

TPB Paper No. 10622  
For consideration by  
the Town Planning Board  
on 31.1.2020

## **DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/33**

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

#### **1. Introduction**

- 1.1 On 9.8.2019, the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/33 (the Plan) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP mainly involve the incorporation of the area covered by the approved Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/4 into the OZP (**Item A1**); zoning of the DSP area mainly as “Other Specified Uses” (“OU”) annotated “Cultural, Community, Commercial and Open Space Uses” (**Item A2**), “OU” annotated “Residential, Institutional and Commercial Uses” (**Item A3**) and “Residential (Group C)” (“R(C)”) (**Item A5**); rezoning of the Wing Lee Street area from “Comprehensive Development Area” (“CDA”) to “OU” annotated “Residential, Institutional and Commercial Uses” (**Item A4**); rezoning of a site at 72 Staunton Street from “R(C)” and “Residential (Group A)” (“R(A)”) to “R(A)25” (**Item B**); rezoning of sites at Tak Sing Lane from “Open Space” (“O”), “R(A)8” and area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) to “R(A)24” and area shown as ‘PPS’ (**Items C1 to C4**); and stipulation of building height (BH) restrictions for various land use zones (**Plan P-1**). The Schedule of Amendment to the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32 is at **Annex I**.
- 1.2 During the two-month statutory exhibition period, a total of 57 representations were received. On 8.11.2019, the representations were published for public comment and, in the first three weeks of the publication period, a total of 25 comments were received. All the representations and comments are in line with the revised requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)<sup>1</sup>. The list of representers and commenters, and the summaries of the representations and comments are at **Annexes II, III, IV and V** respectively for Members’ reference. The locations of the representation sites are shown on **Plan P-2**.

<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorized agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

## 2. The Representations and Comments

- 2.1 Among the 57 representations received, 12 representations (**R1 to R12**) are related to Items A1 to A7, out of which **R8** is also related to Items B and C1 to C4 while **R9** is also related to Item B. The remaining 45 representations (**R13 to R57**) are opposing Items C1 to C4. The views of the representations are summarised as follows:

### *Representations related to Items A1 to A7*

- (a) Among the 12 representations, 1 representation (**R1**) was submitted by the Urban Renewal Authority (URA) which provides supporting views on Item A1 but adverse views on the BH restrictions imposed for part of the DSP area. **R1** proposes to designate the existing lanes, i.e. Wa In Fong East, Wa In Fong West and Chung Wo Lane, as area shown as 'PPS'
- (b) There are 9 representations (**R2 to R10**) submitted by the Central & Western District Council (C&WDC) member Ms Ng Hoi Yan, Bonnie (**R10**), the Central & Western Concern Group (**R3**), Friends of the 30 Houses Neighbourhood (**R5**) and individuals. **R2 to R8** support Item A1. **R3 to R10** object to Items A2 to A7 mainly on the grounds that the BH restrictions and zonings do not recognise the historic landscape and character of the area, absence of comprehensive conservation approach and no guidelines for new construction for preserving the area, and the zonings for the government land and open space are inappropriate. **R3 to R7** and **R9** have made proposals, including alternative zonings for the area covered by Items A1 to A5, stipulating the BH restriction as existing BH, enhancing the provision of at-grade open space, and comprehensive approach to guide the development in the area.
- (c) The remaining 2 representations are submitted by the owners of the tenement buildings at 10 (**R12**) and 11 Wing Lee Street (**R11**). They object to the BH restriction of Item A4 on the grounds that the BH restriction would fringe private development rights, frustrate urban renewal by the private sector and not maximise land use efficiency. The two representers have submitted an indicative redevelopment scheme at 10 and 11 Wing Lee Street and propose to relax the BH restriction to 160mPD or to remove the BH restriction entirely.

### *Representations on Item B*

- (d) **R8** and **R9** provide adverse views on Item B as its BH restriction exceeds the existing BH. **R9** proposes that the BH restriction should be the

existing BH.

