subject: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂市區重建局皇后大道西/賢居里發展計劃草圖編號 S/H3/URA3/1

堅尼地城及石塘咀分區委員會

堅尼地城及石塘咀分區委員會委員:

西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/賢居里發展計劃草圖編號 S/H3/URA3/1

請參閱隨函夾附由城市規劃委員會(下稱「城規會」)發出的法定通知。一如通知所述,城規會現邀請公眾就標題所述的分區計劃大綱草圖作出申述,你可於前述法定通知內開列的地點或到 http://www.ozp.tpb.gov.hk 查閱該份圖則。如欲作出申述,你可以在夾附的表格上填寫,並必須於二零一八年十一月二十一日或之前以書面方式直接向城規會提出。根據《城市規劃條例》,任何逾時提出的申述將不獲接納。

如有任何查詢,請致電2231 4317聯絡我們。

城市規劃委員會秘書(簡志陶代行)

二零一八年九月二十一日

http://www.info.gov.hk/tpb/tc/plan_making/draft_plan.html

http://www.info.gov.hk/tpb/tc/forms/Forms/S6x1x.pdf

TPB/R/S/H3/32-2

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

181121-073434-67461

提交限期

Deadline for submission:

21/11/2018

提交日期及時間

Date and time of submission:

21/11/2018 07:34:34

提出此宗申述的人士

Person Making This Representation: 先生 Mr. John Batten

申述詳情

Details of the Representation:

與申述相關的草圖

Draft plan to which the representation relates: S/H3/32

申述的性質及理由

Nature of and reasons for the representation:

有關事項	性質	理由
Subject Matters	Nature	Reason
URA	反對 Oppose	Not enough information
URA	反對 Oppose	Not enough information
URA	反對 Oppose	Not enough information

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

tpbpd

寄件者: 寄件日期:

Tst Res <

04日01月2019年星期五 23:16

收件者:

tpbpd@pland.gov.hk

主旨:

Sai Ying Pun and Sheung Wan Outline Zoning Plan S/H3/32

Dear Madam Chair and Town Planning Board Members,

Every time members of our group take visitors over to Mid Levels we find that they complain that there are very few places to sit down and rest even though the district has lots of steps and is very tiring to navigate. Too many coffee stops leads to toilet breaks and those facilities are also in short supply unless one is prepared for another cup of coffee.

TPB/R/S/H3/32-C1

We are therefore most disappointed that the opportunity to provide more sitting out areas and recreational space has not been explored in the preparation of the plans.

The ratio of both open space and community facilities in this district is greatly in deficit yet there are no measures to address this even though low rise buildings are being rapidly being replaced with high rises that will lead inevitably to an increase in the number of residents.

Then there is the issue of traffic, despite the narrow streets and the obvious need for more pedestrianized roads, the emphasis is on providing large car parks to attract even more traffic.

We would also point out that we had to spend a lot of time finding details of the plan as it is not posted on General Papers. We had to ask one of our members who is more familiar with the routine to assist. us.

Surely a direct link to the papers should be posted together with the announcements?

We take this opportunity to wish you and your families a Prosperous New Year.

Paul Kumar for TST Residents Concern Group a registered NGO

tpbpd

寄件者: 寄件日期:

04日01月2019年星期五 20:49

收件者:

tpbpd

主旨:

S/H3/32 SAI YING POON AND SHEUNG WAN OZP

S/H3/32 SAI YING POON AND SHEUNG WAN OZP

Dear TPB Members,

Another OZP with significant issues.

5.5 Strongly object to the statement that 'improvements to the living environment can only be achieved by assembling land for more comprehensive development.

The area in question is the core of old Hong Kong. There are many historic and unique structures that create a unique ambiance not found in the rest of the city. The URA style tall wall effect developments have already ruined many attractive streets and further developments on the same lines should be halted rather than encouraged.

All references to building gaps and non-build areas are merely ploys to justify wholesale demolition and redevelopment URA style into curtain wall towers without an iota of character or individuality.

Moreover allowing for car parking facilities on sites over 900sqmts is encouraging vehicle ownership in a district where previously cars were rare and increasing traffic over foot paths that both endangers pedestrians and pushes them to one side while drivers exercise their superiority over them. There is also the issue of increased car horn honking magnified by curtain wall buildings and the serious impact this has on the right of residents to 'quiet enjoyment of their own homes' and the impact on public health when it is impossible for residents of some development to sleep undisturbed.

The document is riddled with conditions to be exploited like 'bonus plot ratio' for this and that.

