

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE DRAFT SAI YING PUN AND SHEUNG WAN
OUTLINE ZONING PLAN NO. S/H3/32

Pursuant to section 7(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) has made amendments to the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32.

The amendments are set out in the Schedule of Amendment. The descriptions of the areas affected by the amendments in the Schedule of Amendment are for general reference only. The exact location of the areas affected by the amendment is more specifically shown on the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/33.

Pursuant to section 7(2) of the Ordinance, the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/33 showing the amendments is exhibited for public inspection for a period of two months from 9 August 2019 to 9 October 2019 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 9 October 2019.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No. 29B) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Sai Ying Pun and Sheung Wan OZP No. S/H3/33 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENT TO
THE DRAFT SAI YING PUN and SHEUNG WAN OUTLINE ZONING
PLAN NO. S/H3/32 MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1—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 Plan.
- Item A2—Zoning of the site at 4–10 Shing Wong Street, 16 Wa In Fong East and a portion of Wa In Fong West as 'Other Specified Uses' ('OU') annotated 'Cultural, Community, Commercial and Open Space Uses' with stipulation of building height restriction of 4 storeys.
- Item A3—Zoning of the sites at 60–66 Staunton Street, 88–90 Staunton Street, 2–2A Shing Wong Street, 2–10 Wa In Fong West, and a portion of Chung Wo Lane and Wa In Fong West as 'OU' annotated 'Residential, Institutional and Commercial Uses' with stipulation of building height restriction of 4 storeys.
- Item A4—Rezoning of the site at 1–12 Wing Lee Street and 17–19 Shing Wong Street from 'Comprehensive Development Area' ('CDA') to 'OU' annotated 'Residential, Institutional and Commercial Uses' with stipulation of building height restriction of 4 storeys.
- Item A5—Zoning of the sites at 8 and 13 Wa In Fong East, 4–6 Chung Wo Lane, Chung Wo Lane Sitting-out Area, the Government land adjacent to 6 Chung Wo Lane, and a portion of Chung Wo Lane and Wa In Fong East as 'Residential (Group C)' ('R(C)').
- Item A6—Zoning of a strip of land near 13 Wa In Fong East as 'Residential (Group A)25' ('R(A)25') with stipulation of building height restriction of 150mPD.
- Item A7—Zoning of a strip of land near Chung Wo Lane as 'R(A)' with stipulation of building height restriction of 150mPD.
- Item B —Rezoning of the site comprising the Centre Point at 72 Staunton Street from 'R(C)' and 'R(A)' to 'R(A)25' with stipulation of building height restriction of 150mPD.
- Item C1—Rezoning of the site at 1–7 Tak Sing Lane from 'Open Space' ('O'), 'R(A)8' and area shown as 'Pedestrian Precinct/Street' ('PPS') to 'R(A)24' with stipulation of building height restriction of 120mPD.
- Item C2—Rezoning of Tak Sing Lane from 'O' to area shown as 'PPS'.
- Item C3—Rezoning of a strip of land adjacent to Goodwill Garden at 83 Third Street from 'R(A)8' to area shown as 'PPS'.
- Item C4—Rezoning of a portion of the site comprising Goodwill Garden at 83 Third Street from area shown as 'PPS' to 'R(A)8' with stipulation of building height restriction of 120mPD.

II. Amendments to the Notes of the Plan

- (a) Incorporation in the Remarks of the Notes for the 'R(A)' zone the requirement for provision of a 24-hour public passageway within the 'R(A)24' zone.
- (b) Incorporation in the Remarks of the Notes for the 'R(A)' zone the gross floor area restriction and requirement for provision of a public open space within the 'R(A)25' zone.

- (c) Deletion of the set of the Notes for the 'CDA' zone.
- (d) Incorporation of a new set of Notes for the 'OU' annotated 'Cultural, Community, Commercial and Open Space Uses'.
- (e) Incorporation of a new set of Notes for the 'OU' annotated 'Residential, Institutional and Commercial Uses'.

9 August 2019

Town Planning Board