

圖例
NOTATION

- BOUNDARY OF DEVELOPMENT SCHEME 發展計劃範圍界線
- RESIDENTIAL (GROUP A) 23 R(A)23 住宅(甲類)23
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 130 最高建築物高度 (在主水平基準上若干米)

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

2018年8月24日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則適宜公布，並於2018年9月21日按照城市規劃條例第5條展示 PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 24 AUG 2018 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 21 SEP 2018

Ms Jacinta K.C. Woo 胡潔貞女士
SECRETARY, TOWN PLANNING BOARD 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市區重建局皇后大道西/賢居里發展計劃圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY QUEEN'S ROAD WEST / IN KU LANE
DEVELOPMENT SCHEME PLAN

SCALE 1:1000 比例尺
米 METRES 20 0 20 40 60 80 METRES 米

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE
URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號
PLAN No. S/H3/URA3/1

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

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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.

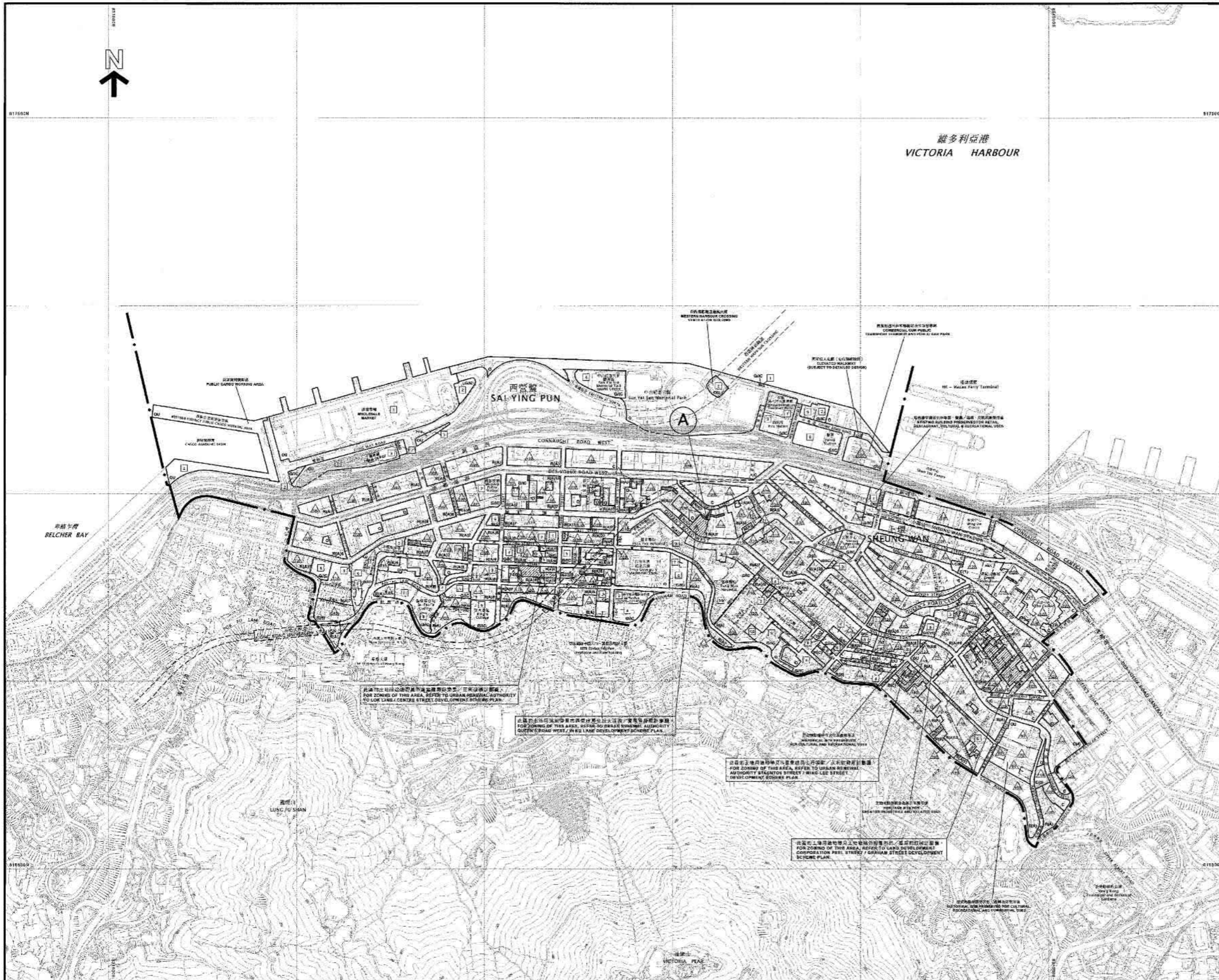
Landscaping and Greening

- 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**



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	RC(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	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		
RAILWAY AND STATION (UNDERGROUND)		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		
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)		最高建築物高度 (以主水平基準面計)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (以樓層數目計)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NRA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積百分比 APPROXIMATE AREA %	用途
	公頃 HECTARES	
COMMERCIAL	21.94	商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	綜合發展區
RESIDENTIAL (GROUP A)	38.47	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.26	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	15.23	政府、機構或社區
OPEN SPACE	13.16	休憩用地