- 7.2 That building heights of 100mPD to 160 mPD in a previously low rise district are compatible with the historic ambiance and protect views and ventilation beggars belief. As for private property rights, any building currently only a few floors tall that is redeveloped into one even ten floors tall provides a windfall to the owner of the property.
- **8.1 Commercial**: Describes the fake 'open spaces' at various developments in glowing terms when in actual fact they are nothing more than busy conduits with a few potted plants and some cement ledges to sit on.

Current mega podiums that restrict ventilation – a few paths and escalators fool nobody – like the Center are to be retained.

Not only that but podiums are generally encouraged by capping them at 23mts when they should be reduced in footprint. Problems with ventilation and heat island effect are an issue at street level not at over 20mts. Moreover there is the impact of the additional traffic encouraged by car parking that is not taken into account.

8.2 CDA: Note that the term MINOR RELAXATION has not been defined. There are applications going through TPB every week for MR that could substantially increase the impact of a development.

(

TPB/R/S/H3/32-C2

It is about time that this term be allocated parameters and these set out in the OZP in order to curb ambitions and protect sensitive historic and cultural clusters.

8.3 Res: Additional heights to allow for parking facilities. This negatively impacts local ventilation and views of the sky and encourages vehicle ownership. Here we have PD encouraging more vehicles while the administration states that it is committed to tackling congestion and air pollution? It is high time that the various branches of the government work in sync and that town planning is focussed on providing a more healthy and liveable cityscape.

All the already developed sites should not only be capped but where it is obvious that the development is too high the height should be cut back in the OZP. This would also encourage building owners to better maintain premises and reduce the amount of construction waste being carted to landfills and the negative impact continuous development has on air quality and public health via air and noise pollution.

8.5.GIC: A mere 13.23ha provides just over 1sqmt per resident is totally unacceptable. TPB should refer back to Minutes of 1127th Meeting of the Town Planning Board held on 4.11.2016 **Agenda Item 4**

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (TPB Paper No. 10200

Enhancing Living Space

- buffer should be allowed in the development capacity for the possibility and flexibility for considering improvements of living space including home space. There was also scope to reinvent public space and enhance public facilities with a view to uplifting Hong Kong's liveability. Hong Kong 2030+ proposed to enhance the land and space provision for government, institution or community (GIC) uses and open space, by adopting higher ratios of 3.5m2 and a minimum of 2.5m2 per person for the strategic planning of GIC and open space land requirements respectively;

Nowhere in this plan is there any measure to address the fact that in this district GIC, even under current guidelines, is around 60% under provided for.

Some low-rise GIC and OU will be retained to enhance ventilation. Oh yeah, until applications start to roll in from religious bodies, charities, etc demanding their right to their development rights.

The Man Mo hostel is a good example of exploitation of GIC for commercial use masquerading as community facilities. The negative issues such as potential impact on the monument, incompatibility with the historic context and impact on ventilation and backdrop have been glossed over. This development has already been approved so it should be described in true terms.

8.6 Open Space: The planned population is 118,400 so Open Space should be around 23+ ha. In actual fact it is around 13ha. Moreover some of the OS is not genuine, merely ornamental or difficult to access. However there is no measure in the OZP to improve the quota. The public has as much right to OS as it has to educational services and hospital facilities. The preparation of any new OZP should address issues like this. However all that is presented is reference to facilities like Sun Yat Sen Park.

This park is miles away from any residential development and can in no way address the recreational needs of local residents, particularly families with young children and the elderly. Why have pockets of land not suitable for development not been rezoned to open space? A good example are the plots of government and URA owned land around Wah In Fong that have been left idle for years.

As with all OZPs instead of finding solutions to existing issues and shortfalls in the various land uses that contribute to a better quality of life, the emphasis is on maximizing development and facilitating land premium and revenues for URA and developers. There is no balance between the various interests.

Pedestrianization: There is no attempt in the plan to convert additional streets to pedestrian only despite the success of the Mid Levels escalator and its attraction to tourists.

TPB members should not approve a plan that clearly indicates strong growth in local population, not to mention the need to cater for the ever growing numbers of tourists visiting the district, but zero increase in community facilities. In addition to attract more vehicles into a district with already serious congestion problems is sheer folly and abrogation of the need to reduce vehicle numbers in order to achieve acceptable levels of air and noise pollution.

