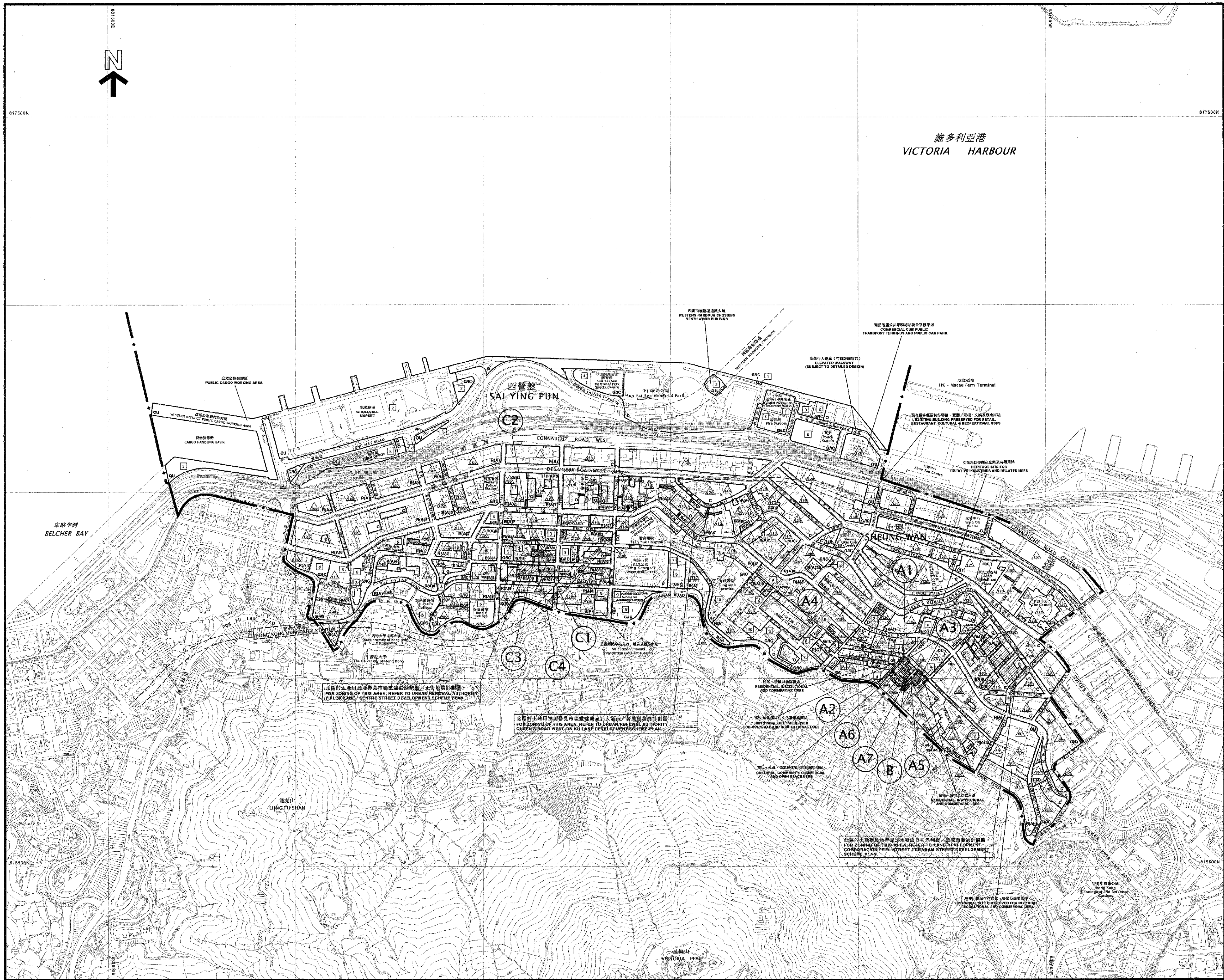
附件I Annex I of
TPB Paper No. 10661



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

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃圖範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	21.04	14.41	商業
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.	45.10	30.89	主要道路等
LAND DEVELOPMENT CORPORATION/ URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.93	0.64	土地發展公司／市區重建局發展計劃圖範圍
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/H3/32 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H3/32