OTHER SPECIFIED USES	12.98	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.38	行人專用區或街道
RAILWAY	0.14	鐵路
MAJOR ROAD ETC.	45.11	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.13	土地發展公司 / 市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.00	規劃範圍面積

英附的《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5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖號 S/H3/31 的修訂
AMENDMENT TO APPROVED PLAN No. S/H3/31
AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE
AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

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

2018年9月21日 按照城市規劃條例第5條展示的
核准圖號 S/H3/31 的修訂
AMENDMENT TO APPROVED PLAN No. S/H3/31 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
21 SEPTEMBER 2018

Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

SCALE 1:5000 比例尺



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

圖則編號
PLAN No. S/H3/32

**SCHEDULE OF AMENDMENT TO
THE APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN
NO. S/H3/31
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of an area at In Ku Lane from “Government, Institution or Community” (“G/IC”) to area shown as ‘Pedestrian Precinct/Street’

Town Planning Board

21 September 2018

Extract of Minutes of C&WDC Meeting on 10.5.2018

第 5 (ii)項：市區重建局在中西區的項目匯報 — 皇后大道西／賢居里發展計劃 (C&W-006)

(中西區區議會文件第 47/2018 號)

(下午 4 時 52 分至 5 時 17 分)

第 6 項：關注市區重建局的皇后大道西／賢居里發展計劃

(中西區區議會文件第 51/2018 號)

49. 主席表示兩份相關文件將會進行合併討論，並歡迎市區重建局(市建局)代表出席會議作出簡介。

50. 市區重建局規劃及設計總監區俊豪先生表示，市建局於本年 3 月 16 日就開展本發展計劃刊登憲報，並即日在發展計劃範圍內進行凍結人口調查。於 3 月 22 日，市建局舉辦了公眾簡佈會，為受影響的業主、租客及持份者，解釋有關重建計劃的內容及收集公眾意見。本發展計劃是根據《市區重建局條例》第 25 條進行，與「崇慶里／桂香街」發展項目根據《市區重建局條例》第 26 條的規劃程序有所不同，因當中涉及土地用途的改變。是次計劃並非只是進行舊樓重建，而是依據 2011 年《市區重建策略》，履行市區更新的主要目標，包括重整和重新規劃、確保土地用途能互相配合及以園林景觀和城市設計美化市容等，使土地用途配合得更好，譬如改善垃圾站的位置和提高公園的可達性。一如之前展開的「崇慶里／桂香街」發展項目，把崇慶里兒童遊樂場的可達性提高，改善城市設計。市建局在構思本發展計劃時亦有相同的想法，並且希望可以改善公共空間，從而使相關設施更為切合社區的需要。區先生補充，上址現時有一個被一排舊樓遮擋的足球場，毗鄰設有一個已運作二十多年的垃圾站，相關設施有待改善。市建局期望在進行重建時能夠改善樓宇和公共空間的設計，並使皇后大道西能直達公園，以及把垃圾站融入新建築物之內，從而改善整體空間