Happy New Year Mary Mulvihill

Comment on Representation Relating to Draft Plan

TPB/R/S/H3/32-C3

參考編號

Reference Number:

190104-224654-06596

提交限期

Deadline for submission:

04/01/2019

提交日期及時間

Date and time of submission:

04/01/2019 22:46:54

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

夫人 Mrs. Katty Law

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates: S/H3/32

意見詳情

申述編號	意見詳情
Representation No	:Details of Comments:
TPB/R/S/H3/32-2	Support this representation - there is inadequate provision of open space an d GIC in Central & Western District
<u> </u>	

TPB/R/S/H3/32-C4

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

190104-220746-51218

提交限期

Deadline for submission:

04/01/2019

提交日期及時間

Date and time of submission:

04/01/2019 22:07:46

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

小姐 Miss Genevieve Moore

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates: S/H3/32

意見詳情

申述編號	意見詳情
Representation No:	Details of Comments:
Item A	Oppose. No information has been given regarding the proposed rezoning.

TPB/R/S/H3/32-C5

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

190104-220531-92592

提交限期

Deadline for submission:

04/01/2019

提交日期及時間

Date and time of submission:

04/01/2019 22:05:31

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

小姐 Miss Evelyn Moore

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates: S/H3/32

意見詳情

申述編號	意見詳情
Representation	n No: Details of Comments:
Item A	Oppose. No information is provided regarding the proposed rezoning of GI C to pedestrian precinct/street.
<u> </u>	

Comment on Representation Relating to Draft Plan

TPB/R/S/H3/32-C6

參考編號

Reference Number:

190104-214851-36194

提交限期

Deadline for submission:

04/01/2019

提交日期及時間

Date and time of submission:

04/01/2019 21:48:51

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

女士 Ms. Melanie Moore

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/H3/32

意見詳情

申述編號	意見詳情
Representation No:	Details of Comments:
Item A	Oppose Item A. There is no information regarding the proposed rezoning of GIC for pedestrian precinet/street. No one could make an informed decision regarding the merits of the proposal when no information has been provided. Town Planning Board should ensure that items tendered for approval and comment by the public and government have full information so that an actual informed decision can be provided.

TPB/R/S/H3/32-C7

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

190104-214116-33760

提交限期

Deadline for submission:

04/01/2019

提交日期及時間

Date and time of submission:

04/01/2019 21:41:16

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. John Moore

(known as "Commenter") hereafter:

與意見相關的草圖

S/H3/32

Draft plan to which the comment relates:

意見詳情

申述編號	意見詳情
Representation N	Details of Comments:
Item A	Oppose Item A. Gist provides no information regarding the proposed conversion of GIC space to pedestrian precinct/street. Provision of Open Space and GIC space in this district is inadequate.

TPB/R/S/H3/URA3/1-1

☐ Urgent	☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups
	轉寄: Re: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/賢居里發展計劃草圖編號 S/H3/URA3/1 26/09/2018 16:49
From: To: FileRef:	Vivian KL LIU/HAD/HKSARG@HAD tpbpd/PLAND/HKSARG@PLAND,
Forwarded	by Vivian K <u>L LIU/HAD/HKSARG on 26/09/201</u> 8 16:48
From:	Eva yee <
To:	"vivian_kl_liu@had.gov.hk" <vivian_kl_liu@had.gov.hk></vivian_kl_liu@had.gov.hk>
Date: Subject:	26/09/2018 16:33 Re: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/賢居里發展
	计劃草圖編號 S/H3/URA3/1

agree

From: vivian_kl_liu@had.gov.hk <vivian_kl_liu@had.gov.hk>

Sent: Monday, September 24, 2018 6:55 AM

To: :

Subject: 轉寄: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/ 賢居里發展計劃草圖編號 S/H3/URA3/1

堅尼地城及石塘咀分區委員會 主席、副主席、各位小組主席、各位委員:

請參閱以下由城市規劃委員會(下稱「城規會」)發出的電郵。

城規會現邀請公眾就標題所述的分區計劃大綱草圖作出申述,你可於前述法定通知內開列的地點或到 http://www.ozp.tpb.gov.hk 查閱該份圖則。如欲作出申述,你可以在城規會電郵中夾附的表格上填寫,並必須於二零一八年十一月二十一日或之前以書面方式直接向城規會提出。

根據《城市規劃條例》,任何逾時提出的申述將不獲接納。

如有任何查詢,請致電2231 4317聯絡城規會。謝謝。

中西區民政事務處 西區聯絡組聯絡主任 廖潔玲

電話: 3583 3244 傳真: 2110 0427

---- Forwarded by Vivian KL LIU/HAD/HKSARG on 24/09/2018 14:48 ----

From: tpbpd/PLAND/HKSARG@PLAND

To: vivian_ki_liu@had.gov.hk

Date: 21/09/2018 16:16

Subject: 西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂市區重建局皇后大道西/賢居里發展計劃草圖編號 S/H3/URA3/1

堅尼地城及石塘咀分區委員會

堅尼地城及石塘咀分區委員會委員:

西營盤及上環分區計劃大綱核准圖編號S/H3/31的修訂 市區重建局皇后大道西/賢居里發展計劃草圖編號 S/H3/URA3/1

請參閱隨函夾附由城市規劃委員會(下稱「城規會」)發出的法定通知。一如通知所述,城規會現邀請公眾就標題所述的分區計劃大綱草圖作出申述,你可於前述法定通知內開列的地點或到 http://www.ozp.tpb.gov.hk 查閱該份圖則。如欲作出申述,你可以在夾附的表格上填寫,並必須於二零一八年十一月二十一日或之前以書面方式直接向城規會提出。根據《城市規劃條例》,任何逾時提出的申述將不獲接納。

如有任何查詢,請致電2231 4317聯絡我們。

城市規劃委員會秘書(簡志陶代行)

二零一八年九月二十一日

http://www.info.gov.hk/tpb/tc/plan making/draft plan.html

http://www.info.gov.hk/tpb/tc/forms/Forms/S6x1x.pdf

问城市規劃委員會就規劃草圖的申述

圖則編號

From:

Plan No.

S/H3/URA3/1

「申述人」姓名 / 名稱 深 成 石 Name of "Representer"

✓_{先生 Mr.} 夫人 Mrs. 小姐 Miss

女!Ms.

其他 Other

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

聯絡人

Contact Person

通訊地址* Postal Address *

電話號碼 Tel. No.

傳真號碼* Fax No. *

電郵地址*

E-mail Address *

為方便聯絡。「中述人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。 To facilitate communication, either postal address, fax number or email address must be provided.

申述性質及理由

Nature of and Reasons for Representation

Mature of and reasons for represe		· · · · · · · · · · · · · · · · · · ·	
(必須資料 Required information)			
有關事項 Subject Matter	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item	
《如圖則屬修訂圖則,請註明申述所關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) 《Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates(for example, "Item X").)	支持重建計劃	 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 本人支持市區重建局該重建計劃 本人希望加快重建的規劃程序, 盡快展開收購及重建工作 	

日期

TPB/R/S/H3/URA3/1-3

向城市規劃委員會就規劃草圖的申述

剧則編號 Plan No.

S/H3/URA3/1

「申述人」姓名/名稱 Name of "Representer"

先生 Mr. 失人 Mrs、 小姐 Miss

女士Ms. 其他 Other

暄部分不會公開予公眾查閱。 |This part will not be made available for public inspection.

聯絡人 Contact Person

通訊地址*

Postal Address *

電話號碼 Tel. No.

傳真號碼 * Fax No. *

電郵地址*

E-mail Address *

* 為方便聯絡、「中述人}必须最少提供通訊地址、傳真號碼<u>或</u>電郵地址其寸⋯項資料。 * To facilitate communication, either postal address, fax number <u>or</u> email address must be provided.

申述性質及理由

	(必須資料 Requi	red information)
t	主質 lature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates(for example, "Item X").)	支持重建計劃	 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 本人支持市區重建局該重建計劃 本人希望加快重建的規劃程序, 盡快展開收購及重建工作

95%

Z 1/ 11/2010 11.10

TPB/R/S/H3/URA3/1-4

#00/ F.UU//UU6

向城市規劃委員會就規劃草圖的申述

阖則編號 Plan No.

S/H3/URA3/1

「申述人」姓名/名稱 Name of "Representer"

头人 Mrs. 小姐 Miss 女士 Ms. 其他 Other · 先生 Mr.

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

聯絡人 Contact Person

通訊地址* Postal Address *

電話號碼 Tel. No.

傳真號碼 ' Fax No. '

電郵地址• E-mail Address *

為方便聯絡,「中述人」必須最少提供通訊地址、傳真號碼<u>或</u>電郵地址其中一項資料。 To facilitate communication, either postal address, fax number <u>or</u> email address must be provided.

申述性質及理由

	(必須資料 Requi	red information)
有關事項 Subject Matter	· 質 ature	理由 Reasons 每項不多於8000中文字成英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所 關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates(for example, "Item K").)	支持重建計 關	 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 本人支持市區重建局該重建計劃 本人希望加快重建的規劃程序, 盡快展開收購及重建工作

日期

5

#007 F.0007000

向城市規劃委員會就規劃草圖的申述 圖則編號 S/H3/URA3/1 Plan No. 女士 Ms. 其他 Other 小姐 Miss · 先生 Mr. 夫人 Mrs. 「申述人」姓名/名稱 Name of "Representer" 這部分不會公開予公眾查閱。 This part will not be made available for public inspection. 聯絡人 Contact Person LI MANYU. JOHNSON 通訊地址* Postal Address * 電話號碼 Tel. No. 傳真號碼 * Fax No. * 電郵地址 * E-mail Address * 為方便聯絡,「中述人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。 To facilitate communication, either postal address, fax number or email address must be provided. 申述性質及理由