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A1項 AMENDMENT ITEM A1	修訂項目A7項 AMENDMENT ITEM A7
修訂項目A2項 AMENDMENT ITEM A2	修訂項目B項 AMENDMENT ITEM B
修訂項目A3項 AMENDMENT ITEM A3	修訂項目C1項 AMENDMENT ITEM C1
修訂項目A4項 AMENDMENT ITEM A4	修訂項目C2項 AMENDMENT ITEM C2
修訂項目A5項 AMENDMENT ITEM A5	修訂項目C3項 AMENDMENT ITEM C3
修訂項目A6項 AMENDMENT ITEM A6	修訂項目C4項 AMENDMENT ITEM C4

（參看附表）
(SEE ATTACHED SCHEDULE)

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

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

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
米 METRES 100 0 200 400 600 800 METRES 米

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

圖則編號 PLAN No. S/H3/33

SCHEUDLE 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) *as the Director of Planning*	-	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 Ms Lilian S.K. Law	-	being a director of the Board of the Urban Renewal Fund of URA;
Mr Thomas O.S. Ho	-	having current business dealings with URA;
Mr Alex T.H. Lai	-	his firm having current business dealings with URA; and

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

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

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

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

Presentation and Question Sessions

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

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

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

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

Background

(b) the redevelopment project of Staunton Street/Wing Lee Street Development Scheme (H19) was first proposed by URA in 2003, comprising three sites (i.e. Sites A, B and C) zoned "Comprehensive Development Area" ("CDA"). Site A (i.e. the tenement buildings at Wing Lee Street and the Bridges Street Market) was excised from the DSP on 8.7.2011 and the Wing Lee Street area and the Bridges Street Market site were then designated as "CDA" and "Other Specified Uses" ("OU") annotated "Historical Site Preserved for Cultural and Recreational Uses" zones respectively on the OZP;

(c) following the announcement in the 2018 Policy Address, a revitalisation proposal for the URA-owned properties in the DSP area was submitted by URA on 5.3.2019, and an updated one on 12.7.2019 having considered the findings of the Community Making Study (CMS) which had incorporated the local comments. The Central & Western District Council (C&WDC) was consulted on 4.7.2019 and its members in general welcomed the findings;

(d) in view of the latest intention to revitalise the area instead of a comprehensive redevelopment as envisaged in the approved DSP, URA considered that the project was no longer possible to be implemented by way of a development scheme under section 25 of the URA Ordinance;

Proposed Amendments to Matters shown on the OZP

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

(f) Amendment Item A2 (about 452m^2) – zoning of the site at 4-10 Shing Wong Street, 16 Wa In Fong East and a portion of Wa In Fong West as "OU" annotated "Cultural, Community, Commercial and Open Space Uses" ("OU(Cultural, Community, Commercial and Open Space Uses)"), with stipulation of a building height restriction (BHR) of four storeys, provision of a public open space (POS) of not less than 135m^2, of which 90m^2 would be at-grade, and not less than 50% of the total gross floor area (GFA) of the future development should be for cultural and community uses;

(g) Amendment Item A3 (about 824m^2) – zoning of the sites at 60-66 Staunton Street, 88-90 Staunton Street, 2-2A Shing Wong Street, 2-10 Wa In Fong West and a portion of Wa In Fong West and Chung Wo Lane as "OU" annotated "Residential, Institutional and Commercial Uses" ("OU(Residential, Institutional and Commercial Uses)") and stipulation of a BHR of four storeys;

(h) Amendment Item A4 (about 699m^2) – rezoning of the site at 1-12 Wing Lee Street and 17-19 Shing Wong Street from "CDA" to "OU(Residential, Institutional and Commercial Uses)" and stipulation of a BHR of four storeys;

(i) Amendment Item A5 (about 669m^2) – zoning of the sites at 8 and 13 Wa In Fong East, 4-6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the government land adjacent to 6 Chung Wo Lane and a portion of Wa In Fong East and Chung Wo Lane as "Residential (Group C)" ("R(C)") with a maximum plot ratio of 5 and BHR of 12 storeys;

(j) Amendment Item A6 (about 22m^2) – zoning of the strip of land near 13 Wa In Fong East as "Residential (Group A)25" ("R(A)25") and stipulation of a BHR of 150mPD to reflect the area within the private lots of Centre Point which was proposed to be rezoned as the same "R(A)25" zone;

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

70-72 Staunton Street - Amendment Item B

Background

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

Proposed Amendment to Matters shown on the OZP

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

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

Background

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

Proposed Amendments to Matters shown on the OZP

(o) Amendment Item C1 (about 401m^2) – rezoning of the site at 1-7 Tak Sing Lane from "Open Space" ("O"), "R(A)8" and area shown as 'Pedestrian Precinct/Street' ('PPS') to "R(A)24" with stipulation of a BHR restriction of 120mPD and requirement for the provision of a 24-hour public passageway;