的運用，亦藉此機會改善垃圾站。除了把垃圾站融入計劃的大廈內，亦可安裝新的設備以進行減臭和改善排氣，以及可以考慮進行天台綠化。整個計劃涉及 12 個街號，在完成的第二階段社會影響評估報告中，共訪問了 38 個住戶和 12 個商舖的營運者。發展計劃只會興建一棟提供中小型單位的住宅樓宇，高度將會根據城市規劃委員會(城規會)在該地帶原有及附近的高度限制之內。計劃並預留部份非住宅的樓面面積，考慮提供具地區特色商店，例如售賣中藥有關用途的店舖使用。由於本發展計劃只是剛剛展開，如果計劃在獲得批准推行後，市建局將會考慮安排讓有關商戶返回原址營運，但就發展計劃進行期間如何處理有關商戶的營運安排，則需要再作研究。就發展計劃的公共空間方面，範圍將會包括一個五人足球場，而該足球場將不會計算入地積比率之內，此外亦會提供不少於現有面積的公共空間。就發展計劃的規劃程序方面，市建局已於 3 月 16 日將發展計劃草圖及第一階段社會影響評估報告提交城規會，城規會亦已在 3 月 27 日至 4 月 17 日期間收集公眾意見。市建局在 5 月 2 日已經把第二階段社會影響評估報告提交城規會，而城規會於 5 月 8 日至 5 月 29 日收集公眾意見。市建局在提交相關報告時已把文件上載互聯網供公眾瀏覽，直至城規會開會考慮發展計劃草圖為止。在城規會收集和處理所有意見之後，城規會將會決定何時把市建局的發展計劃草圖，根據《城市規劃條例》第 5 條的規定作為期兩個月的公眾諮詢。當完成所有法定規劃程序和公眾諮詢後，城規會將會把發展計劃草圖，交由行政長官會同行政會議批准，相關程序一般需時 18 個月或以上。待有關批准後，市建局才能向受影響的業主提出收購建議。

51. 主席請各位議員發表意見。各議員的發言重點如下：

- (a) 甘乃威議員表示曾參與數次居民會議，以聽取居民的意見，總括來說居民對發展計劃有以下意見，第一是居民認為有需要保留計劃將會拆卸的五人足球場。第二是從圖則顯示，計劃只是重置其中一半的李陞街遊樂場，餘下隔着修打蘭街的另一半李陞街遊樂場則不會進行重置。甘議員表示如果市建局希望優化公園，便應該分階段把整個公園一併作出改善，在優化期間仍然能提供部份公園地方繼續供市民使用。第三是有關垃圾站方面，根據圖則居民發現重建後的垃圾站將有三層，而現時的垃圾站則只有一、兩層高，所以毗鄰垃圾站的金裕大廈低層住戶對加高垃圾站存有意見，因此希望市建局可以把垃圾站的高度減低。第四是發展計劃內預留了十個車位，以及兩層商舖，就此甘議員認為十個車位只是杯水車薪，對二百個單位來說是並不足夠，用處有限，因此建議善用相關位置。此外，甘議員指出上址在晚上六、七時後便人跡罕至，在該處的二樓設置商舖沒有意義，日後亦只能作儲物室之用。甘議員表示不反對在該處設有數間地舖，但在二樓開設商舖是沒有必要，所以建議在樓上加設安老院舍，並指出若在重建時不加建安老院舍，日後亦難以在區

內設置安老院舍。甘議員亦表示根據第二階段社區影響評估報告，在受訪的 12 個商戶中，只有三個商舖作為自用及五個商戶預計會於同區經營，認為商戶不可能等候十年之後在 2027 年把商舖搬回上址。

- (b) 楊學明議員表示在聆聽市建局的簡介和與居民開了數次會議後，希望向市建局反映意見，他指除了甘乃威議員剛才提及的意見外，亦關注重建計劃後的樓宇的樓層會阻擋附近大廈的景觀，希望市建局在進行重建時能把樓宇座向的設計做好，避免與附近大廈如金裕大廈的距離太過接近。除了重置五人足球場之外，楊議員建議可以加大休憩空間和在公園內加設長者設施，例如把地舖的空間縮小以騰出更多公共空間供市民使用。他亦反映居民希望把整個李陞街遊樂場一併進行重建，使設施配套更為完善。
- (c) 鄭麗琼議員表示自從西營盤港鐵站啟用後，吸引了市建局在該區進行重建。她指出區內的足球場數量有限，在重建項目進行期間區內將會缺乏足球場設施，區內亦沒有其他足球場可以作為代替。由於該足球場深受市民歡迎，因此不希望足球場被納入重建範圍內，並希望將來的休憩用地和設施的設計能更創新。此外，鄭議員希望市建局研究在地底興建垃圾站和供社區使用的停車場，達至地盡其用。此外，她表示於該處興建安老院舍較設置商舖更為適合，並表示區內有很多長者很急切尋找安老院舍宿位，認為市建局在進行重建時應該把從社區收集到的土地用於社區。
- (d) 吳兆康議員表示認同鄭麗琼議員的意見，指出區內的運動設施不足，李陞街遊樂場五人足球場與卜公花園七人足球場起着互補作用，因此希望保留李陞街遊樂場五人足球場，並認為發展計劃除了要落實足球場重置之外，亦要確保將來的足球場適合居民使用。

