

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

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

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	21.04	14.41	商業
RESIDENTIAL (GROUP A)	38.58	26.43	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.26	0.18	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	13.23	9.06	政府、機構或社區
OPEN SPACE	13.13	8.99	休憩用地
OTHER SPECIFIED USES	13.18	9.03	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.40	0.27	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	46.10	30.80	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.93	0.64	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	100.00	規劃範圍總面積

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

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

按照城市規劃條例第 7 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

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

(參看附表)
(SEE ATTACHED SCHEDULE)

2019年8月9日 按照城市規劃條例第7條展示的
草圖編號 S/H/3/32 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H/3/32 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
9 AUGUST 2019

Fiona LUNG
SECRETARY
TOWN PLANNING BOARD
龍小玉
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的西營盤及上環 (港島規劃區第3區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H/3/33

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

I. Amendments to Matters shown on the Plan

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

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

II. Amendments to the Notes of the Plan

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

Town Planning Board

9 August 2019

Hong Kong District

Agenda Item 4

[Open Meeting]

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

(MPC Paper No.10/19)

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

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

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

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

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

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

Presentation and Question Sessions

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

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

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

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

Background

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

Proposed Amendments to Matters shown on the OZP

- (e) Amendment Item A1 (about 2,034m²) – incorporation of the area covered by the approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4 into the OZP;

- (f) Amendment Item A2 (about 452m²) – zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong East and a portion of Wa In Fong West as “OU” annotated “Cultural, Community, Commercial and Open Space Uses” (“OU(Cultural, Community, Commercial and Open Space Uses)”), with stipulation of a building height restriction (BHR) of four storeys, provision of a public open space (POS) of not less than 135m², of which 90m² would be at-grade, and not less than 50% of the total gross floor area (GFA) of the future development should be for cultural and community uses;
- (g) Amendment Item A3 (about 824m²) – zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West and a portion of Wa In Fong West and Chung Wo Lane as “OU” annotated “Residential, Institutional and Commercial Uses” (“OU(Residential, Institutional and Commercial Uses)”) and stipulation of a BHR of four storeys;
- (h) Amendment Item A4 (about 699m²) – rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from “CDA” to “OU(Residential, Institutional and Commercial Uses)” and stipulation of a BHR of four storeys;
- (i) Amendment Item A5 (about 669m²) – zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the government land adjacent to 6 Chung Wo Lane and a portion of Wa In Fong East and Chung Wo Lane as “Residential (Group C)” (“R(C)”) with a maximum plot ratio of 5 and BHR of 12 storeys;
- (j) Amendment Item A6 (about 22m²) – zoning of the strip of land near 13 Wa In Fong East as “Residential (Group A)25” (“R(A)25”) and stipulation of a BHR of 150mPD to reflect the area within the private lots of Centre Point which was proposed to be rezoned as the same “R(A)25” zone;

- (k) Amendment Item A7 (about 29m²) – zoning of the strip of land near Chung Wo Lane as “R(A)” and stipulation of a BHR of 150mPD to reflect the area within the same private lot of the adjacent pedestrian lane currently zoned “R(A)” with the same BHR;

70-72 Staunton Street - Amendment Item B

Background

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

Proposed Amendment to Matters shown on the OZP

- (m) Amendment Item B (about 797m²) – rezoning of the site comprising Centre Point from “Residential (Group C)” (“R(C)”) and “R(A)” to “R(A)25” and stipulation of a BHR of 150mPD, a maximum GFA of 8,265m² and provision of a POS of not less than 712m²;

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

Background

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

Proposed Amendments to Matters shown on the OZP

- (o) Amendment Item C1 (about 401m²) – rezoning of the site at 1-7 Tak Sing Lane from “Open Space” (“O”), “R(A)8” and area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)24” with stipulation of a BHR restriction of 120mPD and requirement for the provision of a 24-hour public passageway;
- (p) Amendment Item C2 (about 176m²) – rezoning of Tak Sing Lane from “O” to an area shown as ‘PPS’ to retain the remaining part of Tak Sing Lane as a public passageway;
- (q) Amendment Item C3 (about 61m²) – rezoning of a strip of land at Third Street from “R(A)8” to an area shown as ‘PPS’ to reflect the existing use of the concerned area;
- (r) Amendment Item C4 (about 58m²) – rezoning of a portion of the site at 83 Third Street from an area shown as ‘PPS’ to “R(A)8” and stipulation of a BHR of 120mPD to reflect the existing use of the concerned area;

Proposed Amendments to the Notes and Explanatory Statement of the OZP

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

Public Consultation

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

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

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

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

Service; and

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

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

Amendment Items A1 to A7

Place making and community making

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

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

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

Stepped street, public realm and green neighbourhood

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

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

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

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

Proposed uses

17. The Vice-chairman and a Member raised the following questions:
- (a) how the “non-SOHO” development approach for minimizing nuisance to the revitalization area could be implemented if ‘Eating Place’ was a use always permitted on the ground floor of the URA-owned properties or whether there would be any restriction on the type of ‘Eating Place; and
 - (b) differences between transitional housing and co-living spaces.
18. Messrs Louis K.H. Kau, Wilfred Au and Francis Ngai made the following responses:
- (a) ‘Eating Place’ was a Column 1 use which was always permitted within the proposed “OU(Cultural, Community, Commercial and Open Space Uses)” zone and on ground floor only at the “OU(Residential, Institutional and Commercial Uses)” zone;
 - (b) while URA committed that no selling of alcohol would be allowed at URA-owned properties, the type of ‘Eating Place’ to be allowed had yet to be determined; and
 - (c) the objectives of the transitional housing and co-living spaces were different. Transitional housing would be provided on a temporary basis in collaboration with the Hong Kong Council of Social Service at URA-owned properties at Staunton Street for low-income families in need. Co-living space, which was yet to be implemented, was put forward by URA to promote and explore the concept of co-living, which might set a precedent for other districts.

Heritage aspect

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

Population and provision of GIC facilities

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

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

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

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

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

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

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

Proposed BHR for Amendment Item A4

23. Some Members raised the following questions:

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

Amendment Items A1 to A3 and A5 to A7.

Amendment Item B

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

Amendment Items C1 to C4

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

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

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

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

37. After deliberation, the Committee decided to:

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

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

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

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

Agenda Item 5

Section 16 Application

[Open Meeting]

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

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

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

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

就《西營盤及上環分區計劃大綱草圖編號 S/H3/33》提出的
申述及意見和規劃署的回應摘要

(第一組)

(1) 申述人提出的理由及建議(TPB/R/S/H3/33-1 至 8(部分)及 9 至 12)和規劃署的回應撮述如下：

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
<p align="center">1 (市區重建局(市建局))</p>	<p>(a) 支持項目 A1，因為有關修訂符合市建局就該區所擬定的發展方向。</p> <p><u>申述的理由</u></p> <p>(b) 把中和里 4 至 6 號的建築物高度限為 12 層不符合現時的高度輪廓(即 3 至 6 層)。</p>	<p>(i) 備悉。</p> <p>(ii) 把申述用地 A5 劃為「住宅(丙類)」地帶，其地積比率限制 5 倍及建築物高度限制 12 層，做法合適。因為該處的現有建築物與華賢坊東和城皇街沿路的建築群分開，以及此用途地帶適用於香港島有具類似特點的地方。有見毗連地塊在分區計劃大綱圖上劃為「住宅(甲類)」地帶，建築物高度限為主水平基準上 150 米至 160 米，「住宅(丙類)」地帶亦可作為「住宅(甲類)」地帶用地和面向士丹頓街(劃為「其他指定用途」註明「住宅、機構及商業用途」地帶)的唐樓的過渡區。此外，根據分區計劃大綱圖，「住宅(丙類)」地帶的規劃意向，是保留地區特色，並避免因更密集發展而對視覺、通風及交通造成負面影響。</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	(c) 一些現有建築物樓高 6 層，將建築物高度限為 4 層並不合理。	(iii) 根據分區計劃大綱圖對「其他指定用途」註明「住宅、機構及商業用途」地帶的《註釋》，高於 4 層的建築物可發展／重建至現有建築物的高度(以樓層數目計算)。因此，現時訂為 4 層的建築物高度限制不會影響這些建築物的重建潛力。
	(d) 該區現有大街小巷的排列模式有深厚的歷史背景，而且是現有城市肌理中的一大特色。為尊重這項文物肌理，應把華賢坊東、華賢坊西及中和里劃作顯示為「行人專區／街道」的地方。	(iv) 所有現有的樓梯街及行人巷里，即中和里、華賢坊東、華賢坊西及各地段之間的後巷，屬政府土地。雖然這些政府土地被納入發展地帶內，但這些土地不打算用作發展，在計算發展用地的地積比率時，這些土地亦不會包括在內。根據市建局的活化建議，樓梯街及巷里的現有特色不會受到影響。由於分區計劃大綱圖旨在顯示區內的概括土地用途地帶，故無須將這些巷里劃為「行人專區／街道」。
	(e) 市建局會根據社區營造研究的結果，為社區中心制訂詳細的建議書。 (f) 市建局會盡量保存現有樹木，但須與區內居民作進一步討論，並視乎樹木調查結果及社區中心的未來設計而定。	(v) 備悉。 (vi) 備悉。

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
2 (個別人士)	(a) 支持項目 A1。 <u>申述的理由</u> 增加區內的房屋供應及空間。	(i) 備悉。
3 至 7 (中西區關注組、卅間之友及個別人士)	(a) 支持項目 A1。 (b) 反對項目 A2 至 A7。 <u>申述的理由</u> (c) 項目 A2 至 A7 的涵蓋範圍位於人稱「卅間」區域的心臟地帶，歷史豐富，樓梯街兩旁仍保留了很多舊式唐樓。(R3) (d) 社區和政府都肯定該區一帶的歷史價值及重要性。歡迎政府保育和活化該區的決定。(R3 及 R5) (e) 毗鄰的元創方和士丹頓街用地構成獨特的文物區，必須明智地保護。(R4)	(i) 備悉。 (ii) 備悉。 (iii) 備悉。市建局亦委聘了顧問進行社區營造研究(該研究)，評估社區的需要，為地區營造計劃製定願景和主題。市建局表示，該研究的過程由下而上，蒐集地區人士對於如何重塑研究範圍(包括士丹頓街用地及介乎荷李活道、卑利街、堅道和平安里之間的周邊地區)的期望。該研究於 2019 年 6 月完成。研究透過進行問卷調查和訪問，以及舉辦工作坊和社區活動收集居民／租戶、中西區區議員、學校、區內關注組和非政府機構等持份者的意見。

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		(iv) 根據市建局的活化建議，市建局會把該局現時擁有的建築物保持完整，亦會保留現時的城市設計和街道氛圍。這些建築物將會進行翻新和復修，上層用作過渡性房屋及共住空間，而地面層則用作共用工作空間、社會企業、商店及服務行業等。
	(f) 為項目 A2 至 A5 的涵蓋範圍訂定的建築物高度限制過於簡單，亦沒有肯定該區的特色及個別建築物的特質。	(v) 士丹頓街和永利街用地的現有建築物高度由 3 至 6 層不等。為這兩幅用地訂定建築物高度限制時，已考慮了現有的建築物高度輪廓、市建局的活化建議、兩幅用地的業權，以及保留永利街現有特質和氛圍的規劃意向。由於這兩幅用地內的現有建築物主要為 4 層高，就申述用地 A2 至 A4(即「其他指定用途」註明「住宅、機構及商業用途」地帶和「其他指定用途」註明「文化、社區、商業及休憩用地用途」地帶)而言，現時把建築物高度限制訂為 4 層高或現有建築物的高度(兩者中以數目較大者為準)，做法合適。至於申述用地 A5 的建築物高度限制，請參閱上文對 R1 的回應(ii)。
	(g) 應肯定由巷里、樓梯街、台階和休憩用地所組成的網絡的歷史價值，並保障它們不受任何發展／橫跨街道的高架發展影響。	(vi) 請參閱上文對 R1 的回應(iv)。

