

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

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

NOTES

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

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

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

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road widths, road junctions and alignments of roads may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Schedule of Uses:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine; and
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (11) Any development not compatible with the Urban Renewal Authority's Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

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

Schedule of Uses

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

RESIDENTIAL (GROUP A)23

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A)23 (Cont'd)

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

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

Planning Intention

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

Remarks

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

are ancillary and directly related to the development or redevelopment, may be disregarded.

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

DRAFT URBAN RENEWAL AUTHORITY

QUEEN'S ROAD WEST/IN KU LANE

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

EXPLANATORY STATEMENT

DRAFT URBAN RENEWAL AUTHORITY

QUEEN'S ROAD WEST/IN KU LANE

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

	<u>Contents</u>	<u>Page</u>
1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURES	1
3.	OBJECT OF THE PLAN	2
4.	NOTES OF THE PLAN	2
5.	AREA COVERED BY THE PLAN	3
6.	EXISTING CONDITIONS	3
7.	PLANNING AND LAND USE PROPOSALS	4
8.	IMPLEMENTATION OF THE DEVELOPMENT SCHEME	7

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

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

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

2. AUTHORITY FOR THE PLAN AND PROCEDURES

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

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

3. OBJECT OF THE PLAN

The Plan illustrates that the Development Scheme Area (the Area) is designated as "Residential (Group A)23" ("R(A)23"). It is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO. The Development Scheme intends to be primarily for a high-density residential development with the provision of a Government Refuse Collection Point (RCP) cum public toilet (PT), a Neighbourhood Elderly Centre (NEC) sub-base and a public open space (POS). Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

4. NOTES OF THE PLAN

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

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

5. **AREA COVERED BY THE PLAN**

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

6. **EXISTING CONDITIONS**

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

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

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

7. PLANNING AND LAND USE PROPOSALS

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

Uses

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

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

Internal Transport Facilities

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

Government Refuse Collection Point and Public Toilet

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

Public Open Space and Pedestrian Circulation

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

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

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

Neighbourhood Elderly Centre sub-base

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

Landscaping and Greening

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

8. **IMPLEMENTATION OF THE DEVELOPMENT SCHEME**

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

TOWN PLANNING BOARD
SEPTEMBER 2018

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

Representations

Representation No. (TPB/R/S/H3/ URA3/1-)	Representer	Subject of Representation	Representer's Proposals
1	Eva Yee	Support the redevelopment plan.	Nil
2 to 7	梁威石及梁耀石 盧偉揚 姓名不詳 Name illegible Li Man Yu Johnson Kam Chun Cheong Tsang Wing Fei	<ul style="list-style-type: none"> Support the redevelopment plan. URA should accelerate the acquisition and planning procedures for the redevelopment. 	Nil
8 to 10	Ching Man Chun 卓月芬 John Kam	<ul style="list-style-type: none"> Support the redevelopment plan. URA should accelerate the acquisition and planning procedures for the redevelopment. Wish to receive reasonable compensation. Oppose the redevelopment plan. Not enough information has been provided. 	Nil
11	John Batten	Oppose the redevelopment plan.	Nil
12	Grace Tang	<ul style="list-style-type: none"> Oppose the redevelopment plan. Consider the compensation offer would be unsatisfactory. 	The URA to introduce the Local Shop Arrangement which was proposed for the URA's Sung Hing Lane/Kwai

Representation No. (TPB/R/S/H3/ URA3/1-)	Representer	Subject of Representation	Representer's Proposals
		<ul style="list-style-type: none"> • The redevelopment would destroy the local character. • Shop owners/tenants should be allowed to be relocated within the future development or in the same neighbourhood to continue their business. • The buildings are a family legacy as they were built by the representer's father in 1966. 	Heung Street project
13	Mary Mulvihill	<ul style="list-style-type: none"> • Oppose the redevelopment plan. • There is a deficit of public open space in the district and the development would adversely affect the provision of the basketball court and a 5-a-side soccer pitch. • The public recreational facilities would be reduced in size and in quality. 	Nil

Comments

Comment No. (TPB/R/S/H3/ URA3/1-C)	Commenter	Gist of Comment	Representation No.
1	鄭雪詠	<ul style="list-style-type: none"> • Support redevelopment plan. • Accelerate acquisition and the planning process of redevelopment. • Redevelopment can increase the number of flats. 	Nil
2	Katty Law	<ul style="list-style-type: none"> • Oppose redevelopment plan. • There is inadequate provision of public open space and G/IC facilities in the district 	Support TPB/R/S/H3/ URA3/1-13
3	Mary Mulvihill	URA should increase the open space and recreational facilities in its development, but not reduce them in size and quality.	Nil