52. 市建局區先生回覆議員的意見，他理解議員對李陞街遊樂場五人足球場的關注，表示在計劃開始之前曾與相關政府部門商討，如得到議會支持，期望藉此發展機會提供區內公園所需設施，例如是長者設施或足球場，市建局願意在本計劃獲得批准之後，以活化方式分階段改善公園，以及配合將來連接公園的通道。參考以往百子里和閣麟街等個案的例子，市建局期望與有關政府部門包括民政事務處、康樂及文化事務署和食物環境衛生署，聯同區議會成立專責督導小組推行有關活化美化計劃。由於本計劃獲批需時，落實尚有一段時間，市建局期望在計劃獲得批准後，與區議會及民政事務處跟進相關事宜，就活化美化公園的範圍及細節可以再作討論。由於完成後的公園將交由康樂及文化事務署管理，屆時局方需與署方討論有關細節，而垃圾站亦須配合食物環境衛生署以供使用。回應有關興建地

底垃圾站的建議，區先生表示不排除將來有機會實行，但現階段就設施的設計須符合食物環境衛生署的要求和現行的標準，他指發展計劃現時尚在初步的規劃程序，任何設施的細部設計須待計劃獲得批准後才能作進一步研究。回覆有關取消停車場的意見，區先生表示運輸署對任何發展項目須提供最少車位數目設有既定的標準，市建局須滿足相關標準的要求。回應有關在二樓取消商店的意見，區先生表示在進行第二階段社會影響評估之後，也發現商戶對返回原址經營的興趣不大，並表示由於市建局尚未開始進行收購，對於考慮預留多少地方予具地區特色的商戶返回繼續經營，仍然言之尚早，當發展計劃獲得批准後，屆時可與議會再作討論。此外，市建局亦會研究把一些樓面面積交給非政府機構營運社區設施，他希望可以作出平衡。區先生表示由於城規會現時正就計劃進行公眾諮詢，建議議員可考慮把相關意見提交城規會。

53. 甘乃威議員指出未來的安老院舍供應十分短缺，期望市建局在所有重建項目均考慮加設安老院舍，並建議主席把會議紀錄的有關部份提交城規會，以反映區議會的意見。此外，甘議員表示未得悉市建局就會否把整個李陞街遊樂場一併發展提供回覆，希望市建局確實告知議會，並作出承諾。

54. 李志恒議員表示既然項目涉及重置一個垃圾站的規劃，詢問市建局可否考慮在設施內處理廚餘收集，並指出香港的大廈缺乏廚餘收集設施，如果能夠在市建局的樓宇內率先推行，可以作示範作用。

55. 市建局區先生回覆表示市建局會考慮在其他地區的項目研究處理收集廚餘的設施。回覆甘乃威議員的提問，區先生表示如果項目在獲得批准之後，市建局希望成立專責小組再作討論，若屆時認為有需要把李陞街遊樂場一併活化美化，市建局是可以作出配合。