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	<p>(h) 改變用途或須符合現行建築物規例的規定，而有關做法一般會嚴重損害建築物的歷史價值，故應避免改變現有建築物內的用途。新增用途應只限於在地面層作商業和一些機構用途，以及在上層作住宅用途。 (R5 至 R7)</p>	<p>(vii) 備悉。雖然士丹頓街用地(士丹頓街 88 至 98 號除外)及永利街用地未獲古物諮詢委員會(古諮會)評級，但市建局已在其活化建議中表明，會把該局現時擁有的所有建築物保持完整，亦會保留現時的城市設計和街道氛圍。根據市建局的建議書，現有的建築物將會進行翻新和復修，上層會用作過渡性房屋及共住空間，而地面層則用作共用工作空間、社會企業、商店及服務行業等。「其他指定用途」註明「住宅、機構及商業用途」地帶已反映有關意向，准許所有樓層有權作住宅用途，但地面層則只准作商業及機構用途。</p>
	<p>(i) 應進行文物影響評估或擬備保育建議方案，以作為項目 A2 新建建築物的發展指引。(R3 至 R7)</p> <p>(j) 在確保任何新建設及環境美化工程均不會損害該區的歷史肌理方面，缺乏指引。</p> <p>(k) 分區計劃大綱圖須規定在更改景觀設計及各政府部門提供的其他服務時，必須小心謹慎，以遵循有關政策或保育建議方案所訂的設計指引。(R5 至</p>	<p>(viii) 根據現行的文物保育政策，基本工程項目的文物影響評估機制不適用於項目 A2 的擬議社區中心。此外，任何私人工程項目地盤如涉及歷史建築，項目倡議人均須擬備保育建議方案，載列有關文物保育的一般指引，並建議緩解措施，以盡量減低對相關地點內的文物造成負面影響。由於申述用地 A2 不涉及基本工程項目，亦未獲任何歷史評級，因此無須就擬議的社區中心進行文物影響評估或擬備保育建議方案。有鑑於該幢獲評級的歷史建築(即士丹頓街 88 至 90 號)及一個有待評級的新增項目(即城皇街台階)均位於擬議社區中心附近一帶範圍內，古物古蹟辦事處會從文物保育角度，在市建局就擬議社區中心提交建築圖則的階段，按需要向該局提</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	<p>R7)</p> <p>(l) 鑑於該區的歷史、文化、社會、環境美化和建築價值，有需要採取全面的地區保育方案。(R5)</p> <p>(m) 應採取全面的地區保育方案，當中包括保留現有的唐樓、採取適當的規劃管制、保存具重要價值的城市肌理(即樓梯街、台階、巷里、休憩用地、成齡樹)，以及把該區劃為「歷史社區」。(R3、R5)</p> <p>(n) 應參照國際憲章提出的建議和有效措施，並透過施加適當的規劃管制，制訂保育政策以保護該區的歷史價值。(R5)</p>	<p>供意見。</p> <p>(ix) 儘管士丹頓街用地及永利街用地內的現有唐樓建於60多年前，須留意的是，士丹頓街用地(現時在申述用地 A3 內的士丹頓街 88 至 90 號建築物除外)及永利街用地並非已獲古諮會評級的歷史地點。雖然現時士丹頓街 88 至 90 號的建築物屬二級歷史建築，但其餘的建築物並未獲得評級，而且亦沒有建築物正在等候古蹟辦的評估。因此，根據現行的文物保育政策，並無理據就這兩幅用地進行「地區保育」。</p>
	<p>(o) 這次分區計劃大綱圖的修訂是少數以城市規劃的方法來保育香港文物的例子。(R5)</p>	<p>(x) 修訂項目旨在為用地劃定適當的土地用途地帶，以便市建局落實其活化建議，並為未有被該活化建議涵蓋的用地的日後發展提供指引。</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	<u>申述人的建議</u> (p) 在分區計劃大綱圖的《註釋》內列明該區的特色和歷史價值。	(xi) 請參閱上文的回應(ix)，並應留意分區計劃大綱圖的《說明書》第 8.6(m)段所述明有關「其他指定用途」註明「住宅、機構及商業用途」地帶的歷史背景。
	(q) 把項目 A1 至 A4 所涵蓋的範圍劃為「其他指定用途」註明「歷史社區」地帶。(R3 及 R4)	(xii) 請參閱上文的回應(iv)及(ix)。由於士丹頓街用地及永利街用地(士丹頓街 88 至 90 號除外)未獲古諮會評級，因此並無理據把整個地方(即項目 A1 至 A4 所涵蓋的範圍)劃為「其他指定用途」註明「歷史社區」地帶。此外，申述人並沒有就該兩幅用地劃為「其他指定用途」註明「歷史社區」地帶的建議提供詳細資料(例如有關的規劃意向、土地用途表等)。
	(r) 把項目 A5 劃為「其他指定用途」註明「住宅、機構及商業用途」地帶，並將建築物高度限為 4 層。(R3 及 R4)	(xiii) 至於現時劃為「住宅(丙類)」地帶的申述用地 A5，用地內所有現有建築物均由私人擁有，不屬市建局活化建議方案的一部分。因此，為尊重華賢坊東的台階特色，把申述用地 A5 回復至 2003 年納入發展計劃圖前的原本「住宅(丙類)」用途地帶較為恰當。請參閱上文對 R1 回應(ii)。
	(s) 將華賢坊東、華賢坊西及中和里劃作顯示為「行人專區／街	(xiv) 請參閱上文對 R1 的回應(iv)。因此，申述人的建

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	道」的地方。	議不獲支持。
	(t) 將項目 A3 至 A5 所涵蓋的範圍的建築物高度限制訂為現有的建築物高度(以樓層數目及實際高度計算)。	(xv) 請參閱上文的回應(v)。倘把建築物高度限制訂為現有建築物的高度，現時樓高 3 層的建築物(例如城皇街和華賢坊西沿路的建築物)會受到影響，當中有兩幢建築物並非由市建局擁有。雖然這些私人擁有的建築物並非市建局活化計劃的一部分，但申述人的建議會進一步限制這些建築物的發展潛力。因此，現時樓高 4 層的建築物高度限制已在需要活化具特色和獨特城市肌理的建築羣與私人發展權之間取得平衡。
	(u) 把建築物高度限為 3 層，並規定在地面闢設最少 135 平方米的休憩用地，以及保存項目 A2 的現有樹木。	(xvi) 請參閱上文的回應(v)。申述用地 A2 目前空置並涉及 3 個不同的地面水平高度。用地內由市建局擁有的建築物因為樓宇狀況欠佳而被拆卸，該用地目前空置及被圍封。考慮到士丹頓街用地和永利街用地附近現有建築物高度為 3 至 6 層不等，而周邊的建築物高度主要為 4 層，因此把擬議社區中心的建築物高度限為實屬恰當。4 層的建築物高度限制可讓設計具靈活性，也可在日後提供更多樓面空間作社區用途。市建局保育建議方案報告的初步調查結果顯示，區內持份者對該區的未來發展抱有不同期望，包括把該區建設為一個提供社區及社會設施和活動的地方；一個消閒康體的地方，以及一個社會

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		<p>教育的地方。擬議的社區中心旨在為區內居民提供服務，以滿足他們的需要。如果把建築物高度限為3層，便會限制該社區中心的樓面空間。</p> <p>(xvii) 對於建議把申述用地 A2 內 135 平方米的休憩用地全部闢設於地面的規定，鑑於用地面積有限(約 452 平方米)，如果要求在地面提供 135 平方米的休憩用地，會限制擬議社區中心設計上的靈活性，尤其是作社區用途的地面樓面空間。此外，考慮到現有休憩用地在區內的供應，有關闢設一塊不少於 135 平方米公眾休憩用地(當中不少於 90 平方米須設於地面)的現行規定，已在增加地面鄰舍休憩用地與社區設施這兩個需求之間取得平衡。</p> <p>(xviii) 至於保存現有樹木，應留意所有樹木都屬於區內常見品種(當中沒有被政府鑑別為古樹名木)。正如市建局的申述(R1 的項目(f))所指，市建局會盡量保存現有樹木，但須與區內居民作進一步討論，並視乎樹木調查結果及擬議社區中心的未來設計而定。</p>
	<p>(v) 將項目 A6 和 A7 及項目 A5 的公眾休憩處劃為「休憩用地」地帶。</p>	<p>(xix) 申述用地 A6 是一幅斜坡，而申述用地 A7 則是一幅細小狹長的空置土地。由於現時兩幅由私人擁有的申述用地不適宜闢設休憩用地，因此沒有理據將</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		<p>這些土地劃為「休憩用地」地帶。</p> <p>(xx) 對於將面積約為 40 平方米的中和里休憩處劃為「休憩用地」地帶的建議，休憩處現時由政府負責管理和保養。休憩處是一幅政府土地，雖然劃為「住宅(丙類)」地帶，但該處不打算進行其他發展。由於分區計劃大綱圖旨在顯示區內的概括土地用途地帶，故無須將中和里休憩處劃為「休憩用地」地帶。</p>
<p>8(部分) (個別人士)</p>	<p>(a) 原則上支持項目 A1 至 A4，但須從該區的整體規劃考慮規劃意向。</p> <p>(b) 反對項目 B。</p> <p><u>申述的理由</u></p> <p>(c) 支持 R5 就項目 A2 至 A7 所提出的意見。</p> <p>(d) 項目 A2 要求闢設的休憩用地不足，而該區鄰舍休憩用地供應短缺。</p>	<p>(i) 備悉。</p> <p>(ii) 請參閱上文對 R3 至 R7 有關 R5 的回應。</p> <p>(iii) 根據《香港規劃標準與準則》，按照區議會分區計算，中西區的規劃人口為 261 455 人，休憩用地的整體供應有剩餘，現有和已規劃的休憩用地分別比標準要求多 15.66 公頃和 17.43 公頃。儘管如此，就西營盤及上環分區計劃大綱圖所涵蓋的範圍而</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		<p>言，現有和已規劃的休憩用地分別缺少 4.01 公頃及 4.61 公頃，主要因為鄰舍休憩用地不足。雖然供應確有短缺，但近年鄰舍休憩用地的供應有所增加，包括在市建局餘樂里／正街發展項目(約 1 303 平方米)及前中區警署建築群(大館)(3 430 平方米)內的公眾休憩用地、西營盤及上環區內一些其他面積較小的休憩用地及休憩處(約 256 平方米)，以及申述用地 A2(即擬議社區中心)不少於 135 平方米的已規劃休憩用地。鑑於申述用地 A2 面積有限(約 452 平方米)，闢設一塊不少於 135 平方米公眾休憩用地(當中不少於 90 平方米須設於地面)的現行規定，已在須於該區提供更多地面鄰舍休憩用地與社區設施這兩者間取得平衡。</p>
	<p>(e) 沒有理據支持進一步提高項目 B 下的發展項目的建築物高度，及捨棄早前承諾的梯級狀建築物高度輪廓。</p>	<p>(iv) 申述用地 B 的現有住宅發展，其建築物高度為主水平基準上 137.05 米。在分區計劃大綱圖上，該用地位於主水平基準上 150 米的高度級別。由於地盤水平約為主水平基準上 49.1 米，將建築物高度限制訂為主水平基準上 150 米(即實際高度約為 100 米)實屬合適，亦符合分區計劃大綱圖所採用的梯級狀建築物高度輪廓。有關高度限制旨在保存望向山脊線的景觀，以及由山頂眺望維多利亞港的景觀。沒有規劃理據支持對申述用地 B 施加更嚴格的建築物高度限制。</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
<p style="text-align: center;">9 (個別人士)</p>	<p>(i) 反對項目 A2 至 A7。</p> <p><u>申述的理由</u></p> <p>(ii) 不同意把建築物高度限為 4 層，而大部分現有建築物都少於 4 層。</p>	<p>(i) 請參閱上文對 R3 至 R7 的回應(v)。</p>
	<p>(iii) 現有的巷里和樓梯街是該區最珍貴的部分，但修訂項目中沒有指出這點。</p>	<p>(ii) 請參閱上文對 R1 的回應(iv)。</p>
	<p>(iv) 不同意將項目 A5 所涵蓋的政府土地及休憩用地改劃為「住宅（丙類）」用途，因為該些土地是供公眾使用的。</p>	<p>(iii) 請參閱上文對 R3 至 R7 的回應(xiii)。</p>
	<p>(v) 區內的唐樓十分珍貴。該區擁有豐富的歷史，不適合作高密度發展，並應保留該區原貌。</p>	<p>(iv) 備悉。請參閱上文對 R3 至 R7 的回應(iii)及(iv)。</p>
	<p><u>申述人的建議</u></p> <p>(vi) 依照現有建築物的高度訂定項目 A2 至 A4 所涵蓋範圍內的建築物高度限制。</p>	<p>(v) 請參閱上文對 R3 至 R7 的回應(xv)及(xvi)。申述人的建議不獲支持。</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	(vii) 項目 B 的建築物高度限制應與現有建築物的高度相同。	(vi) 請參閱上文對 R8(部分) 的回應(iv)。申述人的建議不獲支持。
	(viii) 項目 A2 至 A7 所涵蓋的樓梯和小巷網絡應在分區計劃大綱圖上劃為「行人專區／街道」。	(vii) 請參閱上文對 R1 的回應(iv)。申述人的建議不獲支持。
<p>10 (中西區區議員伍凱欣)</p>	<p>(a) 反對項目 A2 至 A7。</p> <p><u>申述的理由</u></p> <p>(b) 該區有多幢歷史構築和多项古蹟。</p>	<p>(i) 備悉。</p>
	<p>(c) 建立「歷史中心」並保留休憩用地。</p>	<p>(ii) 請參閱上文對 R3 至 R7 的回應(ix)。就保育中和里休憩處，請參閱上文對 R3 至 R7 的回應(xx)。</p>
<p>11 及 12 (揚志有限公司及皇悅發展有限公司)</p>	<p>(a) 反對項目 A4 的建築物高度限制。</p> <p><u>申述的理由</u></p> <p>(b) 未能充分證明實有需要施加 4 層高的建築物高度限制，亦沒有審慎考慮和平衡其他因素，包括為私人市場提供市區重建的誘因、剝奪私人發展權和採</p>	<p>(i) 在項目的規劃過程中，公眾於 2009 年所提出的意見普遍認為，永利街的唐樓具有歷史價值，並值得加以保育。就此，市建局建議保存永利街的唐樓(即地盤 A)，並於 2010 年 3 月建議把永利街從發展計劃圖中剔出。為協助城規會考慮剔出地盤 A</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	<p>用主水平基準的形式訂立建築物高度限制。</p> <p>(c) 施加建築物高度限制並不能有效地保留永利街的氛圍和特質。由於沒有足夠的誘因促使現有樓宇進行改善／重建，此舉只會妨礙私人市場的市區重建工作。</p> <p>(d) 擬議的建築物高度實在過嚴，缺乏彈性。有關建築物高度限制妨礙私人市場作市區重建，亦沒有善用土地。</p> <p>(e) 4 層的建築物高度限制只是為配合市建局而訂，但剝奪《建築物(規劃)規例》下其他私人業主的發展權利。</p> <p>(f) 現行的建築物高度限制令業主未能盡用《建築物(規劃)規例》所准許的發展潛力。對永利街範圍施加建築物高度限制時，採用主水平基準的形式更為合適。以主水平基準的形式</p>	<p>一事，市建局就其建議的替代方案提交額外資料，包括對受影響的業主和租客的影響、永利街現有樓宇的結構狀況，以及復修樓宇所涉及的費用。2011 年 1 月，城規會考慮市建局所提交的額外資料後，認為規劃意向應該是保留永利街的現有特質和氛圍，而非「全面保留」所有樓宇，而「全面保留」所涉及的費用龐大。</p> <p>(ii) 城規會得悉永利街的唐樓在納入市建局重建項目前屬「住宅(丙類)」地帶，地積比率限制為 5 倍及建築物高度限為 12 層，並在充分考慮保留永利街現有特質和氛圍的規劃意向，及在提供適當彈性的同時仍合適的規劃管制後，同意在分區計劃大綱圖上把永利街用地劃為「綜合發展區」地帶，並施加樓高 4 層的建築物高度限制，以反映和限制永利街唐樓的現有高度(即 4 層)，以期在社會對保育該區的期望與私人發展權之間取得平衡。</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	<p>訂立建築物高度限制，容許地段業主在盡用發展潛力時更具彈性。建築物最少需有 5 層，才可盡用《建築物(規劃)規例》所准許的發展潛力。</p>	
	<p>(g) 申述人認為，在保留外牆的同時增加新構築物的方案，可鼓勵更多由私人主導的保育和活化計劃。</p> <p>(h) 放寬建築物高度限制和保留現有唐樓的外牆，可讓業主盡量發揮發展潛力，同時保育該區的文物景觀和氛圍。</p>	<p>(iii) R11 及 R12 聲稱，永利街 10 及 11 號用地的建築物高度最少需有主水平基準上 160 米或樓高 5 層，才可盡用《建築物(規劃)規例》所准許的最大發展潛力。永利街用地現時樓高 4 層的建築物高度限制合適，因為可確保該區現有樓宇的任何發展／重建均符合有關的規劃意向，即保存永利街的現有特質及氛圍。現時樓高 4 層的建築物高度限制已在社會對保育該區的期望與私人發展權之間取得平衡。因此，R11 及 R12 提出把永利街用地的建築物高度限制放寬至主水平基準上 160 米的建議不獲支持，因為這個建議不只會妨礙落實該區的規劃意向，亦會鼓勵在永利街用地進行格格不入的發展。此外，申述人未能證明，放寬永利街用地建築物高度限制的建議，會否對周邊地區的交通、景觀、空氣流通及環境造成負面影響。</p>
	<p>(i) 放寬建築物高度限制不會對視覺和空氣流通造成負面影響。申述人的建議會讓公眾受惠，包括提供區內市區重建及活化</p>	<p>(iv) 把建築物高度限制放寬至主水平基準上 160 米或移除建築物高度限制，會鼓勵在該區進行格格不入的發展，破壞區內現有的低層特色，不符合該區目前用途地帶的規劃意向。此外，申述人亦沒有進行任</p>

