

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

**INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

1. Introduction

- 1.1 On 21.9.2018, draft Urban Renewal Authority (URA) Queen's Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Plan P-1**). 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 Plan (the Site) with the stipulation of a building height restriction of 130mPD.
- 1.2 The Site is proposed for a commercial/residential development with the re-provision of public open space and government refuse collection point cum public toilet, as well as provision of a neighbourhood elderly centre sub-base. The "R(A)23" zone is subject to the same building height restriction as the original "R(A)7" zone on the OZP (i.e. 130mPD for sites with an area of 400m² or more). According to the Notes of the "R(A)23" zone, a public open space of not less than 538m², a government refuse collection point cum public toilet of not less than 860m² GFA, and a neighbourhood elderly centre sub-base as required by the Government shall be provided. The Notes and Explanatory Statement of the Plan is at **Annex I**.
- 1.3 The draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 incorporating the excision of the DSP area from the OZP was also exhibited on 21.9.2018 and the hearing arrangements for consideration of the representations and comments in relation to the OZP will be considered by the Town Planning Board (the Board) at the same meeting (TPB Paper No. 10520).
- 1.4 During the two-month statutory exhibition period of the Plan, a total of 13 representations were received. On 14.12.2018, the representations were published for public comment and, in the first three weeks of the publication period, a total of 3 comments were received. A summary of the representations and comments is at **Annex II** and the location of the representation site is shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 The 13 representations are all submitted by members of the public. While 10 representations (**R1** to **R10**) supported the Plan, 3 representations (**R11** to **R13**) objected to the Plan. The grounds of objection are mainly related to insufficient information on the proposed development scheme, unsatisfactory compensation offer, destruction of local character, and adverse impacts on the provision of public open space and recreational facilities.
- 2.2 The 3 comments on representations are all submitted by members of the public. While **C1** supported the redevelopment plan, **C2** and **C3** opposed the redevelopment plan. The ground of objection is mainly on adverse impacts on the provision of public open space and recreational facilities.

3. Arrangement for Consideration of Representations

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the representation hearing.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the representations, it is recommended that the hearing of the representations be considered collectively in one group.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in March 2019.

4. Decision Sought

The Board is invited to consider whether to appoint a RHC for consideration of the representations and comments; and whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

Attachments

- Annex I** Notes and Explanatory Statement of the draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1
- Annex II** Summary of representations and comments in respect of the URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1
- Plan P-1** Draft URA Queen's Road West/In Ku Lane DSP No. S/H3/URA3/1
- Plan P-2** Location Plan of the representation site

**PLANNING DEPARTMENT
FEBRUARY 2019**