56. 主席表示將會把會議紀錄擬稿提交城規會，並結束相關議題的討論。

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

Representations

Representation No.	Grounds of Representation	Response to Representations
A. Supportive		
R1 to R10 of DSP	<p>A1 Support redevelopment plan</p> <p>A2 The acquisition and planning process of the redevelopment should be accelerated (R2 to R10)</p> <p>A3 Wish to receive reasonable compensation (R8 to R10)</p>	<p>(i) Noted.</p> <p>(ii) The issues of acquisition and compensation are outside the ambit of the Town Planning Ordinance (the Ordinance) and purview of the Town Planning Board (the Board). These issues should be addressed by URA under their prevailing policies separately.</p>
B. Opposing		
R11 of DSP	B1 There is insufficient information provided on the proposed development scheme	<p>(i) The TPB Paper setting out the background and reasons for the DSP is available at the Board's website.</p> <p>(ii) URA has consulted the Central & Western District Council regarding the draft DSP on 10.5.2018.</p> <p>(iii) Following the existing statutory and administrative procedures, the draft DSP with its Notes and Explanatory Statement, together with the planning report, technical assessments and SIAs were published for public comments between March and May 2018 before their consideration by the Board on 24.8.2018, and the draft DSP and draft OZP were exhibited for public inspection under the Ordinance. The exhibition of the DSP and OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance.</p>
R12 of DSP	B2 The compensation offer for the affected properties would be unsatisfactory	(i) See response (ii) to R1 to R10 of DSP above.

Representation No.	Grounds of Representation	Response to Representations
	<p>B3 The redevelopment will remove the dried seafood shops and destroy the local character</p> <p>B4 Shop owners/tenants operating businesses with local characteristics should be allowed to be relocated within the future development or in the same neighbourhood to continue their business. It is proposed URA to introduce the Local Shop Arrangement where existing operators operating businesses with local characteristics in ground floor shops in this project could relocate and continue operation in future development or in the same neighbourhood.</p> <p>B5 The buildings are a family legacy as they were built by the representer's father in 1966</p>	<p>(ii) It is noted that some dried seafood shops and Chinese medicine shops will be affected by the redevelopment. URA has indicated in the SIA (Stage 2) report that special arrangements may be considered to allow the affected operators of shops with local characteristics to continue their operation at the DSP area upon completion of the redevelopment. As advised by URA, however, all on-site operators were engaged after commencement of the project and there was no request for the Local Shop Arrangement from the surveyed and contacted operators.</p> <p>(iii) The affected buildings were built about 50 years ago and their conditions are dilapidated with poor hygiene and no lifts. There are no graded historic building involved. Redevelopment can improve the overall environment and will be beneficial to the residents. Besides, the redevelopment can also bring along other benefits including rationalising the existing land uses, and improving accessibility to the Li Sing Street Playground. The rezoning of the Representation Site on DSP to "R(A)23" is considered appropriate.</p>
<p>R13 of DSP</p>	<p>B6 There is a deficit of public open space (POS) in the district</p>	<p>(i) Although the provision of existing and planned local open space in the planning scheme area of the OZP is currently at a deficit in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the amount of local open space has increased incrementally through redevelopment projects such as URA Yu Lok Lane/Centre Street development and the Former Central Police Station Compound (Tai Kwun).</p> <p>(ii) From the wider district council perspective, there is a surplus provision</p>

Representation No.	Grounds of Representation	Response to Representations
	B7 The redevelopment will adversely affect the provision of the basketball court and the 5-a-side soccer pitch and reduce the facilities in terms of their size and quality	<p>of existing and planned open space in the Central & Western District of 14.95ha and 17.17ha respectively.</p> <p>(iii) According to the notional scheme submitted by URA, reprovision of these recreational facilities is on a 'like-to-like' basis with no net loss in POS. The affected 5-a-side soccer pitch is about 538m² in area. An elongated POS of 538m² will be provided within the redevelopment and this would allow pedestrian and visual connection between Queen's Road West and the future soccer pitch. In addition, URA will implement the proposed new layout for the soccer pitch and basketball court as an advance works of the proposed redevelopment. The 5-a-side soccer pitch, basketball court and the sitting-out area will be handed back to the Leisure and Cultural Services Department (LCSD) for maintenance and management and detailed design of the recreational facilities will be subject to acceptance by LCSD.</p>

Comments

Comment No.	Related Representations	Gist of Comment	Response to Comments
C1 of DSP	Support R2 to R10 of DSP	<p>(a) Same as Grounds A1 and A2</p> <p>(b) Redevelopment can increase the number of flats</p>	<p>(i) See responses to R1 to R10 of DSP above.</p> <p>(ii) Noted.</p>
C2 of DSP	Support R13 of DSP	There is inadequate provision of POS and G/IC facilities in the district.	<p>(i) See responses (i) and (ii) to R13 of DSP above.</p> <p>(ii) The redevelopment will not only reprovide the affected In Ku Lane refuse collection point (RCP) cum public toilet (PT), but also provide a new neighbourhood elderly centre (NEC) sub-base in accordance with the requirements of the relevant government departments. A temporary RCP of smaller scale will also be provided within the DSP area</p>

Comment No.	Related Representations	Gist of Comment	Response to Comments
			to maintain the refuse collection operation during the construction of the reprovisioned RCP.
C3 of DSP	Provide comments on DSP	URA should increase the open space and recreational facilities in its development, but not reduce them in size and quality.	See responses to R13 of DSP above.