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
	的誘因，鼓勵私人業主進行市區重建，並在設計上提供彈性以達至發展潛力，同時保存城市肌理，以及盡量減少在行人水平可以見到的變動。	何技術評估，以證明放寬永利街用地的建築物高度限制，會否對周邊地區的交通、景觀、空氣流通及環境造成負面影響。
	<p><u>申述人的建議</u></p> <p>(j) 把項目 A4 的建築物高度限制放寬至主水平基準上 160 米，或完全移除建築物高度限制。</p> <p>(k) 在分區計劃大綱圖的《說明書》加入保留現有唐樓外牆的條文。</p> <p>(l) 訂明大樓須從永利街後移 2 米的界線。</p>	<p>(v) 請參閱上文的回應(i)至(iv)。現時並無規劃理據支持放寬建築物高度限制的建議或修改分區計劃大綱圖的《說明書》的建議。</p> <p>(vi) 鑑於沒有理據支持放寬建築物高度限制及該建議不獲支持，保留現有建築物外牆和訂明商業大廈須從永利街後移 2 米的建議，亦不獲支持。</p>

(2) 下列 5 份意見(TPB/R/H3/33/33-C1 至 C5)由兩名申述人(R3 及 R5)本人和個別人士提交。提意見人提出的理由和規劃署的回應撮述如下：

意見編號 (TPB/R/S/H3/33-)	所關乎的申述	意見摘要	對意見的回應
<p>C1 (中西區關注組)</p>	<p>R1</p>	<p>(a) 同意有關申述建議應將建築物高度限制訂為現有建築物高度，並將華賢坊東、華賢坊西及中和里劃作顯示為「行人專區／街道」的地方。</p>	<p>(i) 請參閱上文對 R1 的回應(iv)和 R3 至 R7 的回應(v)。</p>
		<p>(b) 為了公眾利益，應保留現有休憩用地和樹木，供公眾人士享用。</p>	<p>(ii) 請參閱上文對 R3 至 R7 的回應 (xvii)、(xviii)及(xx)。</p>
	<p>R11 及 R12</p>	<p>(c) 反對把建築物高度限制放寬至主水平基準上 160 米或移除建築物高度限制。</p> <p>(d) 擬議高度過高，令樓宇密度不能接受及和不舒適。</p> <p>(e) 會對空氣流通造成負面影響。</p>	<p>(iii) 請參閱上文對 R11 及 R12 的回應(iii)。</p>

意見編號 (TPB/R/S/H3/33-)	所關乎的申述	意見摘要	對意見的回應
C2 (卅間之友)	R1	(a) 申述沒有就有關分區計劃大綱圖的所有擬議修訂項目提供細節、具體資料和理據。 (b) 市建局應從文物保育和社區營造的角度，考慮分區計劃大綱圖的所有修訂項目。	(i) 備悉。
	R11 及 12	(c) 反對申述，理由是有關申述與政府提倡保存當區特色的政策有抵觸，並嚴重破壞社區的文物價值。	(ii) 請參閱上文對 R11 及 R12 的回應(iii)。
		(d) 保留現有外牆並非文物保育的良方，必須避免。	(iii) 備悉。
C3 (個別人士)	無	(a) 公眾人士大力反對修訂項目。	(i) 備悉。
		(b) 社區人士希望保留該區的歷史及文化元素。	(ii) 請參閱上文對 R3 至 R7 的回應 (iii) 及 (iv)。

意見編號 (TPB/R/S/H3/33-)	所關乎的申述	意見摘要	對意見的回應
C4 (個別人士)	R1	(a) 反對申述。 (b) 高密度發展會破壞該區的歷史建築和文化環境，亦會對鄰近地區的採光造成不良影響，同時帶來噪音及交通滋擾。	(i) 備悉。 (ii) 請參閱上文對 R3 至 R7 的回應 (iii) 及 (iv)。
C5 (個別人士)	R2	(a) 反對申述。 (b) 有關建築物是香港文物的一部分。	(i) 備悉。 (ii) 請參閱上文對 R3 至 R7 的回應 (iii) 及 (iv)。

有關《西營盤及上環分區計劃大綱草圖編 S/H3/33》的申述人名單

List of Representers

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

(第一組)

(GROUP 1)

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

有關《西營盤及上環分區計劃大綱草圖編 S/H3/33》的提意見人名單

List of Commenters

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

(第一組)

(GROUP 1)

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

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

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

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

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Integrated Family Services Centre 綜合家庭服務中心	1 per 100,000 to 150,000 persons [#] 每 100,000 至 150,000 人 1 間 [#]	0	1	1	+1
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 ^{#^*}	594	194	194	-400
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#^*} 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 ^{#^*}	735 beds 床位	720	720	-15.6 beds 床位
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

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘／短缺 (按照已計劃的供應計算)
			Existing Provision 現有供應	Planned Provision (including existing provision) 已計劃供應 (包括現有供應)	
Sports Ground/ Sports Complex 運動場館／ 運動場	1 per 200,000 to 250,000 persons [#] 每 200,000 至 250,000 人 1 個 [#]	0	0	0	0
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 116,812.

西營盤及上環地區的規劃人口約為 116,812 人

The requirements exclude planned population of transients

有關要求不包括流動居民

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

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

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

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



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

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

5 March 2019

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

(Attention: Mr. Louis Kau)

Dear Louis,

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

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

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

(a) Background Information

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

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

Page 1 of 6





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

(b) Proposed Theme for Revitalisation

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

(c) Overall Urban Design Framework

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

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

(d) Proposed Scope of the Revitalisation Work

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

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

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



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

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

Table 1

Location	Proposed Uses	GFA (m²) Approx. (subject to verification)
URA properties at Nos. 60-62 & 62A Staunton Street	Co-working Spaces on G/F* Upper floors transitional Housing	420
Nos. 64 and 66 Staunton Street	Co-working Spaces on G/F Co-living on upper floors	270
Nos. 88-90 Staunton Street	Co-working Spaces on G/F Co-living on upper floors	410
No. 2 Shing Wong Street	Co-living Spaces	90
Nos. 4-10 Wa In Fong West	Co-living Spaces	310

*** Remarks**

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

(f) Proposed Rehabilitation of the Existing Buildings

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



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

(g) The Proposed New Community Hub

To complement the local character and street ambience in the area, the height of the Community Hub will be limited to 3 storeys with the approx. total GFA 400m² (plot ratio <1.5 of the vacant land area including the government vacant land). **Figure 3** shows the notional design of the Community Hub. It serves as a place of leisure for the community and also the visitors for existing revitalisation projects nearby, PMQ and Hong Kong News-Expo. Shops and services or eating place are proposed at the Community Hub and to create synergy with the nearby revitalised projects.

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

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

A new POS, about 90m², is proposed on the existing vacant land at Nos. 4 and 6 Shing Wong Street which forms part of the Community Hub. While all existing streets and lanes in the area are kept intact, the proposed POS will enhance the connectivity of these streets and lanes according to **Figure 2**. Accessibility between Wa In Fong West and Wing Lee Street will be enhanced as pedestrians are able to access to the two streets through the POS without detouring to Wa In Fong East. Thus, the pedestrian circulation among Shing Wong Street, Wing Lee Street, Wa In Fong East, Wa In Fong West, Chung Wo Lane and Staunton Street will be greatly enhanced. Above all, the disabled will also be able to access to Wa In Fong West from Staunton Street by using the lift of the Hong Kong News-Expo via the proposed POS and further facilitate elderly climbing uphill via the stepped streets/ lanes.

