

**SUBMISSION OF THE
DRAFT URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST/IN KU LANE
DEVELOPMENT SCHEME PLAN NO. S/H3/URA3/1A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

1. Introduction

The purpose of this Paper is to seek Members' agreement that the draft Urban Renewal Authority (URA) Queen's Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1 (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the draft Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft DSP.

2. Background

- 2.1 On 16.3.2018, the URA published the gazette notice for commencement of the Queen's Road West/In Ku Lane Development Scheme. On the same day, the URA submitted the draft DSP to the Town Planning Board (the Board) under section 25(5) of the Urban Renewal Authority Ordinance.
- 2.2 On 21.9.2018, the draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1 was exhibited for public inspection under section 5 of the Ordinance. The development scheme area, originally zoned "Residential (Group A)7" ("R(A)7"), "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and an area shown as 'Road' on the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/31, was excised from the OZP and designated as "R(A)23" on the draft DSP (the Site) with the stipulation of a maximum building height restriction of 130mPD.
- 2.3 During the two-month exhibition period, a total of 13 representations were received. On 14.12.2018, the representations were published for public comments and, during the first three weeks of the publication period, a total of 3 comments were received. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 29.3.2019, the Board decided not to propose any amendment to the draft DSP to meet the representations under section 6B(8) of the Ordinance.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft DSP, together with a schedule of the representations and comments on representations to the CE in C within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been

completed, the draft DSP, together with its Notes and updated ES, is now ready for submission to the CE in C for approval.

- 3.2 For submission to the CE in C, the draft URA Queen's Road West/In Ku Lane DSP is renumbered as No. S/H3/URA3/1A. Opportunity is also taken to update the ES to reflect the latest position of the DSP. For easy reference, the amendments are highlighted in ***bold and italics*** or ~~strike-out~~ form.
- 3.4 Upon the approval of the draft DSP by the CE in C, the approved DSP will be renumbered as S/H3/URA3/2.

4. **Decision Sought**

Members are invited to:

- (a) agree that the draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft DSP.

Attachments

Annex I	Draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1A
Annex II	Notes of the URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1A
Annex III	Explanatory Statement of the URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1A