

**APPLICATION TO THE CHIEF EXECUTIVE  
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE  
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF THE  
DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/33  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

**1. Introduction**

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/33 to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 is required to be extended for a period of six months from 9.7.2020 to 9.1.2021.

**2. Background**

2.1 On 9.8.2019, the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/33 (**Annex I**) was exhibited for public inspection under section 7 of the Ordinance. The Schedule of Amendment is at **Annex II**. The amendments mainly involve the incorporation of the area covered by the approved Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/4 into the OZP; zoning of the area incorporated into the OZP mainly as "Other Specified Uses" ("OU") annotated "Cultural, Community, Commercial and Open Space Uses", "OU" annotated "Residential, Institutional and Commercial Uses" and "Residential (Group C)" ("R(C)"); rezoning of the Wing Lee Street area from "Comprehensive Development Area" to "OU" annotated "Residential, Institutional and Commercial Uses"; rezoning of a site at 72 Staunton Street from "R(C)" and "Residential (Group A)" ("R(A)") to "R(A)25"; rezoning of sites at Tak Sing Lane from "Open Space", "R(A)8" and area shown as 'Pedestrian Precinct/Street' ('PPS') to "R(A)24" and area shown as 'PPS'; and stipulation of building height restrictions for various land use zones. Amendments were also made to the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information for various land use zones and planning circumstances.

2.2 During the two-month statutory exhibition period, a total of 57 representations were received. On 8.11.2019, the representations were published for public

comments and, in the first three weeks of the publication period, a total of 25 comments were received.

2.3 According to the statutory time limit, the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 shall be submitted to the CE in C for approval on or before 9.7.2020.

### 3. **Need for Extension of the Statutory 9-month Time Limit**

Consideration of the representations and comments by the full Board under section 6B of the Ordinance was originally scheduled for May 2020. In view of the latest position related to the novel coronavirus infection and the need to clear the backlog cases to be considered by the Board, the hearing of the representations and comments has to be rescheduled until further notice. It is anticipated that there will be insufficient time for the whole plan-making process including submission of the draft OZP to the CE in C for approval to be completed within the 9-month statutory time limit (i.e. on or before 9.7.2020). In this regard, it is necessary to seek CE's agreement for an extension of the statutory time limit for six months to allow sufficient time to complete the plan-making process of the draft OZP prior to its submission to the CE in C for approval.

### 4. **Decision Sought**

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 to the CE in C for approval for a period of six months from 9.7.2020 to 9.1.2021.

### 5. **Attachments**

<b>Annex I</b>	Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33 (reduced size)
<b>Annex II</b>	Schedule of Amendment to the Draft Sai Ying Pun & Sheung Wan OZP No. S/H3/32

**TPB Paper No. 10648**  
**For Consideration by the**  
**Town Planning Board on 8.5.2020**

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