(h) The Revitalisation Proposal of Wing Lee Street Area

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



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

(i) Technical Feasibility of the Revitalisation Proposal

Since the existing buildings within the DSP area will be kept intact, no technical appraisal will be required for keeping the existing buildings to continue their uses. The only new building structure proposed is the Community Hub. The proposed GFA of the Community Hub is only 400m² which is far less than the original GFA for the tenement buildings on the vacant land before they were demolished. Furthermore, Shing Wong Street is a stepped street without vehicular access, there is no space to provide any parking and/ or loading/ unloading facilities. Notwithstanding the above, a qualitative traffic review and a brief visual appraisal are set out below.

Traffic Review

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

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

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



Visual Appraisal

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

(j) Implementation Programme

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

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

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

Yours sincerely,

Wilfred Au

Director, Planning and Design

c.c. Principle Assistant Secretary (Planning & Lands)4, DEVB
(Attn: Ms. Jenny Choi) (Fax: 2905 1002)

Assistant Director/ Metro, PlanD
(Attn: Ms. Sally Fong) (Fax: 2576 3266)

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

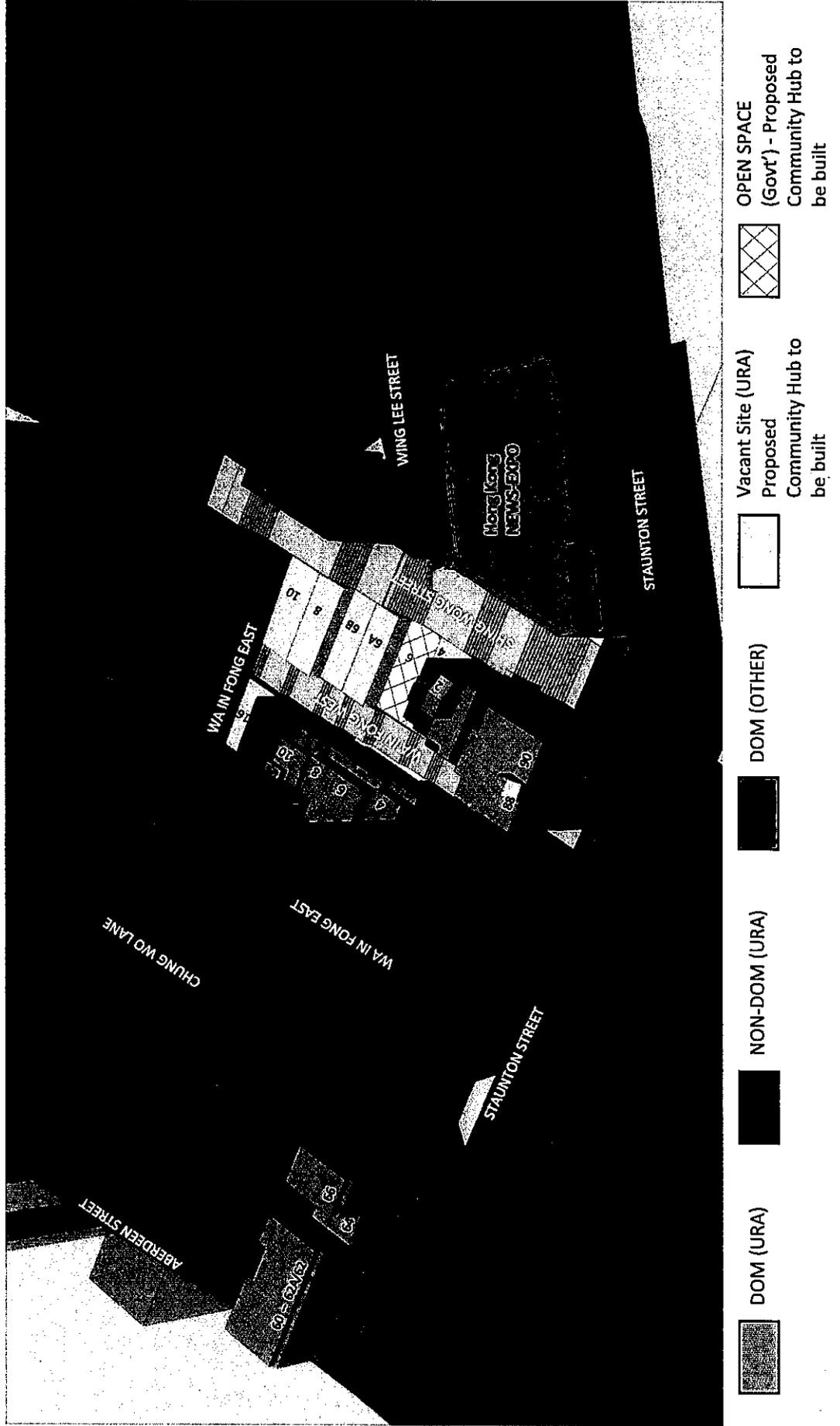


Figure 2
Proposed Public Open Space and Connectivity to the Local Community

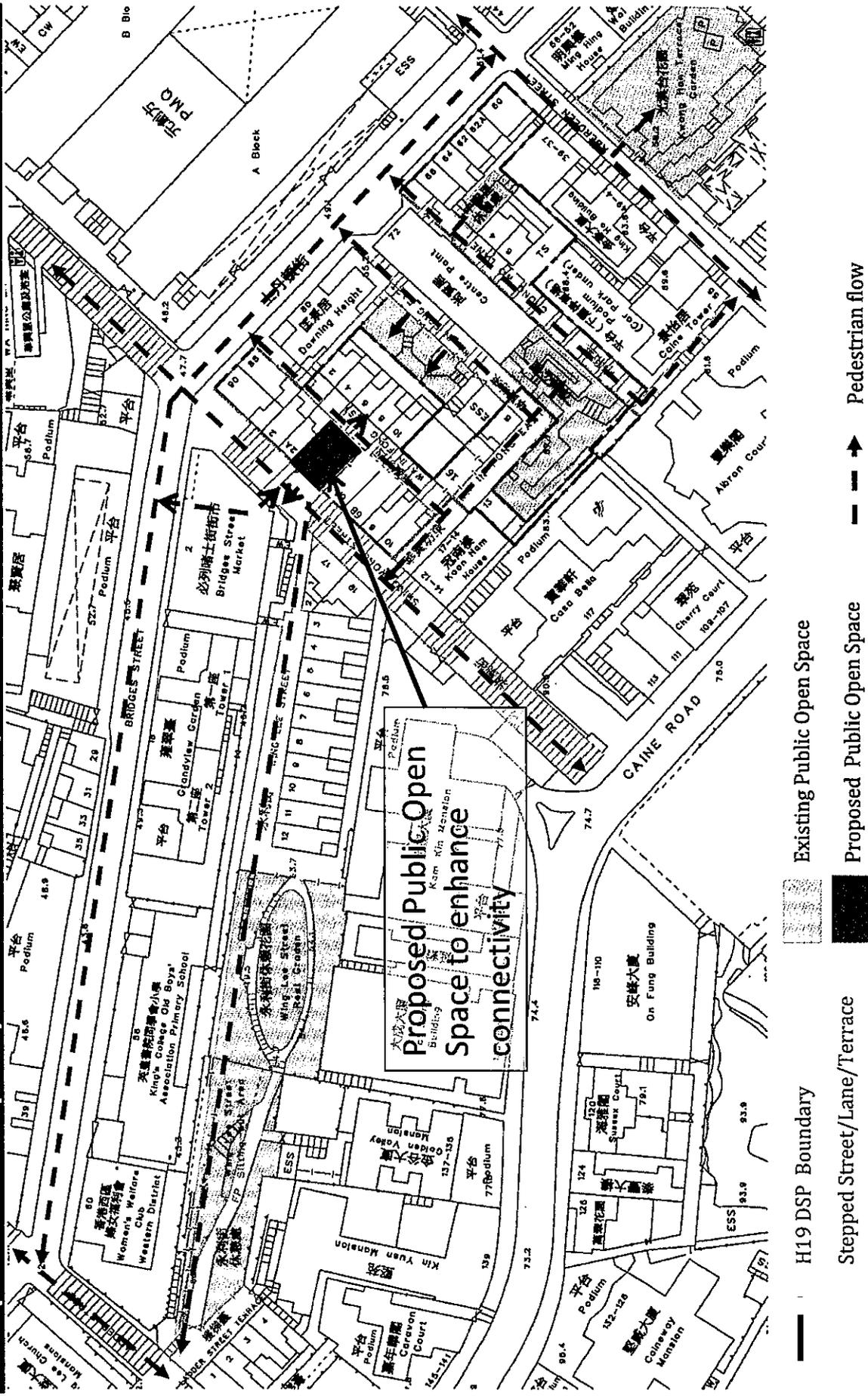


Figure 3

Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space

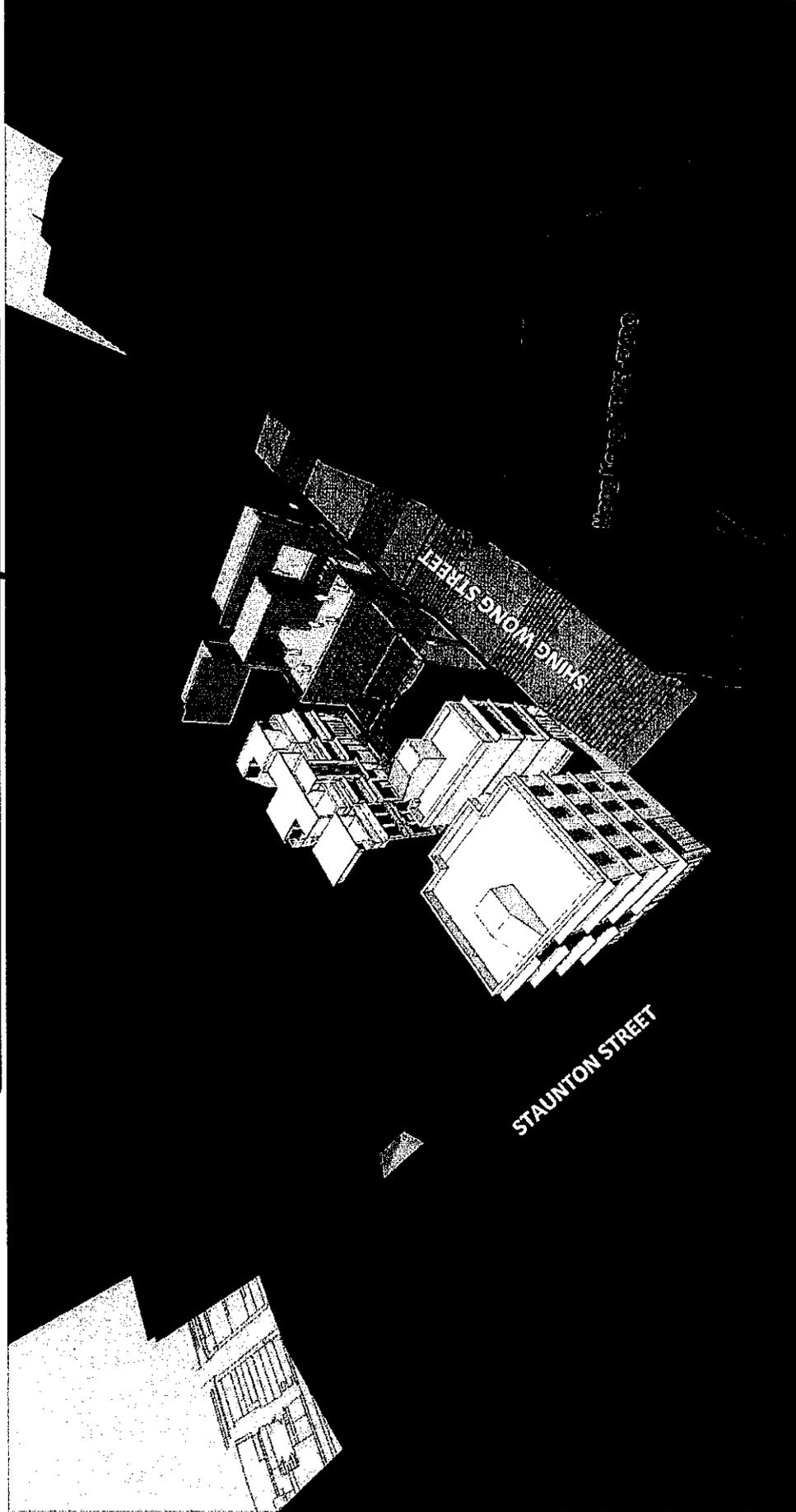


Figure 4
Visual Appraisal

Proposed Community Hub & Public Open Space

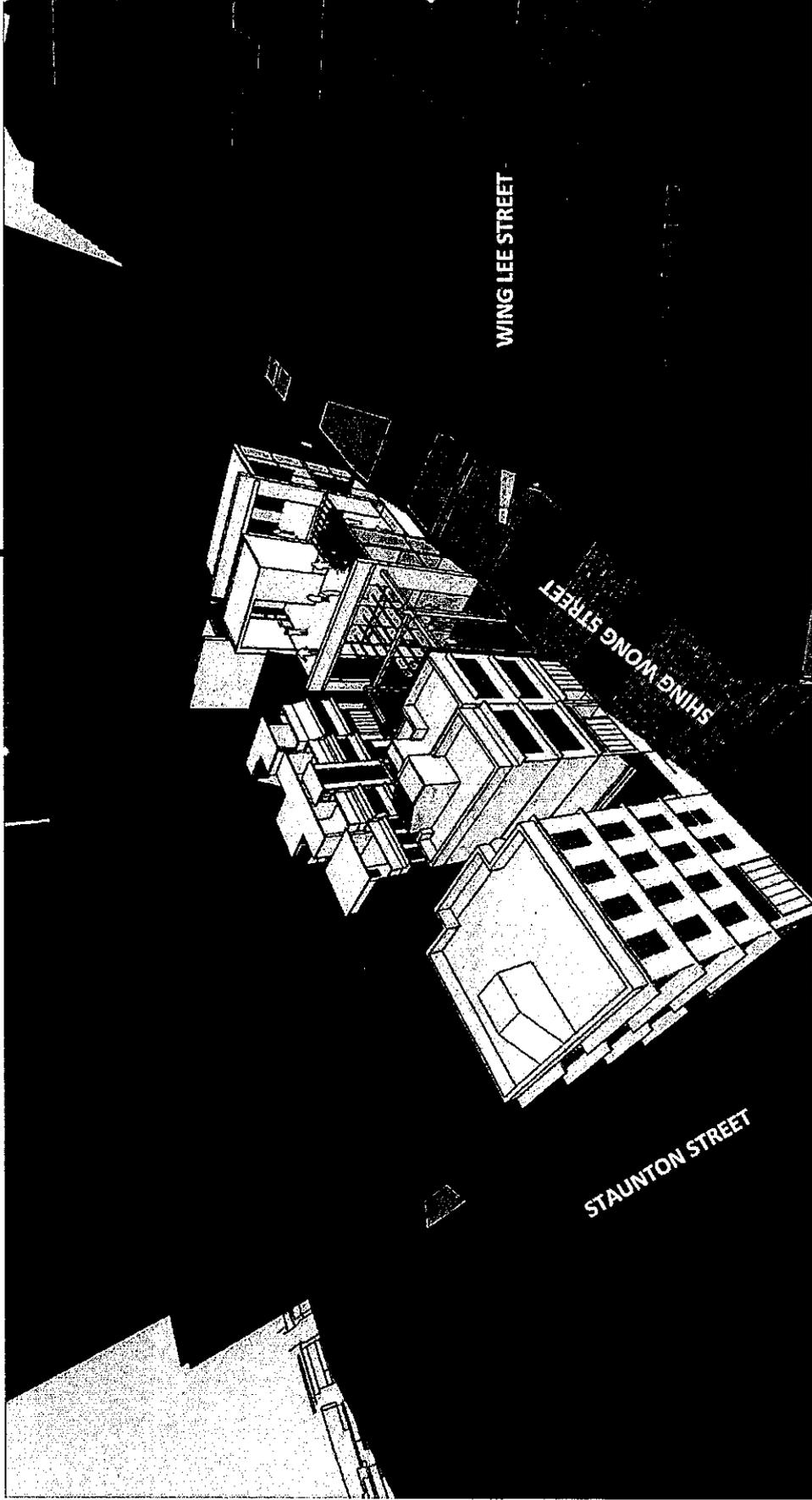
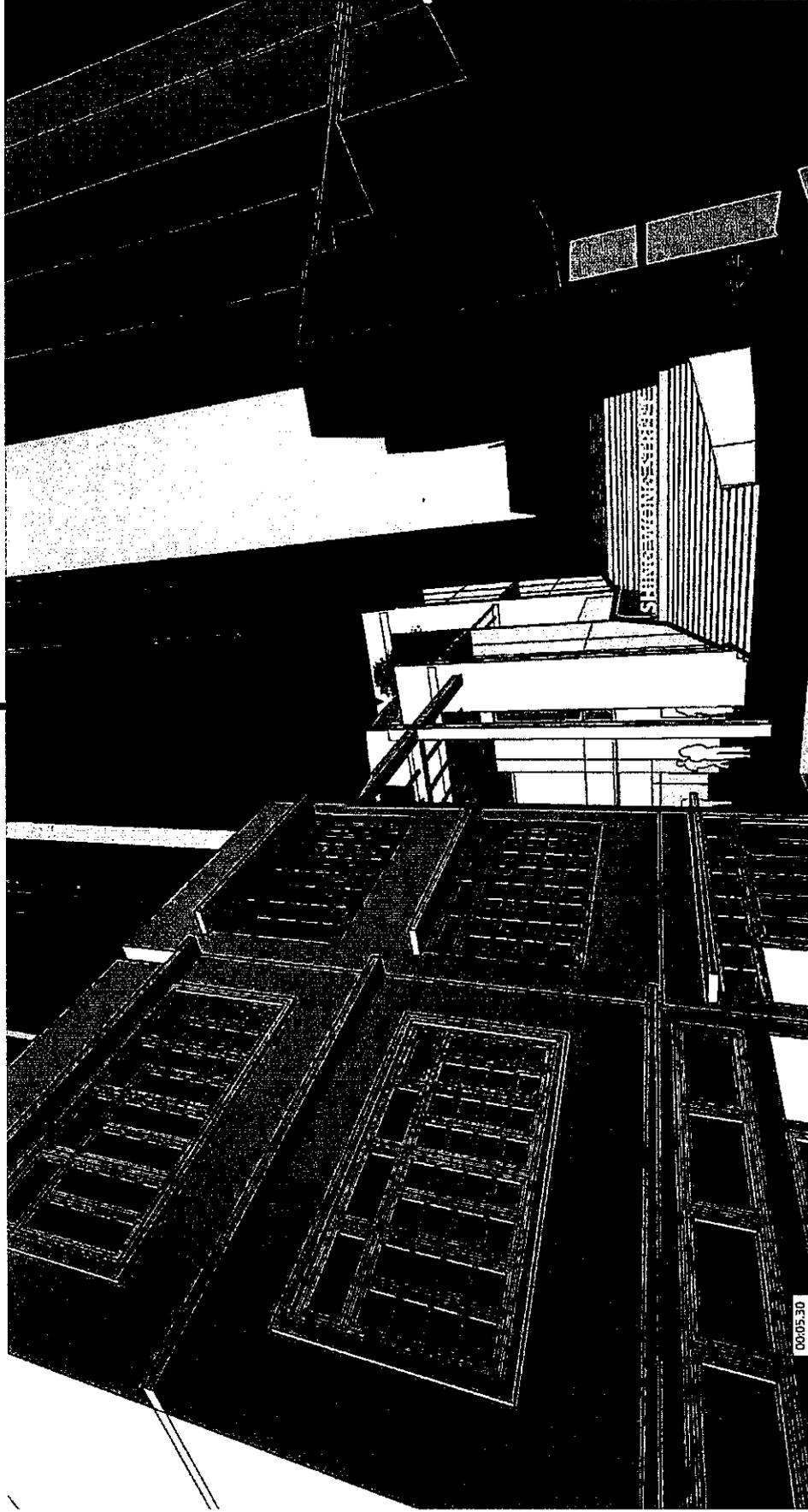


Figure 5
Visual Appraisal

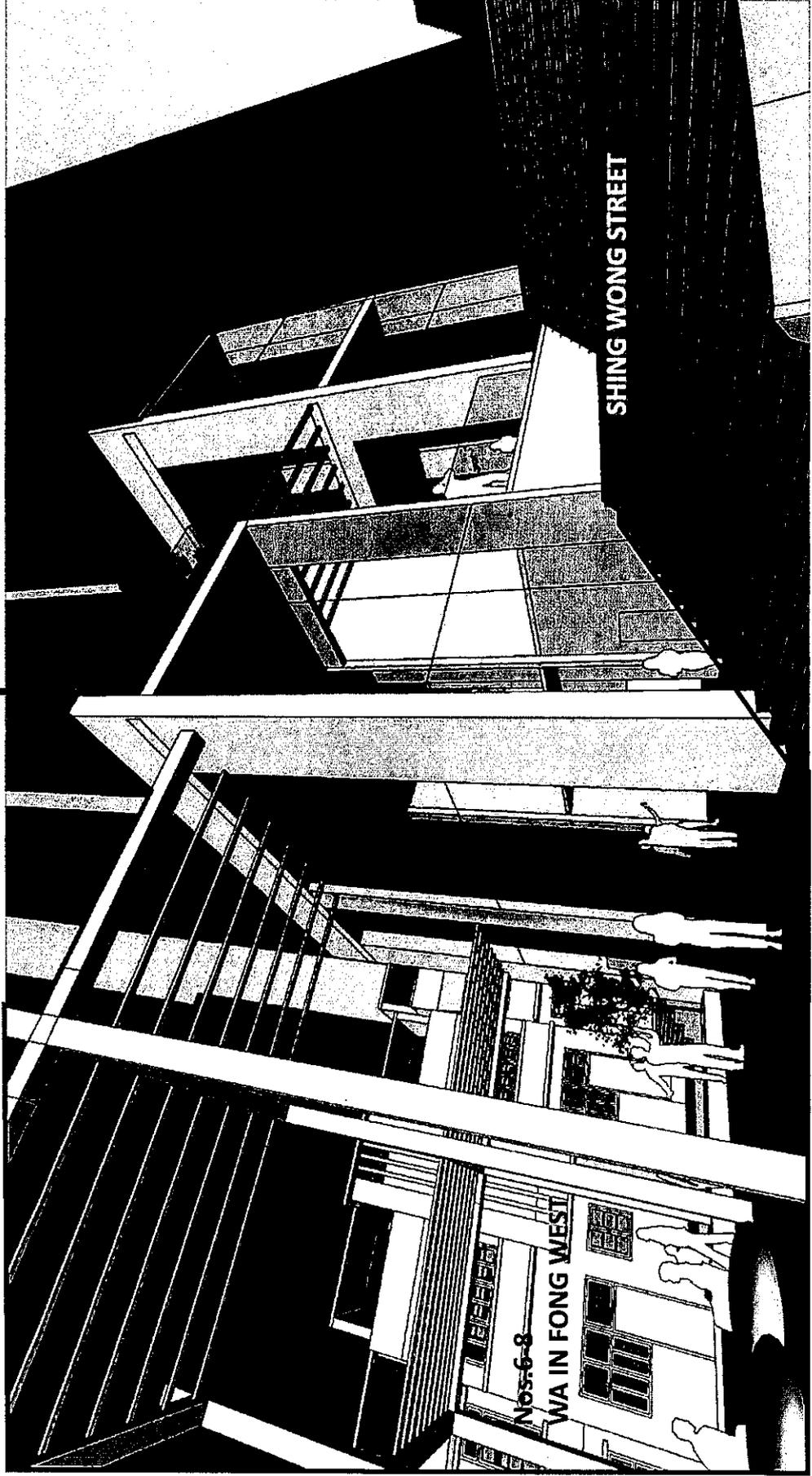
Proposed Community Hub & Public Open Space



00/05.30

Figure 6
Visual Appraisal

Proposed Community Hub & Public Open Space



Our Ref: PDD/H19/19071366



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

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

12 July 2019

(Attention: Mr. Louis Kau)

Dear Louis,

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

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

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

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

Page 1 of 3





Our Ref: PDD/H19/19071366

(b) Community Hub

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

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

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

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



Our Ref: PDD/H19/19071366

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

Yours sincerely,

Mike Kwan
General Manager
Planning and Design

†

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

2019社區營造研究

COMMUNITY MAKING STUDY 2019

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



研究顧問
Conducted by:

