

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 8/12
For Consideration by the
Metro Planning Committee on 21.9.2012

DRAFT REVISED PLANNING BRIEF FOR
THE URBAN RENEWAL AUTHORITY
STAUNTON STREET/WING LEE STREET DEVELOPMENT SCHEME

**Draft Revised Planning Brief for
the Urban Renewal Authority Staunton Street/Wing Lee Street Development Scheme**

1. Purpose

This paper is to seek:

- (a) Members' comments on the draft revised planning brief (PB) for the Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme (H19) (**Annex I**); and
- (b) Members' agreement that the draft revised PB at **Annex I** is suitable for consultation with the Central and Western District Council (C&WDC).

2. The Site and Its Surroundings

- 2.1 The Development Scheme (**Plan 1 in Annex I**), with an area of about 1,997m², comprises 2 major portions generally bounded by Staunton Street, Shing Wong Street, Wa In Fong East and Aberdeen Street. It is mostly occupied by buildings of 3 to 6 storeys for residential use with shops and workshops on ground floor. Although renovation works have been carried out by some owners, many of the buildings are in deteriorating or poor conditions. Designated as "Comprehensive Development Area" ("CDA") on the Development Scheme Plan (DSP), a mixed-use development including residential, commercial and open space is envisaged. A Master Layout Plan (MLP) for the development of the scheme area is required to be submitted to Town Planning Board (the Board) for approval.
- 2.2 The surrounding area is predominately occupied by residential developments (**Plan 2 in Annex I**). Two private developments, Dawning Height (141.9mPD) and CentrePoint (138.4mPD), are located in between the two portions of the scheme area. High-rise private developments located in the vicinity of the

Scheme Area include CentreStage (162.6mPD), Casa Bella (181mPD), Albron Court (168.1mPD) and Kam Kin Mansion (155.9mPD). Located to the north across Staunton Street is the Former Police Married Quarters (FPMQ) on Hollywood Road.

3. Land Aspect

According to the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD), the lease restrictions of the Development Scheme Area are as follows:

Site	Lot No.	Development Restriction
88-90 Staunton Street, 2-10 Shing Wong Street, 8-13 Wa In Fong East and 2-16 Wa In Fong West	IL 2174, IL 2984, IL 3004 to IL 3010, IL 2994 R.P., IL 2995 R.P., IL 2996 s.A R.P., IL 2998 R.P. to IL 3002 R.P. and IL 3015 R.P.	Virtually unrestricted except offensive trade clause
60-66 Staunton Street, 4-6 Chung Wo Lane	IL 94 s.B, IL 94 s.H, IL 94 R.P. s.I, IL 94 s.D R.P. and IL 94 s.G ss.4 R.P.	Virtually unrestricted except offensive trade clause and rate & range clause
Adjoining Government Land (including the sitting-out area)		

4. Background

- 4.1 The URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/2 covering Sites A, B and C (**Annex II**) was approved by the Chief Executive in Council (CE in C) on 2.10.2007 under section 9(1)(a) of the Town Planning Ordinance (TPO). In parallel, the PB was prepared to guide the development of the project and set out the broad development parameters as reference. The C&WDC was consulted on the PB on 13.9.2007. The PB was subsequently endorsed by the Board on 23.11.2007 (**Annex III**).
- 4.2 Based on the PB endorsed by the Board, URA on 26.3.2008 submitted the planning application No. A/H3/381 for a proposed comprehensive residential and commercial development in the Development Scheme Area at a plot ratio (PR) of 8. On 24.11.2008, to echo the Chief Executive's Policy Address on revitalising the FPMQ on Hollywood Road opposite the application site, URA announced a revised plan with emphasis on heritage preservation. On 27.2.2009 URA withdrew the application and submitted another application No. A/H3/387 with an

overall PR of 4.5. Three residential blocks of 6, 13 and 28 storeys were proposed respectively for Sites A, B and C, with their lower floors accommodating commercial/retail uses. On 29.1.2010, URA proposed to further reduce the overall PR of the scheme to 3.9 by revising the development on Site C to a 20-storey building. However, the public comments received on URA's revised proposal shared a common view that the tenement buildings at Wing Lee Street (Site A) were historically valuable and deserved conservation. On 17.3.2010, URA further suggested an alternative approach to preserve the tenement buildings at Wing Lee Street. URA also proposed the Board to consider excising Site A from the DSP and rezoning it to an appropriate conservation/preservation zoning while Sites B and C would remain in the DSP.