*Representations on Items C1 to C4*

- (e) There are 46 representations (**R8, R13 to R57**) submitted by individuals and they provide opposing views on Items C1 to C4 mainly on the grounds that the development intensity in the area is already high and the future development will cause adverse impacts on the neighbourhood. Most of the representers suggest that the open space use should be retained and **R24** also proposes that the Government should resume the land for open space development.

- 2.2 Among the 25 comments on representations, 4 comments are related to Items A1 to A7 and are submitted by the Central & Western Concern Group (**C1**), Friends of the 30 Houses Neighbourhood (**C2**) and individuals (**C4 to C5**). There are 20 comments related to Items C1 to C4 and they are submitted by individuals (**C6 to C24**) and the owner of the existing buildings in Item C1 (**C25**). The remaining comment submitted by an individual (**C3**) provides general views on the amendment items and expressed that the historical and cultural elements of the district should be preserved and that there is need for open space in the district. It is noted that 3 commenters (i.e. **C1 to C3**) are also representers themselves. The views of the commenters are summarised as follows:

*Comments related to Items A1 to A7*

- (a) **C1** and **C2** support **R1** on imposing the existing BH as the BH restriction and **designating** the stepped streets and lanes as areas shown as 'PPS'. They object to **R11's** and **R12's** proposal of relaxing the BH restriction of the "OU" annotated "Residential, Institutional and Commercial Uses" zone. **C4** and **C5** oppose **R1** and **R2** respectively as they consider that the low-rise historical character of the area should be preserved.

*Comments related to Items C1 to C4*

- (b) **C6** supports **R13 to R57** and **C7 to C24** support **R24** by opposing the rezoning of the site at Tak Sing Lane from "O" to residential zone on the grounds that the existing low-rise buildings are of rich history and local culture which should be preserved, and future high-rise developments will have adverse impacts on the neighbourhood. **C25** who is the owner of the existing buildings at Tak Sing Lane, in response to **R8, R13 to R30 and R37 to R47**, supports the rezoning of the site on the grounds that the Government has no programme to implement the planned open space, the proposed open space and public access in the future development will benefit the public, and the future development will not cause adverse air ventilation impact on the local area.

### **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 amendments incorporated in the Plan and the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments 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. The arrangement would not delay the completion of the representation consideration process.

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. As the representations and comments are related to two different areas; i.e. the DSP and its adjacent area (Items A1 to A7 and item B) and the Tak Sing Lane area (Items C1 to C4), it is suggested to consider them in two groups:

#### **Group 1**

(a) collective hearing of 12 representations (**R1 to R12**) and 5 comments (**C1 to C5**) submitted by URA, C&WDC member, the Central & Western Concern Group, Friends of the 30 Houses Neighbourhood, owners of the tenement buildings at 10 and 11 Wing Lee Street and individuals, in relation to Items A1 to A7 and Item B; and

#### **Group 2**

(b) collective hearing of 46 representations (**R8, R13 to R57**) and 21 comments (**C3, C6 to C25**) submitted by the owner of the existing buildings at Tak Sing Lane and individuals, in relation to Items C1 to C4.

3.3 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.

3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for March 2020.

### **4. Decision Sought**

The Board is invited to consider:

- (a) whether to appoint a RHC for consideration of the representations and comments;  
and
- (b) whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

**Attachments**

<b>Annex I</b>	Schedule of Amendments to the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32
<b>Annex II</b>	List of representers
<b>Annex III</b>	List of commenters
<b>Annex IV</b>	Summary of representations
<b>Annex V</b>	Summary of comments
<b>Plan P-1</b>	Amendments incorporated into the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/33
<b>Plan P-2</b>	Location Plan of the representation sites

**PLANNING DEPARTMENT  
JANUARY 2020**

**TPB Paper No. 10622  
For Consideration by the  
Town Planning Board on 31.1.2020**

**DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/33  
INFORMATION NOTE AND HEARING ARRANGEMENT  
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**