SVhk
Social Ventures Hong Kong

委託機構
Commissioned by:

 市區重建局
URBAN RENEWAL
AUTHORITY

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



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



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

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

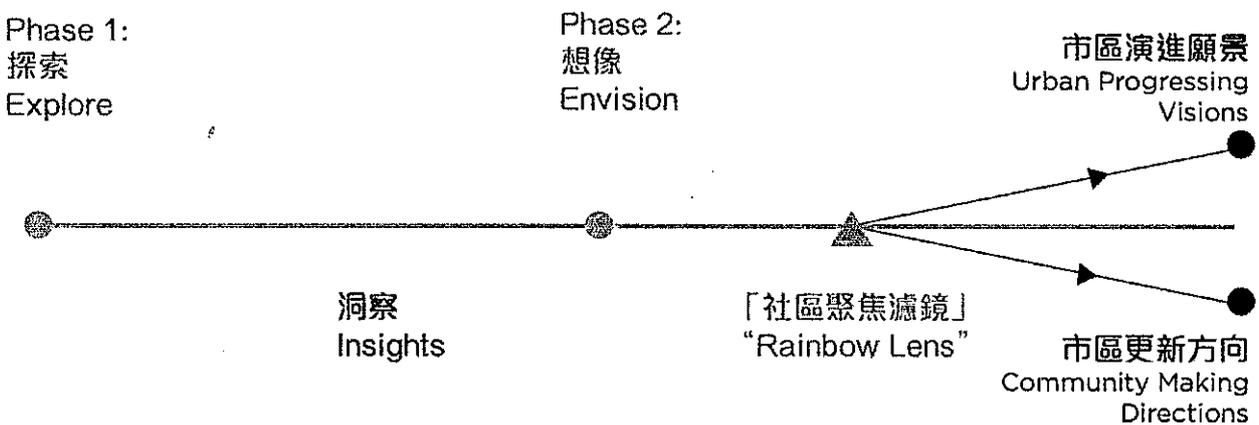
「地方營造」x「社區營造」 Place Making x Community Making



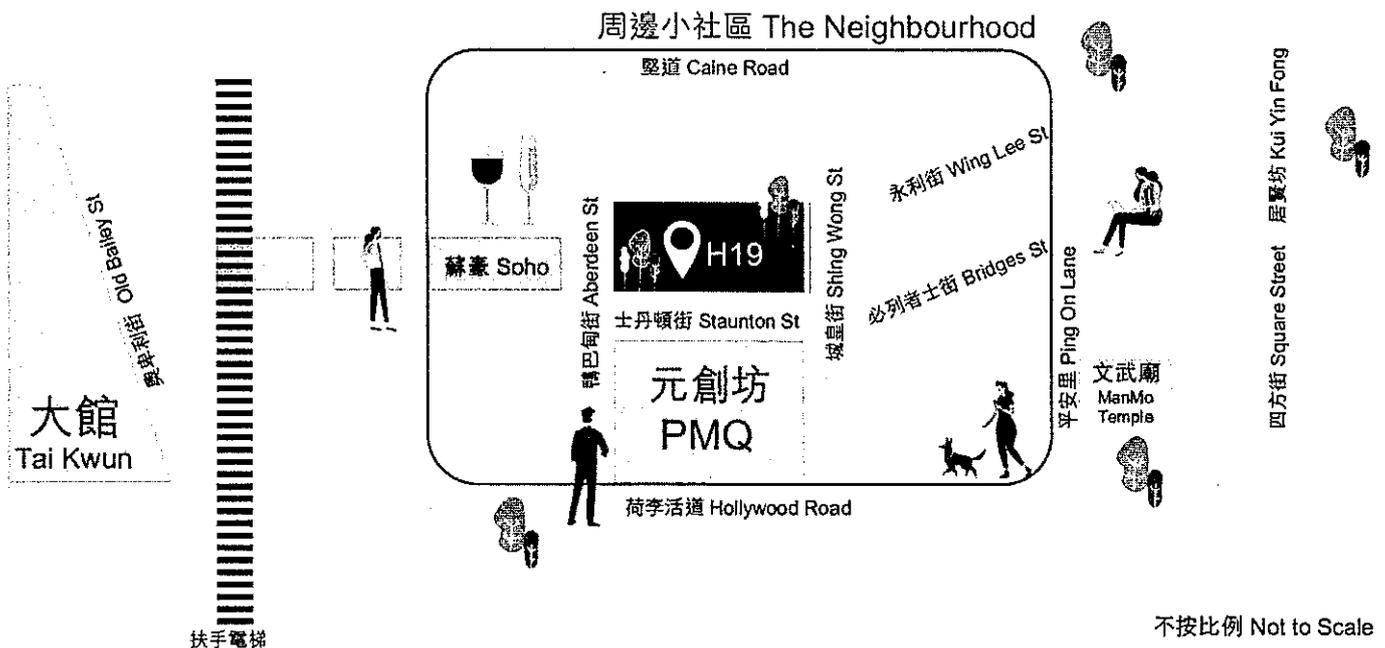
關於此研究 >>> About The Study

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

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



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



探索 Explore

深入社區 • 集思廣益 Exploring Community Views

>130

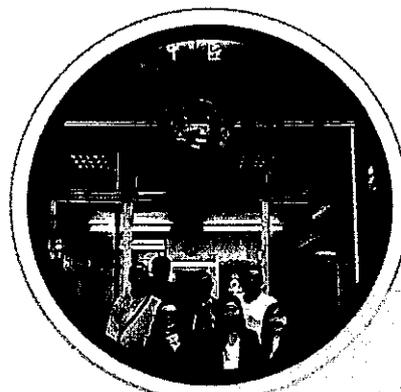
社區人士參與
community members
engaged



街頭訪問
Street Survey

>25

深度訪談
in-depth interviews



團體訪問
Organisation Interviews

>60

居民問卷調查
locals surveyed



社區活動
Community Outreach Events



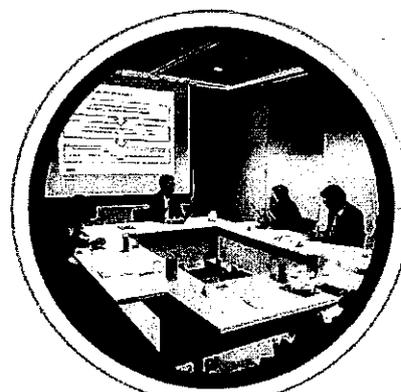
居民訪問
Resident Interviews

5

焦點小組
focus groups



小組討論
Focus Groups



區議員交流
District Council exchange sessions

重新連結 • 主流意見
Citizen Group Insights

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

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

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

普遍期望在社區內保持
恬靜氛圍
Agreed need to
preserve a "non Soho"
serene ambience

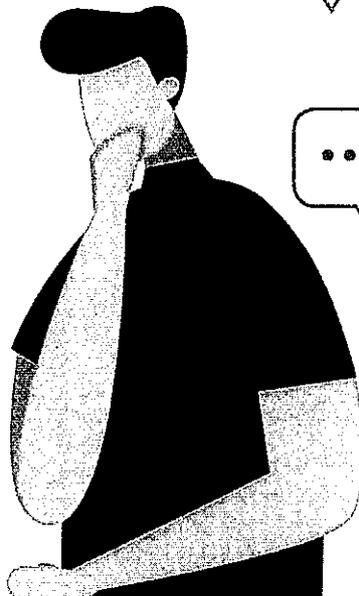
強調保留和傳承區內及周邊
歷史、人文風貌
Agreed in the importance
of preserving and inheriting
values of rich cultural
heritage

持分者對目前城皇街空地的長
遠發展持有不同意見，尚未能
達至社區共識
Presented inconclusive
views on the efficient and
appropriate use of vacant
lots on Shing Wong Street

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

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

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



想像 ENVISION

整合主流意見 • 凝聚社區願景 Converging visions from diverging views

「社區聚焦濾鏡」 “Rainbow Lens”

H19地盤及周邊社區元素
H19 Site and Neighbourhood Community Elements

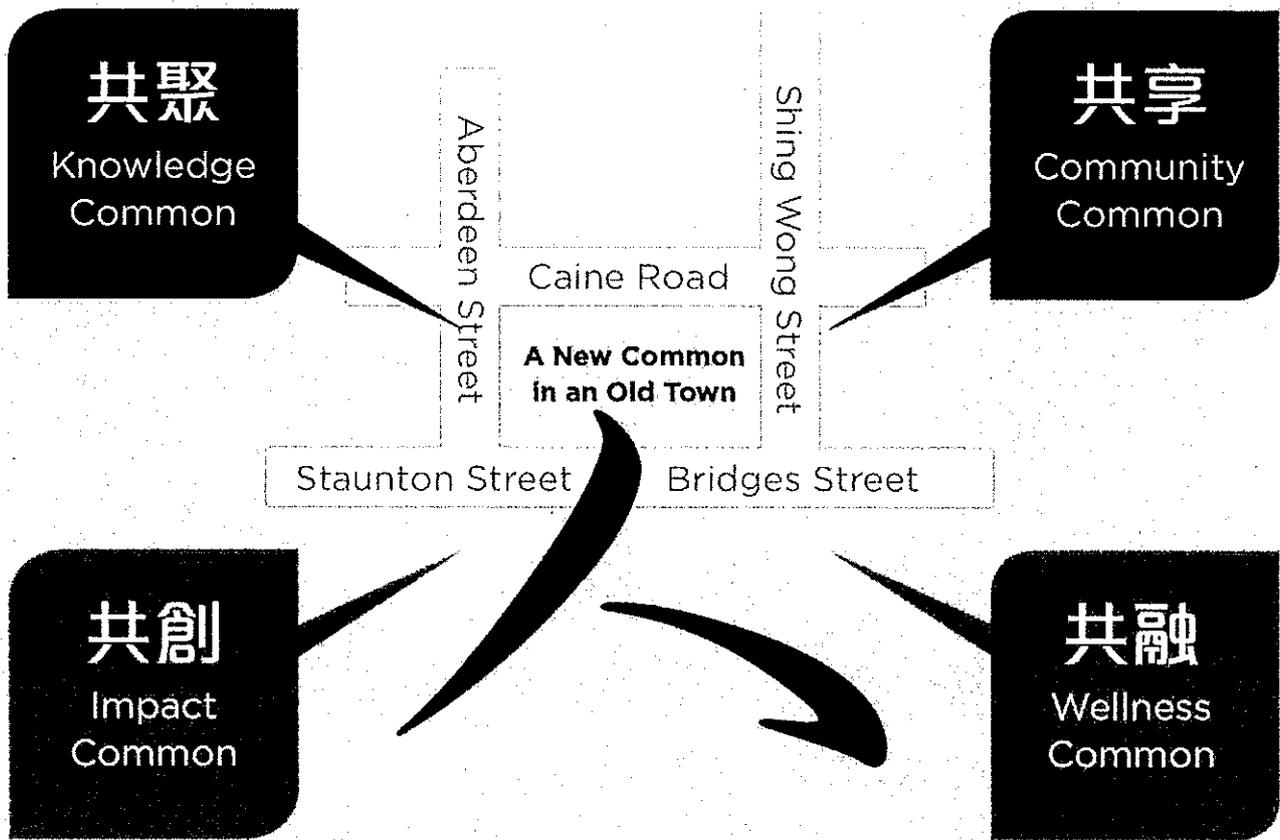
社創功能 Societal Function	共融 Integration	共進 Progress	身心健康 Wellness	知識 Knowledge
(Maslow: Self-actualisation)				
新舊交融 Old & New	長幼 Young & old	新聞印刷 Printing press / Journalism	文化傳承 Cultural Heritage	中西合璧 East meets West
(Maslow: Esteem)				
街坊網絡 Social Network	共居 Co-living	社會房屋 Social housing	共享資源 Shared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

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

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

市區演進 • 四大願景
Urban Progressing Visions

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



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

知識共聚 Knowledge Common

代代相連 薪火相傳 A nexus that connects generations and sites through knowledge

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

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



推廣教育
Support community
education



跨代共融
Intergenerational
activities



地區文化體驗
Cultural
experience



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

社區共享

Community Common

放大生活圈，從家居走到社區

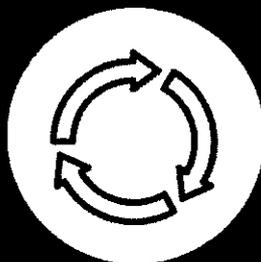
A home in community model that enhances the neighborhood network