(p) Amendment Item C2 (about 176m^2) – rezoning of Tak Sing Lane from "O" to an area shown as 'PPS' to retain the remaining part of Tak Sing Lane as a public passageway;

(q) Amendment Item C3 (about 61m^2) – rezoning of a strip of land at Third Street from "R(A)8" to an area shown as 'PPS' to reflect the existing use of the concerned area;

(r) Amendment Item C4 (about 58m^2) – 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

(第二組)

(1) 申述人提出的理由及建議(TPB/R/S/H3/33-8(部分)、13 至 57)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
13 至 **24** (個別人士)	(a) 反對項目 C1。 申述的理由 (b) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。(**R13 至 R23**) (c) 在有關用地作進一步發展，會對通風、居民的健康、安全、私隱及生活質素造成不良影響。(**R15、R16 及 R23**) (d) 見縫插針式的發展會影響該區居民的生活質素及生活環境。(**R15、R16、R23 及 R24**)	(i) 德星里用地(即申述用地 C1 及 C2)涉及一宗第 12A 條申請(編號 Y/H3/6)，該申請於 2019 年 1 月 18 日獲小組委員會部分同意。根據申請人提交的概念計劃，擬議發展的地積比率為 8.514 倍，建築物高度為主水平基準上 120 米(主天台)。鑑於現時德星里用地周圍的其他高層住宅的建築物高度介乎主水平基準上 87 米至主水平基準上 107 米不等，擬議發展與周邊發展並非不協調。 (ii) 把申述地點 C1(即德星里 1 至 7 號)改劃為「住宅(甲類)24」地帶，難免會影響到有關用地現有的低層發展對附近樓宇發揮的視覺調劑作用。從城市設計的角度而言，申述用地 C1 雖然未必是發展高層住宅樓宇的最理想地點，但擬議發展在視覺上與附近的已建設環境並非不相協調。

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		(iii) 申請人在第 12A 條申請(編號 Y/H3/6)內所提供的技術評估(包括排污影響評估、空氣流通評估和視覺評估)亦已證明擬議發展不會對周邊的發展造成無法克服的影響。相關政府部門(包括環境保護署、屋宇署和消防處)對該宗第 12A 條申請並無任何負面意見。 (iv) 鑑於以上各點，以及政府未就德星里已規劃「休憩用地」地帶制定落實發展時間表，小組委員會於 2019 年 1 月 18 日決定部分同意申請，在分區計劃大綱圖上把用地改劃為合適的「住宅(甲類)」地帶支區，把建築物高度限制訂為主水平基準上 120 米，以及訂明須在用地闢設一條橫跨申請地點 24 小時開放的公眾通道。
	(e) 分區計劃大綱圖的擬議修訂違背了原先的規劃意向(即把該用地劃為「休憩用地」地帶，以控制該區的居住密度)。(**R24**) (f) 政府應收回土地作休憩用地用途。(**R24**)	(v) 在分區計劃大綱圖作出現行修訂之前，德星里用地自首份法定圖則於 1970 年展示以來已被劃為「休憩用地」地帶，並規劃作休憩用地發展。不過，康樂及文化事務署(下稱「康文署」)曾在不同時候表明，沒有計劃收回有關的私人土地作休憩用地發展。換言之，把德星里用地劃為「休憩用地」地帶，已阻延業主發展該用地的權利約 50 年。由於在德星里用地發展已規劃休憩用地的機會不大，德星里用地原先劃為「休

申述編號 (TPB/R/S/H3/33-)	申述事項	對申述的回應
		憩用地」地帶已不合適。 (vi) 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過剩，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(即大館)(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)，以及位於「其他指定用途」註明「文化、社區、商業及休憩用地用途」地帶內城皇街 4 至 10 號將由市建局提供的不少於 135 平方米的已規劃休憩用地。因此，沒有有力的規劃理據支持保留德星里用地的「休憩用地」地帶。
	<u>申述人的建議</u> (g) 保留休憩用地用途。(**R13 至 R23**)	(vii) 請參閱上文的回應(v)及(vi)。因此，規劃署不支持申述人的建議。