Nature of and Reasons for Representation	(必須資料 Required information)
性質 有關事項 Subject Matter	理由 Reasons e 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所關乎的在修訂項目附表的修訂項目編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendment item number in the Schedule of Amendments to which the representation relates (for example, "Item X").)	李重建計

申述人簽名

日期

7

#00/ F.UU3/UU0

Z 1/ 11/2010 11.00

向城市規劃委員會就規劃草圖的申述

剧則編號 Plan No.

S/H3/URA3/1

「申述人」姓名/名稱 Name of "Representer" 先生 Mr.

小姐 Miss 尖人 Mrs.

女士 Ms. — 其他 Other

暄部分不會公開予公眾查閱。 |This part will not be made available for public inspection.

Contact Person

Kam Chun Cheong

通訊地址*

Postal Address *

電話號碼 Tel. No.

傳真號碼* Fax No. *

電郵地址 * E-mail Address *

為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

To facilitate communication, either postal address, fax number or email address must be provided.

申述性質及理由

Nature of and Reasons for Representation

	(必須資料 Requir	ed information)
有關事項 Subject Matter	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所 關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates(for example, "Item (").)	支持重建計劃	 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 本人支持市區重建局該重建計劃 本人希望加快重建的規劃程序, 盡快展開收購及重建工作

中述人簽名: Jdam. Myn Meny 日期 : 12 Nov 2018

95%

TPB/R/S/H3/URA3/1-7

向城市規劃委員會就規劃草圖的申述 圖則編號

Plan No.

S/H3/URA3/1

「申述人」姓名 / 名稱

夫人 Mrs. 小姐 Miss 女士 Ms. 先生 Mr.

Name of "Representer" XSAKG WING FEI

這部分不會公開予公眾查閱。 This part will not be made available for public inspection.

PMMA Contact Person (SANG WING 下モエ

通訊地址*

Postal Address '

電話號碼 Tel. No.

傳真號碼* Fax No. *

電郵地址* E-mail Address 1

· 為方便聯絡,「中述人」必須最少提供趙訊地址、傳真號碼<u>或</u>電郵地址其中 · · 項資料。

To facilitate communication, either postal address, fax number or email address must be provided.

申述性質及理由

Nature of and Reasons for Representation

Nature of and Reasons for Represe		
(必須資料 Required information)		
Later 17 M who who	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括全格) Not more than 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所 關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates (for example, "Item X").)	支持重建計劃	 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 本人支持市區重建局該重建計劃 本人希望加快重建的規劃程序, 盡快展開收購及重建工作
·		

申述人簽名:

日期

: 12/11/2018

TPB/R/S/H3/URA3/1-8

向城市規劃委員會就規劃草圖的申述

剧則編號 Plan No.

From:

S/H3/URA3/1

「申述人」姓名 / 名稱 Name of "Representer" · 先生 Mr. 尖人 Mrs、

小姐 Miss

其他 Other

這部分不會公開予公眾查閱.

This part will not be made available for public inspection.

聯絡人 Contact Person CHING MAN CHUN

通訊地址* Postal Address *

電話號碼

Tel. No. 傳真號碼:

Fax No. *

電郵地址*

E-mail Address *

為方便聯絡,「中述人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。 To facilitate communication, either postal address, fax number or email address must be provided.

申述性質及理由

Nature of and Reasons for Representation

有關事項 Subject Matter (如圖則屬修訂圖則,請註明申述所	性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more then 8000 Chinese characters or English characters (including spaces) for each item
關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of	支持重建計劃	1. 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 2. 本人支持市區重建局該重建計劃
Amendments to which the represe ntation relates(for example, "Item X").)		3. 本人希望加快重建的規劃程序,盡快展開收購及重建工作及气息。

(必須資料 Required information)

中述人签名: (Li) Warte
日期 : 12/11/2018

向城市規劃委員會就規劃草圖的申述

圖則編號 Plan No.

S/H3/URA3/1

「申述人」姓名 / 名稱 Name of "Representer"

草月芬

小姐 Miss · 先生 Mr. 失人 Mrs.

Ms. 其他 Other

這部分不會公開予公眾查閱。 This part will not be made available for public inspection.

草山里

Contact Person

通訊地址* Postal Address *

電話號碼 Tel. No.