**Summary of Representations and Comments and the Planning Department's Responses in respect of
the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32**

Representations

Representation No.	Subject of Representation	Response to Representations
A. Supportive		
R1 of OZP	Support Amendment Item A	Noted.
B. Opposing		
R2 of OZP	(i) Oppose Amendment Item A (ii) There is insufficient information provided on the zoning amendment	(i) Noted. (ii) The TPB Paper setting out the background and reasons for the zoning amendment of the OZP is available in the Board's website.

Comments

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
C1 and C2 of OZP	Provide general comments on OZP	<i>Provision of open space and G/IC facilities</i> (a) More sitting out areas and recreational space were not explored in the preparation of plans; (b) The shortfall in provision of local open space and community facilities in the area is not addressed; and (c) Redevelopment of low-rise buildings has increased the number of residents, but there is no measure to address the deficit	(i) See responses to R13 of DSP and response (ii) to C2 of DSP above (ii) The Representation Site on OZP involves a small reduction of "G/IC" zoned area on the OZP (i.e. 77m ²). The Representation Site is a residual government land resulting from the excision of the area covered by the DSP from the OZP. The Representation Site forms part of In Ku Lane and is currently used as an access road to the existing PT, In Ku Lane RCP and Li Sing Street Playground. The

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
		<p>of open space and “G/IC” facilities in the district.</p> <p><i>Traffic</i></p> <p>(d) Given the narrow streets in the district, the provision of large car parks in the district would attract more traffic;</p> <p>(e) Encouraging the provision of car parking facilities would increase the traffic in the district, and would adversely affect the pedestrian safety and health of residents.</p> <p>(f) There is no attempt to pedestrianise the streets in the area, despite the success of the Mid-Levels escalator system.</p> <p><i>Air ventilation</i></p> <p>(g) For commercial sites, the open space provided in the developments is not serving its purpose, and the large podiums of the commercial developments have adversely affected the local air ventilation.</p> <p>(h) For residential sites, car parking facilities in podium would increase the building height and adversely affect the air ventilation. Development intensity of the developed sites should be capped.</p>	<p>rezoning of the Representation Site to an area shown as ‘PPS’ is appropriate as it is to reflect the existing use of the land as a public access.</p> <p>(iii) A traffic impact assessment has been submitted by URA to demonstrate that the proposed redevelopment would not have insurmountable traffic impact on the surrounding road network. Besides, the provision of car parking facilities within developments follows the provision standard as required in the HKPSG.</p> <p>(iv) This is not directly related to the zoning amendment.</p> <p>(v) According to the Expert Evaluation (EE) on the air ventilation assessment submitted by URA, the notional scheme (with an at-grade POS connecting the Queen’s Road West and Li Sing Street Playground and a 3-storey podium at the original “G/IC” site) basically conforms with the recommendations of the EE on Sai Ying Pun & Sheung Wan Area conducted in May 2010; i.e. to maintain “G/IC” and “O” zones in the area as they provide useful “lungs” of air spaces in the area. In addition, in view of the relatively small scale of the proposed development, significant</p>

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
		<p>(i) Sites zoned “G/IC” and “Other Specified Use” (“OU”) with low-rise developments should be retained to enhance air ventilation.</p> <p><i>Local character</i></p> <p>(j) High-rise development resulted from comprehensive redevelopment through assembling land will cause wall effect and destroy the historic and unique character of the district.</p> <p>(k) For “CDA” sites, minor relaxation should be clearly defined in order to protect sensitive historic and cultural clusters.</p>	<p>adverse impact on the surrounding pedestrian wind environment is not anticipated. Besides, the proposed redevelopment will also be required to comply with the requirements under the Sustainable Building Design Guidelines under the lease.</p> <p>(vi) See response (ii) above and, for comment related to “OU” sites, it is not directly related to the zoning amendment</p> <p>(vii) See responses (ii) and (iii) to R12 of DSP above.</p> <p>(viii) This is not directly related to the zoning amendment.</p>
C3 of OZP	Support R2 of OZP	There is inadequate provision of open space and “G/IC” in the district.	See responses (i) and (ii) to R13 of DSP and response (ii) to C2 of DSP above.
C4 and C5 of OZP	Oppose Amendment Item A	No information has been given regarding the proposed rezoning.	See response (ii) to R2 of OZP above.
C6 of OZP	Oppose Amendment Item A	No information has been given regarding the proposed rezoning. Full information for the amendment should be provided.	See response (ii) to R2 of OZP above.