申述編號 **(TPB/R/S/H3/33-)**	申述事項	對申述的回應
25 至 **30** (個別人士)	(a) 反對項目 C1 及 C2。 <u>申述的理由</u> (b) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。(**R25、R27 至 R29**) (c) 該區的人口密度太高。(**R26 及 R30**) (d) 需要提供更多空間，以確保居民的生活質素。(**R26**)	(i) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。
	(e) 擬議發展會影響其他樓宇的地基。(**R30**)	(ii) 在有關用地進行擬議發展須符合相關條例及規例(包括《建築物條例》)的法定要求。因此，就擬議發展對附近樓宇的地基造成不良影響而提出的關注問題，將會按現行規例獲得妥善處理。
	<u>申述人的建議</u> (f) 保留休憩用地用途。(**R25 至 R29**)	(iii) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。因此，規劃署不支持申述人的建議。

申述編號 **(TPB/R/S/H3/33-)**	申述事項	對申述的回應
31 至 **36** (個別人士)	(a) 反對項目 C1 及 C4。 <u>申述的理由</u> (b) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。**(R31、R33 至 R36)** (c) 該區已有很多住宅發展項目，應保留休憩用地。**(R31)** (d) 在有關用地作進一步發展，會對通風、採光、居民的健康、安全及生活質素造成不良影響。**(R32 至 R35)**	(i) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。 (ii) 在有關用地進行擬議發展須符合相關條例及規例(包括《建築物條例》)的法定要求。因此，就擬議發展對天然採光造成不良影響而提出的關注問題，將會按現行規例獲得妥善處理。
	<u>申述人的建議</u> (e) 保留休憩用地用途。**(R31、R33 至 R36)**	(iii) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。因此，規劃署不支持申述人的建議。
37 至 41 個別人士	(a) 反對修訂項目 C1 至 C3。 <u>申述的理由</u> (b) 該區的發展密度極高。應保留	

申述編號 **(TPB/R/S/H3/33-)**	申述事項	對申述的回應
	休憩用地，以確保附近居民的生活質素。(**R38 至 R41**) (c) 在有關用地作進一步發展，會對居民的健康、安全及生活質素造成不良影響。(**R37**) (d) 保留休憩用地可保持鄰近地區的通風。(**R38**)	(i) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。
	<u>申述人的建議</u> (e) 保留休憩用地用途。(**R38 至 R41**)	(ii) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。因此，規劃署不支持申述人的建議。
42 至 **47** 個別人士	(a) 反對項目 C1、C2 及 C4。 <u>申述的理由</u> (b) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。(**R42 及 R43**) (c) 日後發展項目太接近附近樓	(i) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。

申述編號 **(TPB/R/S/H3/33-)**	申述事項	對申述的回應
	宇。(**R44 至 R46**) (d) 道路容量有限，無法支持更多住宅發展。(**R47**)	
	<u>申述人的建議</u> (e) 保留休憩用地用途。(**R42 及 R43**)	(ii) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。因此，規劃署不支持申述人的建議。
8(部分)、48 至 57 (個別人士)	(a) 反對項目 C1 至 C4。 <u>申述的理由</u> (b) 申請編號 Y/H3/6 (與項目 C1、C2、C3 及 C4 有關)先前曾接獲很多反對。(**R8(部分)**)	(i) 備悉。在申請編號 Y/H3/6 的法定公布期內，城規會共收到 1 301 份公眾意見。當中 7 份表示支持、1 290 份表示反對，以及 4 份沒有表示支持或反對。
	(c) 項目 C1 及 C2 周圍均為高樓大廈，發展休憩用地可緩減高樓大廈所造成的屏風效應，並可解決區內休憩用地不足的問題。(**R8(部分)**)	(ii) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。

申述編號 **(TPB/R/S/H3/33-)**	申述事項	對申述的回應
	(d) 中西區內休憩用地不足，把該用地由「休憩用地」地帶改劃作住宅用途會進一步令不足的情況惡化，令附近居民的生活質素下降。(**R56 及 R57**)	
	(e) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。(**R48 至 R57**) (f) 進一步的發展會對通風、居民的健康、安全、採光及生活質素造成不良影響。(**R8(部分)、R53 至 R56**) (g) 西營盤有過多的插針式發展。(**R57**)	(iii) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。
	<u>申述人的建議</u> (h) 應保留該休憩用地。(**R48 至 R57**)	(iv) 請參閱上文對 **R13 至 R24** 的回應(v)及(vi)。因此，不支持申述人的建議。