傳真號碼* Fax No. '

電郵地址*

E-mail Address *

為方便聯絡,{申述人]必須最少提供遊訊地址、傳真號碼或電郵地址其中····項資料。 To facilitate communication, either postal address, fax number <u>or</u> email address must be provided.

申述性質及理由

Nature of and Reasons for Represe	ntation	
有關事項 Subject Matter	(必須資料 Requir 性質 Nature	理由 Reasons 每項不多於8000中文字或英文字母(包括空格) Not more then 8000 Chinese characters or English characters (including spaces) for each item
(如圖則屬修訂圖則,請註明申述所關乎的在修訂項目附表的修訂項目 編號 (例如「第x項」)。) (Where the plan is an amendment plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe ntation relates(for example, "Item X").)	支持重建計劃	1.本人是市區重建局皇后大道西/賢居 里重建計劃內的業主 2.本人支持市區重建局該重建計劃 3.本人希望加快重建的規劃程序, 盡快展開收購及重建工作
		中本人希望獲得合理收職金

中述人签名: <u>2018-11-19</u>

TPB/R/S/H3/URA3/1-10

向城市規劃委員會就規劃草圖的申述

圖則編號 Plan No.

S/H3/URA3/1

「申述人」姓名 / 名稱 Name of "Representer" 先生 Mr

小姐 Miss 尖人 Mrs.

女士Ms. - 共他 Other

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

Contact Person FoHN KAM

通訊地址 * Postal Address *

電話號碼

傳真號碼: Fax No.

Tel. No.

電郵地址* E-mail Address *

為方便聯絡,「中述人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。 To facilitate communication, either postal address, fax number or email address must be provided.

支持重建計劃

申述性質及理由

Nature of and Reasons for Representation

如圖則屬修訂圖則,請註明申述所

關乎的在修訂項目附表的修訂項目

Where the plan is an amendment

編號 (例如「第x項」)。)

X").)

	(必須資料 Required	intormation)
性質 Nature		毎項: Not i English i
	性質	性質

理由 Reasons 不多於8000中文字或英文字母(包括空格) more than 8000 Chinese characters or characters (including spaces) for each item

- 1. 本人是市區重建局皇后大道西/賢居 里重建計劃內的業主
- 2. 本人支持市區重建局該重建計劃

plan, please specify the amendme nt item number in the Schedule of Amendments to which the represe 3. 本人希望加快重建的規劃程序, ntation relates(for example, "Item 盡快展開收購及重建工作人名理段

中述人签名: 12/11/2018

TPB/R/S/H3/URA3/1-11

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

181121-062416-98621

提交限期

Deadline for submission:

21/11/2018

提交日期及時間

Date and time of submission:

21/11/2018 06:24:16

提出此宗申述的人士

Person Making This Representation: 先生 Mr. John Batten

申述詳情

Details of the Representation:

與申述相關的草圖

Draft plan to which the representation relates: S/H3/URA3/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項	性質	理由
Subject Matters	Nature	Reason
URA	反對 Oppose	Not enough information
URA	反對 Oppose	Not enough information
URA	反對 Oppose	Not enough information

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

I object!

(pbpd:

寄件者:

G Tang

寄件日期:

21日11月2018年星期三 23:48

收件者:

tpbpd@pland.gov.hk

主旨:

Representation Relating to Draft Plan - Plan No. S/H3/URA3/1

If possible, please kindly confirm receipt of this comment form.

To: Secretary, Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong

Fax: 2877 0245 or 2522 8426 Email: tpbpd@pland.gov.hk

1. Person Making This Representation (known as "Representer" hereafter)

Ms. Grace TANG

2. Authorized Agent (if applicable)

Not applicable.

3. Details of the Representation

Draft plan to which the representation relates: Hong Kong District: Queen's Road West / In Ku Lane (Plan No. S/H3/URA3/1)

Nature of and reasons for the representation:

We oppose the URA's Acquisition and Re-housing Policies. The primary reason is economic in nature: we project that the compensation offer will be unsatisfactory. It is unlikely that we will be able to purchase another property of similar size and quality in the same district. The local industry - dried seafood shops - are a part of the neighborhood's identity. As stated in paragraph 3.3 of the March 2018 Planning Report and in other related documents, "the area is popularly named "Hoi Mei Street." The concentration of dried seafood and herbal shops in the same area (business cluster) facilitates easier rental of properties. Removal of these shops will will destroy the neighborhood's character.

If the draft DSP does move forward, we strongly urge the URA to introduce the Local Shop Arrangement ("LSA") as they did for C&W-005 (Sung Hing Lane/Kwai Heung Street project), where existing non-domestic owner-operators and tenant-operators personally operating businesses with local characteristics in ground floor shops within the Project could relocate and continue operation in the future development of the Project or in the same neighborhood.