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

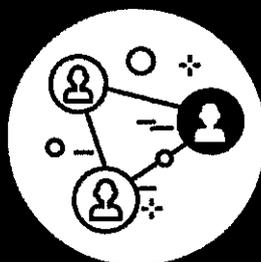
Community diversity and inclusivity are two of the most prized characters in this neighbourhood. Community Common looks to embrace and celebrate the above through creating a social gathering place to further community participation and a mutual support network. Through the likes of used book library,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



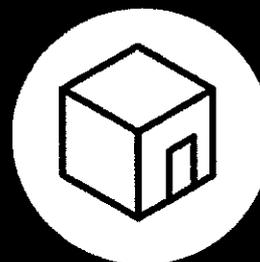
社區分享
Community sharing



善用資源
Optimal use of resources



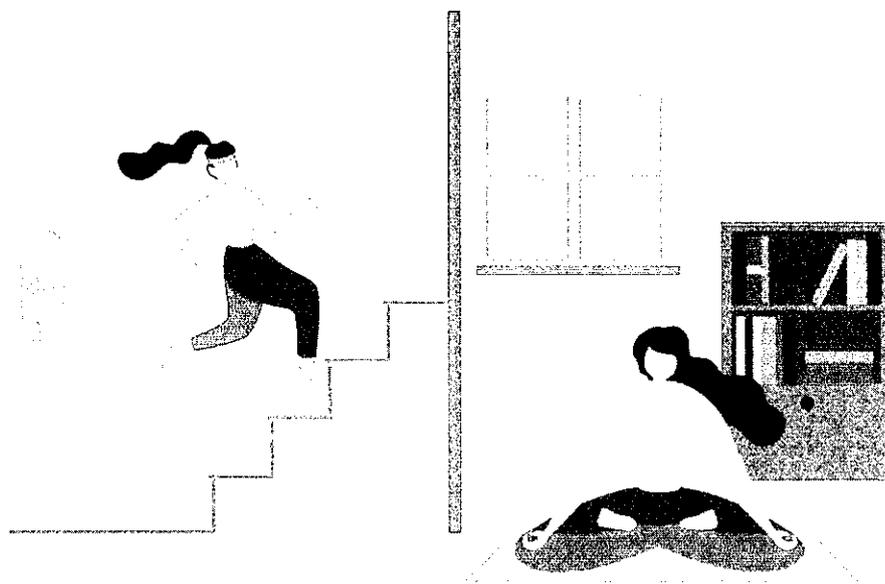
地緣協作
Community collaboration



多用途空間
Multifunctional space

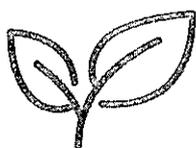
從「心」出發，由「靈」開始

A wellness hub that helps city dwellers recharge their personal batteries



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

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



綠化環境
Urban greenery



改善步行體驗
Improved walkability



公共空間
Public open space



身心健康
Personal wellness

人本創新 • 地緣協作 • 民生共創

Innovation • Collaboration • Empowerment

可參考試行方案 Possible Ideas

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

可供參考的方案包括

Possible ideas for further consideration include:

01



知識共創
Knowledge Common

民生共創
Impact Common

社區共享
Community Common

身心共融
Wellness Common

社區共享會所

Community Common Room

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

02



通融共融
Inclusion Common

民生共創
Impact Common

社區共享
Community Common

知識共創
Knowledge Common

創新共居概念

Coliving Innovation

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

03

便利民生小店
Old-new gai
fong retail shop

04

「旅訪學者」計劃
Experts-
in-residence

05

身心健康項目
Community
wellness hub

06

綠化悠遊徑
Recharge trail

H19 市區更新方向 H19 Community Making Directions

1

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

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

2

推動多元社區及跨代共融，連結周邊活化或文化項目及教育機構等持分者

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

3

繼續推行具社會責任的計劃，延續市建局於區內與非政府組織合作

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

4

改善區內步行網絡，步行體驗及完善社區無障礙設計

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

5

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

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

6

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

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

研究顧問 Conducted By:
香港社會創投基金

Social Ventures Hong Kong

委託機構 Commissioned by:
市區重建局

Urban Renewal Authority

出版日期 Date of Publication:
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Jul 2019

鳴謝 Special Thanks

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

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

設計 Design
Sonova Media
Madiff Design

關於香港社會創投基金

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

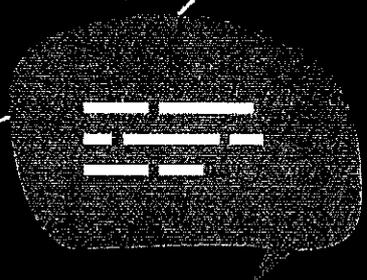
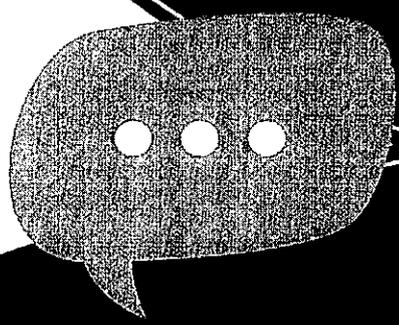
About Social Ventures Hong Kong

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

”