(2) 個別人士**(TPB/R/H3/33/33-C3、C6 至 C24)**及申述地點 C1 的擁有人**(C25)**共提交了 21 份意見。提意見人提出的理由及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
C3 (個別人士)	沒有	(a) 公眾強烈反對有關修訂。	(i) 備悉。
		(b) 區內居民希望保存該區的歷史和文化元素。	(ii) 德星里 1 至 7 號現有的 7 幢 3 層高住宅樓宇是在 1950 年代初落成，該些樓宇並沒有獲古物諮詢委員會評為歷史建築。 (iii) 「住宅(甲類)24」地帶(項目 C1)訂明須闢設一條闊度不少於 1.65 米及 24 小時開放的公眾通道，以連接德星里和第三街；及德星里(項目 C2)及第三街(項目 C3)的現有兩條行人通道現劃為顯示為「行人專區／街道」的地方，以清楚反映在第三街與第二街之間提供行人連接通道的規劃意向。此舉亦可保留該區街里的城市肌里。
		(c) 這區急需休憩用地。	(iv) 請參閱上文對 **R13 至 R24** 的回應(vi)。

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
C6 (個別人士)	**R13** 至 **R57**	(a) 反對把該用地由「休憩用地」地帶改劃為「住宅(甲類)」地帶或作其他用途。	(i) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)。
C7 至 C24 (個別人士)	**R24**	(a) 反對改劃該用地的用途地帶及／或拆卸現有建築物。 (b) 現有的低矮建築物富濃厚的歷史及當區文化色彩，應予保留及保育。(**C8(部分)、C9、C12、C14、C17 及 C20**) (c) 應尊重區內街里的城市肌理。(**C17**) (d) 該用地是一個具生活質素、環境寧靜並且散發西營盤社區氣息的獨特空間。(**C19**)	(i) 請參閱上文對 **C3** 的回應(ii)及(iii)。
		(e) 在細小的地盤興建高樓大廈會對周邊樓宇的地基造	(ii) 請參閱上文對 **R13 至 R24** 的回應(i)至(vi)及對 **R25 至 R30** 的回應

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
		成不良影響。(**C8 及 C21**)	(ii)。
		(f) 進一步的發展會造成噪音污染，並對採光、交通、景觀及居民的生活質素造成不良影響。(**C9、C10、C14、C18、C22 及 C23**)	
		(g) 該區的發展密度極高。應保留休憩用地，以確保附近居民的生活質素。(**C17 及 C24**)	
		(h) 德星里是區內緩和高樓大廈的調劑。(**C11**)	
		(i) 高樓大廈之間需要更多休憩空間。應保留現有樓宇，以保持區內房屋的多樣性。(**C22**)	(iii) 請參閱對 **C3** 的回應(ii)。
		(j) 該用地可用作有機社區園圃。(**C16**)	(iv) 備悉。由於德星里用地屬於私人土地，該用地的未來用途須由地段擁

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
			有人自行決定。
C25 (Leung Chung Ching Edwin 和 Wong Fung San Hanny)	**R13 至 R24 、 R37 至 R41**	(a) 該用地劃為「休憩用地」地帶，已不合時宜，而且有損土地擁有人的發展權，因為政府並無計劃落實發展休憩用地。 (b) 「鄰舍休憩用地嚴重不足」這個論點，並非有力理據，以支持保留該用地作休憩用地用途，因為政府有責任在合適和可用的政府土地上發展休憩用地。 (c) 擬設於日後發展項目內的 24 小時開放公共通道和休憩空間可為公眾帶來裨益。	(i) 備悉。
	R8(部分)、R25 至 R30、R42 至 R47 、 R48 至	(d) 正如支持第 12A 條申請(編號 Y/H3/6)的空氣流通評估所顯示，擬議的發展	(ii) 備悉。

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
	R57	項目並不會對區內的通風造成不良影響。 (e) 關於對居民的健康、安全、採光、生活質素及地基造成影響的關注，擬議發展的建築圖則獲得批准，即證明根據《建築物條例》，擬議發展是可行的。	
	R42 至 R47	(f) 正如第 12A 條申請所提出的充分理據，由於擬議發展的規模有限，所在位置又接近西營盤港鐵站，因此不會提供停車設施。其所產生的額外人流和車流亦有限。	(iii) 備悉。

Annex V of
TPB Paper No. 10661

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

(第二組)
(GROUP 2)