We also oppose the Project for historical and social factors. The buildings in question are our family legacy to the neighborhood. Even though the buildings were built in 1966 by my father, the plots of land on which it was built upon has been in my family for four generations since at least the 1940s. He himself inherited the land in 1954. Furthermore, adjacent lots were previously owned by other family members. It was only because of the 1967 riots that my father had to sell some of the units in order to finance the construction; additionally the riots also devalued the property significantly.

4. Plans, Drawings and Documents

Not applicable.

5. Signature

GRACE TANG, "Representer"

13

TPB/R/S/H3/URA3/1-12

~. (vember 2018

Particulars of "Representer" and Authorized Agent

1. "Representer"

Identity Document No.:

Postal Address:

Tel No.

Fax No.

E-mail address:



2. Authorized Agent (if applicable)

Not applicable.



Queen's Road West/In Ku Lane Development Scheme (C&W-006)

Queen's Road West/ In Ku Lane Development Scheme (C&W-006)

Dear TPB members,

主旨:

I strongly object to Public Open Space in a district with a deficit being handed over to the URA to use and abuse, as was the case with Lee Tung Street / Amoy Street Sitting Out Area and other projects with no additional GFA or any guarantee as to the quality and layout..

It is quite obvious that the public facilities will be reduced in size and quality. Currently there is both a basketball court and a 5-a side football pitch. With the realignment of the site only one or the other is possible. See Plan 5 Comparison of Open Space Provision.

References to the OS in the various papers are contradictory and ambiguous. For example

5-a-side soccer pitch and basketball court will be reconfigured

Reconfigured how, perhaps half courts in line with the disgraceful manner in which the residents of Ting On Street in Ngau Tau Kok have been cheated of their meagre facilities.

Then at the District Council:

In response to Members' views, <u>Mr AU</u> of the URA said that he was aware of Members' concern about the 5-a-side soccer pitch at the Li Sing Street Playground. He said that the URA had discussed with relevant government departments before the scheme commenced. If support from the Council was obtained, it was hoped to provide the necessary park facilities within the area, such as facilities for the elderly or soccer pitch.

Here is an indication that local residents can and will be cheated as was the case with URA Sai Yee Street (K28) where much was promised and nothing delivered. See objections to (**C&W-006**) for images, you will certainly consider both projects at the same meeting.

The district with many high towers has few facilities for active recreational pastimes apart from 5 a-side pitches at Li Sing and Sai Woo Lane, one court each and Basketball courts at Blake Gardens, 3 courts, Third Street and Li Sing, one court each. Instead of providing the opportunity to address some of the long standing deficits in the provision of open space and the inevitable increase in the numbers of elderly in the area, this plan actually reduces both the quantity and quality.

Members have a duty to ensure that projects funded via the public purse improve the quality of life of both existing and additional residents.

As well as demanding that the project deliver better facilities, members must also ensure that stringent conditions are imposed that leave no loop holes to be exploited as unfortunately has been the case with each and every URA project.

tpbpd

寄件者:

kwong pat <

寄件日期: 收件者:

26日12月2018年星期三 15:32

tpbpd@pland.gov.hk

主旨:

西營盤及上環分區計劃大綱草圖及市區重建局皇后大道西/賢居里發展計劃草圖

TPB/R/S/H3/URA3/1-C1

附件:

 $IMG_20181226_0001.jpg; IMG_20181226_0002.jpg; IMG_20181226_0003.jpg$

Please find attachments, thanks.

For Official Use Only	Reference No. 檔案網號	
請勿填寫此編	Date Received 收到日期	

- 1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong. 意見必須於指定對中述提出意見的削限認滿前向城市規劃委員會(下標「委員會」)提出。填空的表格及支持有關意見的文件(倘有)。必須送交替港业內證等道 333 被北角政府合署 15 權城市規劃委員會認定的。
- 2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tob/.

模寫此表格之前。請先相關有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。 這份指引可向委員會秘書號(香港北角液等道 333 號北角政府合署 15 權 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查 构處(熟練: 2231 5000) (香港北角液等道 333 號北角政府合署 17 複及新界沙田上禾崇路 1 號沙田政府合署 14 權) 索取。亦可從 委員會的網頁下載(網址: http://www.info.spv.hb/tob/)。

- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
 此表格可從委員會的網頁下載。亦可向委員會秘書施及規劃署的規劃資料查詢處來取。提出意見的人士須以打印方式或以正佈項寫 安格、編寫的資料查中美文集團。倘若未能提供所需資料、別委員會可把有關意見觀傷不會提出途。
- 1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士 (下稱「提意見人」)