再次認識
重新連結
共同創造

Rediscover, Reconnect, Reimagine



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

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

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

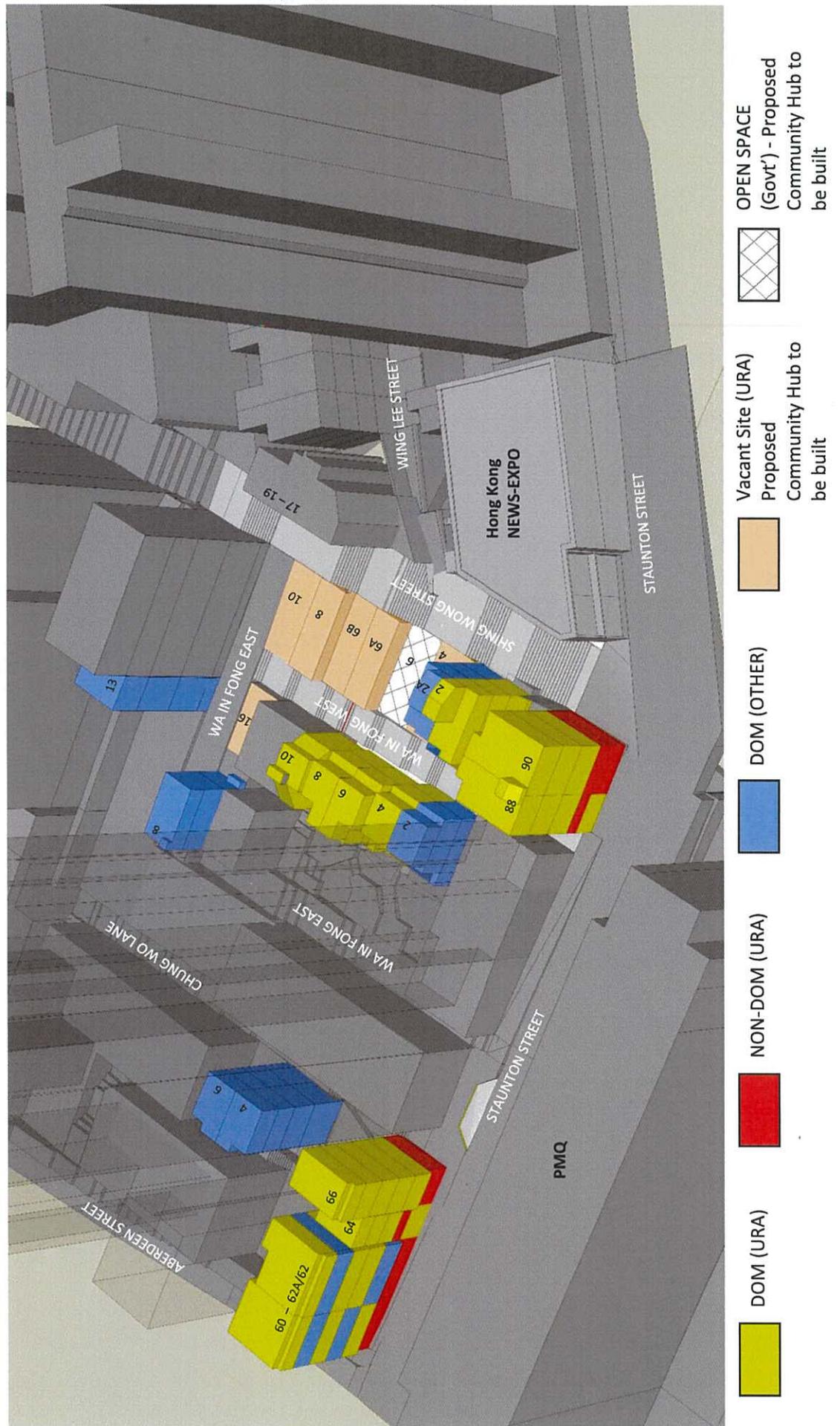


Figure 2
Proposed Public Open Space and Connectivity to the Local Community

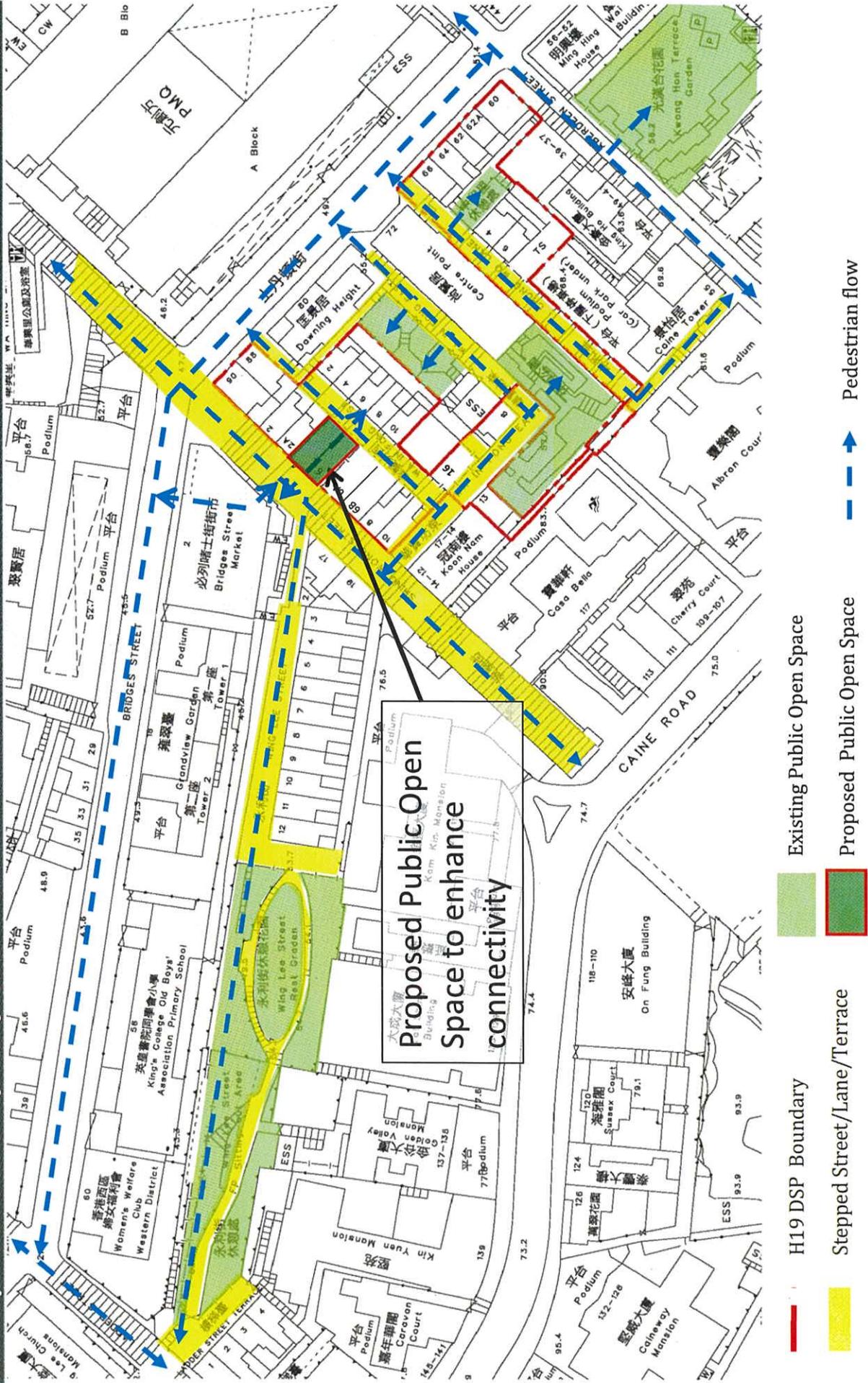


Figure 3
Notional Design of Non-domestic Hub to Support the Neighbourhood

Proposed Community Hub & Public Open Space

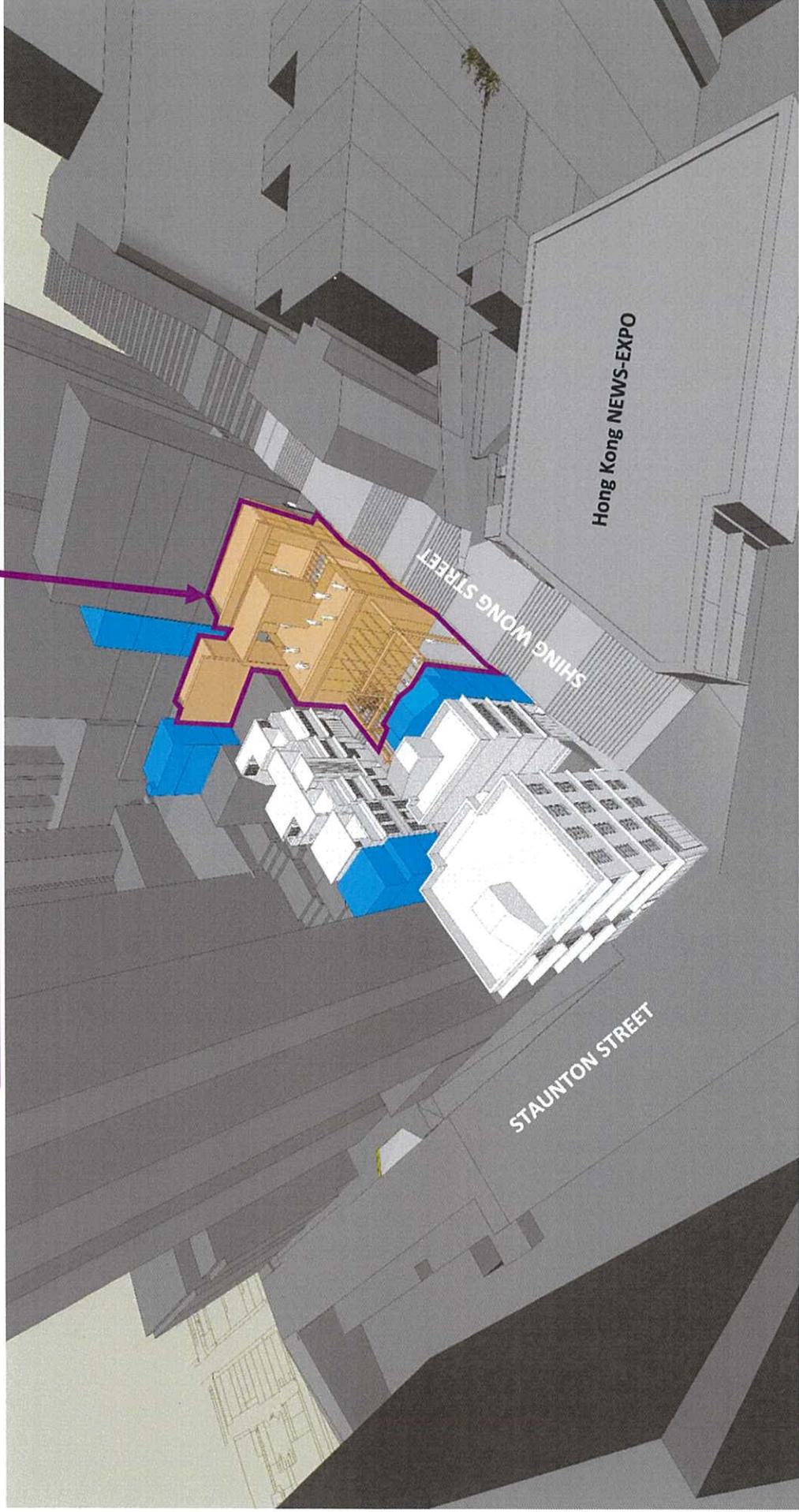


Figure 4
Visual Appraisal

Proposed Community Hub & Public Open Space

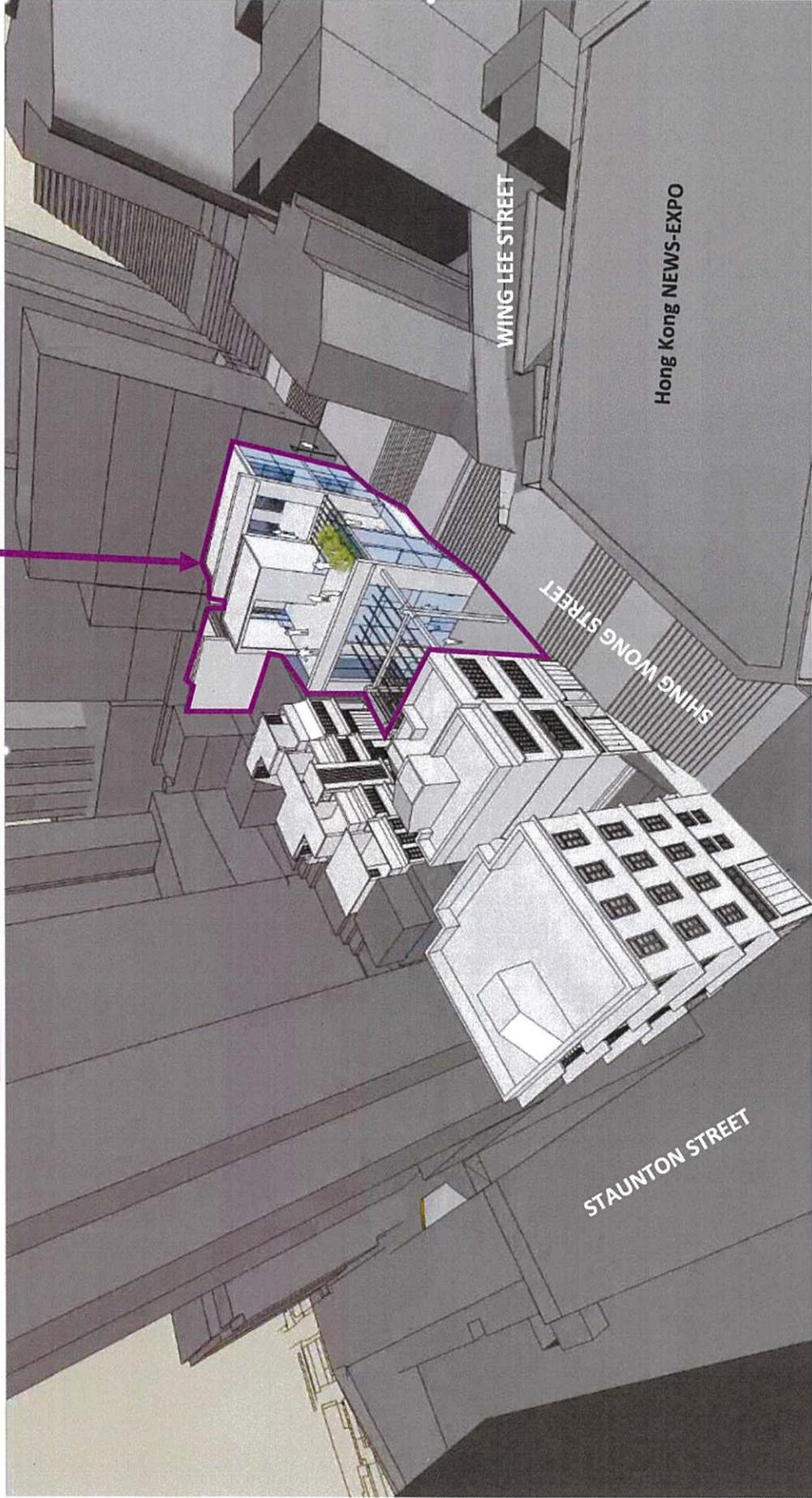


Figure 5
Visual Appraisal

Proposed Community Hub & Public Open Space

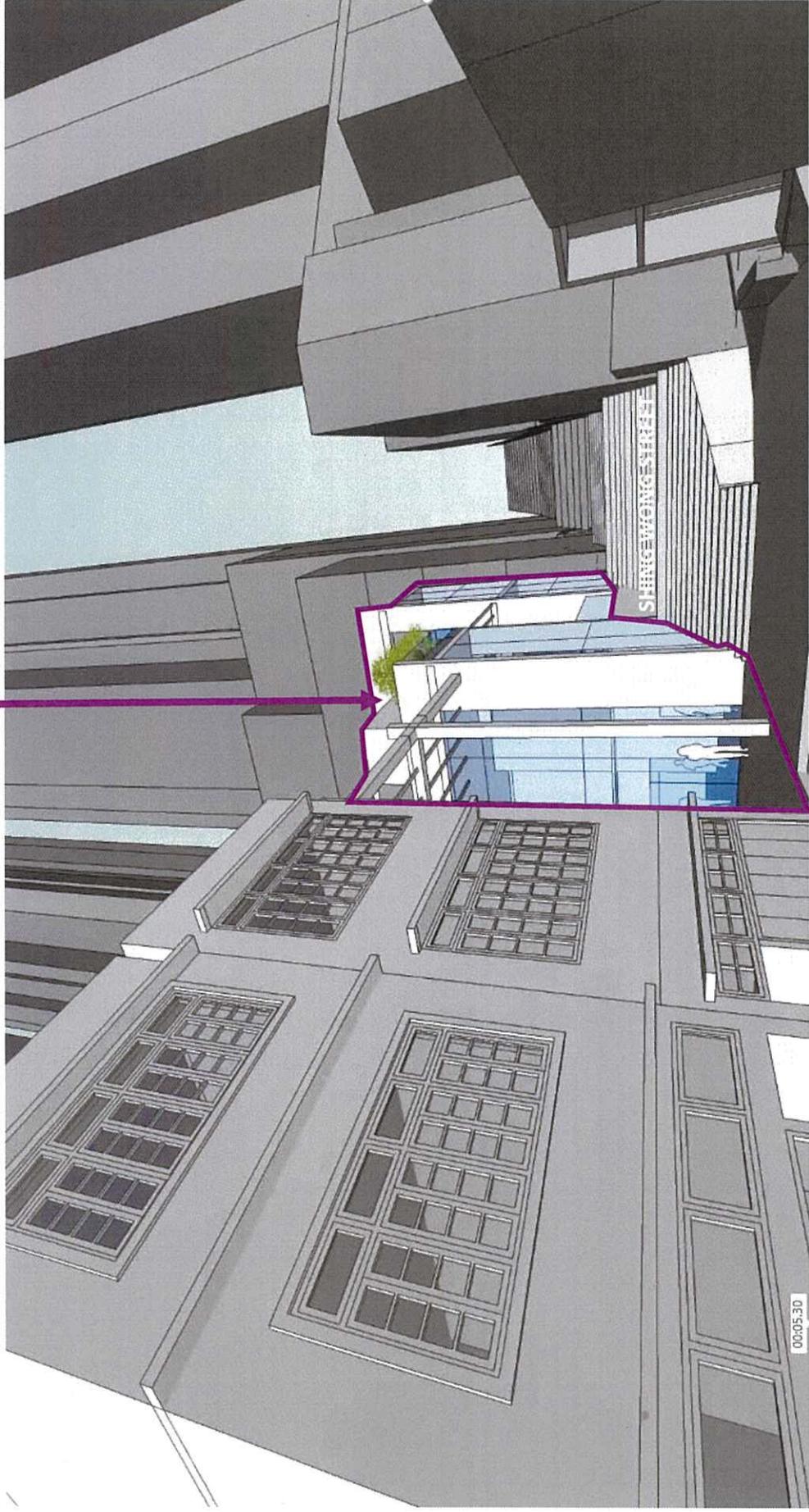


Figure 6
Visual Appraisal

Proposed Community Hub & Public Open Space