Representation No. 申述個案編號	Name of 'Representer' 申述人名稱
TPB/R/S/H3/33-8	Mary Mulvihill
TPB/R/S/H3/33-13	Sze Wai Sin
TPB/R/S/H3/33-14	Tse Kwong Yuen
TPB/R/S/H3/33-15	Mak Yee Ching
TPB/R/S/H3/33-16	Ma Ling
TPB/R/S/H3/33-17	Chow Wan Sze
TPB/R/S/H3/33-18	Fung Tak Ming
TPB/R/S/H3/33-19	Yuen Lee Yan
TPB/R/S/H3/33-20	Fung Tak Lam
TPB/R/S/H3/33-21	Mok Lai Ngor
TPB/R/S/H3/33-22	Wong Hei Man
TPB/R/S/H3/33-23	Wong Kar Wing Clara
TPB/R/S/H3/33-24	Cheung Kai Yin
TPB/R/S/H3/33-25	Ho Wai Chong
TPB/R/S/H3/33-26	Law Yiu Sabrina
TPB/R/S/H3/33-27	余燊茂
TPB/R/S/H3/33-28	余立鳴
TPB/R/S/H3/33-29	余如鳳
TPB/R/S/H3/33-30	Sin Wai Wah
TPB/R/S/H3/33-31	Yu Chi Ying
TPB/R/S/H3/33-32	Chan Man Wa
TPB/R/S/H3/33-33	Chun Wai Ka
TPB/R/S/H3/33-34	Chan Man Wa
TPB/R/S/H3/33-35	Chun Chun Ming
TPB/R/S/H3/33-36	梁愛華
TPB/R/S/H3/33-37	Ho Chi Shing
TPB/R/S/H3/33-38	Chan Tsui Hung
TPB/R/S/H3/33-39	Leung Kin Kwan
TPB/R/S/H3/33-40	梁玉傑
TPB/R/S/H3/33-41	梁學強

Representation No. 申述個案編號	Name of 'Representer' 申述人名稱
TPB/R/S/H3/33-42	Wu Ngai Yan Rosalind
TPB/R/S/H3/33-43	Yu Chi Ching
TPB/R/S/H3/33-44	Yu Tak Shun
TPB/R/S/H3/33-45	Chow Siu Lin
TPB/R/S/H3/33-46	Tsang Ching Nam
TPB/R/S/H3/33-47	Li Kin Lun
TPB/R/S/H3/33-48	Chow Kin Keung
TPB/R/S/H3/33-49	Chow Ngan Foon
TPB/R/S/H3/33-50	Chow Fu
TPB/R/S/H3/33-51	Tam Chi Wan
TPB/R/S/H3/33-52	Tam Chung Wai
TPB/R/S/H3/33-53	李海文
TPB/R/S/H3/33-54	史千里
TPB/R/S/H3/33-55	周敏琦
TPB/R/S/H3/33-56	Lam Ka Man
TPB/R/S/H3/33-57	李偉鈞

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

(第二組)

(GROUP 2)

Comment No. 意見編號	**Name of 'Commenter'** 提意見人名稱
TPB/R/S/H3/33-C3	Mary Mulvihill
TPB/R/S/H3/33-C6	Mak Kau
TPB/R/S/H3/33-C7	Mohamad Ghamlouch
TPB/R/S/H3/33-C8	Emilia Meredith Mason
TPB/R/S/H3/33-C9	Stefano Tronci
TPB/R/S/H3/33-C10	Christina Monique Themar
TPB/R/S/H3/33-C11	Damitha Tilanka Weerakoon
TPB/R/S/H3/33-C12	Alice Yeh
TPB/R/S/H3/33-C13	Andrea Pietrucci
TPB/R/S/H3/33-C14	Dahlmann, Sven Cristoph
TPB/R/S/H3/33-C15	Camille Aurelier Nathalie Roche
TPB/R/S/H3/33-C16	Alison Jane Quodling
TPB/R/S/H3/33-C17	Cheng Tan Fai
TPB/R/S/H3/33-C18	Fu Hiu Chi
TPB/R/S/H3/33-C19	Nguyen Thi-kim-hanh
TPB/R/S/H3/33-C20	Karin Chow
TPB/R/S/H3/33-C21	Rodriguez, Dervin H.
TPB/R/S/H3/33-C22	Travis Huggins
TPB/R/S/H3/33-C23	LI Mei Yu
TPB/R/S/H3/33-C24	Tse Kwong Yuen
TPB/R/S/H3/33-C25	Leung Chung Ching Edwin Wong Fung San Hanny

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 100,000persons 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。