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization® 先生/夫人/小姐/女士/公司/提稿》)

摩雪試

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名/名稿 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/根構*)

3. Details of the Comment 意見群情

Draft plan to which the comment relates 與意見相關的草圖 質居里發展計劃 華圖鄉考 S/H3/URA3/1

Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)

加快收購及重連的規劃程序 (R2-R10)

Details of the Comment (Continued) (use separate sheet if necessary) 意見詳情(線)(如有需要・語另頁説明)		
Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情		
支持重建 質居里發展 計劃 希望僵快发		
为以快煤罐和重建的规制推荐。		
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青雪		

4. Plans, Drawings and Documents 觀則、繪麗及文件		
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted. 請列明達同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倫有圖則/繪圖爲彩圖或超過A3大小,須一式90份。至於其他補充文件(例如:影響評估報告),則須一式90份。		
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4-11-11-11-11-11-11-11-11-11-11-11-11-11		
5. Signature 後署		
Signature 7 34 34 万万 34 万 54 万 5	"Commenter" / Authorized Agent* 「提意見人」/ 獲授權代理人。	
Name in Block Letters 姓名(以正楷填寫)	Position (if applicable) 聯位 (如適用)	
Qualification(s) 專業資格 Member 會員 / Fellow 資深會 HKIP HKIA F Others 其他 on behalf of 代表	HKIS HKIE HKILA	
Company/Organization Name an 公司/機構名稱及臺埠 Date フレイン/20/8	E (如適用)	
Statement on Personal Data 48/	· 查科的警問	
1. The personal data submitted to the Board in this comment will be used by the	he Secretary of the Board and Government denorments for the	
(a) the processing of this comment which includes making available the available this comment for public inspection; and	name of the "commenter" for public inspection when making	
(b) facilitating communication between the "commenter" and the Secre is accordance with the provisions of the Town Planning Ordinance and the		
委員會數道份意見所收到的個人資料會交給委員會秘書及政府部門。」 引的規定作以下用途:		
(a) 處理這份意見,包括公布這份意見供公眾查閱,問時公布「提 (b) 方便「提業見人」與委員會秘書及政府部門之間進行聯絡。	意見人」的姓名供公眾查閱: 以及	
The personal data provided by the "commenter" in this comment may also paragraph 1 above.	be disclosed to other persons for the purposes mentioned in	
「從重見人」就這份意見提供的個人資料,或亦會向其他人士按攤,以	以作上途第1段提及的用途。	
 A "commenter" has a right of access and correction with respect to his/her Ordinance (Cap. 486). Request for personal data access and correction sho Point Government Offices, 333 Java Road, North Point, Hong Kong. 	personal data as provided under the Personal Data (Privacy) and be addressed to the Secretary of the Board at 15/F., North	
根據《個人資料(私應)條例》(第486章)的規定,「提意見 人資料,應向委員會發育提出有關要求,其地址爲香港北角液率並33。	.人」有權查期及更正其個人資料。如欲查開及更正個 3 號北角政府合署 15 帽 -	

TPB/R/S/H3/URA3/1-C2

Comment on Representation Relating to Draft Plan

參考編號

190104-225534-52508

Reference Number:

提交限期

04/01/2019

Deadline for submission:

提交日期及時間

04/01/2019 22:55:34

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

Date and time of submission:

夫人 Mrs. Katty Law

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates: S/H3/URA3/1

意見詳情

申述編號	意見詳情
Representation No:	Details of Comments:
TPB/R/S/H3/URA3/1-1 3	Support - inadequate provision of public open space and GIC in the dis trict

) bade

寄件者:

寄件日期:

04日01月2019年星期五 22:03

收件者:

[‡]者: tpbpd

主旨:

Re: Queen's Road West/In Ku Lane Development Scheme (C&W-006)

Dear TPB Members,

Currently Paul Chan, reminder Secretary for Development 2012-2017, is requesting members of the public to send in their suggestions for the upcoming Budget. He mentions among other things more open space and recreational facilities.

As the URA is a government organ, funded by the taxpayer, then its developments should be showing a good example by increasing these amenities not reduce them in size and quality.

Once again we have conflicting messages coming from the administration and unfortunately TPB responds to those that negatively impact the quality of life of ordinary citizens.

This year members should adopt a more community friendly stance.

Happy New Year Mary

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, November 21, 2018 11:37:03 PM

Subject: Queen's Road West/ In Ku Lane Development Scheme (C&W-006)

Queen's Road West/ In Ku Lane Development Scheme (C&W-006)

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TPB/R/S/H3/URA3/1-C3

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Mary Mulvihill