Comment No.	Related Representations/ Amendment Item	Gist of Comment	Response to Comments
C7 of OZP	Oppose Amendment Item A	(a) No information has been given regarding the proposed rezoning. (b) There is inadequate provision of open space and “G/IC” in the district.	(i) See response (ii) to R2 of OZP above. (ii) See responses (i) and (ii) to R13 of DSP and response (ii) to C2 of DSP above.

List of Representers
申述人名單

Draft Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan No. S/H3/URA3/1 市區重建局皇后大道西／賢居里發展計劃草圖 編號 S/H3/URA3/1		Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 西營盤及上環分區計劃大綱草圖 編號 S/H3/32	
Representation No. 申述個案編號	Name of 'Representer' 申述人名稱	Representation No. 申述個案編號	Name of 'Representer' 申述人名稱
TPB/R/S/H3/URA3/1-1	Eva Yee	TPB/R/S/H3/32-1	Eva Yee
TPB/R/S/H3/URA3/1-2	梁威石及梁耀石	TPB/R/S/H3/32-2	John Batten
TPB/R/S/H3/URA3/1-3	盧偉揚		
TPB/R/S/H3/URA3/1-4	楊		
TPB/R/S/H3/URA3/1-5	Li Man Yu Johnson		
TPB/R/S/H3/URA3/1-6	Kam Chun Cheong		
TPB/R/S/H3/URA3/1-7	Tsang Wing Fei		
TPB/R/S/H3/URA3/1-8	Ching Man Chun		
TPB/R/S/H3/URA3/1-9	卓月芬		
TPB/R/S/H3/URA3/1-10	John Kam		
TPB/R/S/H3/URA3/1-11	John Batten		
TPB/R/S/H3/URA3/1-12	Grace Tang		
TPB/R/S/H3/URA3/1-13	Mary Mulvihill		

List of Commenters

提意見人名單

Draft Urban Renewal Authority Queen's Road West/In Ku Lane Development Scheme Plan No. S/H3/URA3/1 市區重建局皇后大道西／賢居里發展計劃草圖 編號 S/H3/URA3/1	
Comment No. 意見編號	Name of 'Commenter' 提意見人名稱
TPB/R/S/H3/URA3/1-C1	鄺雪詠
TPB/R/S/H3/URA3/1-C2	Katty Law
TPB/R/S/H3/URA3/1-C3	Mary Mulvihill

Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32 西營盤及上環分區計劃大綱草圖 編號 S/H3/32	
Comment No. 意見編號	Name of 'Commenter' 提意見人名稱
TPB/R/S/H3/32-C1	TST Residents Concern Group
TPB/R/S/H3/32-C2	Mary Mulvihill
TPB/R/S/H3/32-C3	Katty Law
TPB/R/S/H3/32-C4	Genevieve Moore
TPB/R/S/H3/32-C5	Evelyn Moore
TPB/R/S/H3/32-C6	Melanie Moore
TPB/R/S/H3/32-C7	John Moore

**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 [#]	10.45 ha 公頃	9.75	11.09	+0.64 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 [#]	10.45 ha 公頃	4.84	5.45	-4.99 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	151 classrooms 課室	158	158	+7 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	163 classrooms 課室	225	225	+62 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	35 classrooms 課室	103	103	+68 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	2	2	+2
Hospital 醫院	5.5 beds per 1,000 persons 每 1,000 人 5.5 張病床	683 beds 床位	533	533	-150 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	2	2	+1
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
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
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

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)	
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^*	500	109	109	-391
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^*	619 beds	720	720	+101 beds
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
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

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)	
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 118,400.

西營盤及上環地區的規劃人口約為 118,400 人

The requirements exclude planned population of transients and the provision is based on the information as at February 2019
有關要求不包括流動居民，相關供應的資料截至 2019 年 2 月

^ 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。