4.3 In considering URA's application on 19.3.2010, MPC agreed that the preservation of all the tenement buildings at Wing Lee Street (Site A) was the right direction, and the development parameters and layout for Sites B and C (i.e. a 13-storey and a 20-storey residential block with lower floors accommodating commercial/retail uses with an overall PR of 4.76¹) were acceptable. The proposed scheme also involved preservation and revitalization of two tenement buildings within Site B at No. 88-90 Staunton Street. On 7.1.2011, the Board considered the further information submitted by URA and agreed that with the intention to preserve the existing character and ambience of Wing Lee Street, the whole of Site A, including Wing Lee Street and the Bridges Street Market, should be excised from the DSP.

4.4 On 8.7.2011, the draft URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/3, incorporating amendments mainly related to the excision of the Wing Lee Street area and the Bridges Street Market site (Site A) from the DSP, was exhibited under section 5 of the TPO. A total of 28 representations and 8 comments to the DSP and OZP were received. On 17.1.2012, after giving consideration to the representations and comments, the Board decided not to propose any amendment to the DSP to meet the representations. On 8.5.2012, the draft DSP was approved by the CE in C and renumbered as S/H3/URA1/4 (**Annex IV**), while the zoning of the site (i.e. "CDA") remains unchanged.

¹ Based on net site area of 1.285m²

5. Major Changes to the Endorsed PB

As a result of the exclusion of Site A (see paragraph 4.4 above), and the URA's revised scheme for Sites B and C (see paragraph 4.3 above), the endorsed PB needs to be reviewed. Opportunity is also taken to set out the latest planning considerations, such as heritage preservation and urban design considerations. The major amendments to the endorsed PB are summarized as follows (Revised PB with proposed additions highlighted in ***bold and italics*** and deletions ~~crossed out~~ at **Annex I**):

Amendments due to Exclusion of Site A

- (a) The gross site area (GFA) and net site area are revised to 1,997m² and 1,285m² respectively. (Item 1(a) of Section B of Annex I)
- (b) The reprovisioning of refuse collection point and public market in Site A is no longer relevant and is deleted. (Items 1(b) and 3 of Section B of Annex I)
- (c) The required public open space (POS) is revised from 625m² to 474m² due to the exclusion of Site A. (Item 2(a) of Section B of Annex I)
- (d) The requirement for provision of vehicular ingress/egress at Staunton Street/Bridge Street at Site A is no longer relevant and is deleted. (Item 4(b) of Section B of Annex I)
- (e) With the exclusion of Site A including Shing Wong Street, the stipulation of the requirement to preserve the street is no longer relevant and is deleted. (Item 5(b) of Section B of Annex I)
- (f) The requirement for a heritage study which is relevant to Site A only is deleted. (Item 5(d) of Section B of Annex I)

Amendments with reference to the Scheme in Sites B and C Considered Acceptable by MPC

- (g) The maximum GFA is revised to 6,117m² (equivalent to PR of about 4.76). (Item 1(c) of Section B of Annex I)
- (h) The maximum BH is reduced from 150mPD to 120mPD (main roof level). (Item 1(d) of Section B of Annex I)

- (i) Provision of public lay-by along Staunton Street. (Item 4 of Section B of Annex I)

Amendments due to latest Planning Considerations

Management and Maintenance of POS

- (j) URA has recently agreed, at its own cost, to take up the management and maintenance responsibilities of the POS, and the POS should be open to public free of charge at reasonable hours. (Item 2(a) of Section B of Annex I)

Heritage Preservation

- (k) As included in the scheme considered acceptable by MPC, the tenement buildings at No. 88-90 Staunton Street (**Plan 4 of Annex I**) should be preserved and revitalized to preserve the existing streetscape and local setting along Staunton Street. (Item 5(a) of Section B of Annex I)
- (l) Developments in Site B along Shing Wong Street should align with other existing buildings fronting Shing Wong Street for the enhancement of visual appreciation of the building architectures along the street, to encourage a vibrant street frontage and to preserve the existing character (Item 5(a) of Section B of Annex I). Besides, towers abutting Shing Wong Street should be arranged in a stepped BH profile. (Item 1(d) of Section B of Annex I)

Strengthening the Urban Design Considerations

- (m) With the promulgation of the Sustainable Building Design (SBD) Guidelines in April 2011, relevant requirements are incorporated (Item 5(a) of Section B of Annex I). The landscaping quality/greenery of the Development Scheme has been improved through stipulation of a minimum 20% green coverage as required under the SBD Guidelines. At least half of the greening should be at grade or levels that are easily accessible to pedestrians. (Item 5(d) of Section B of Annex I)
- (n) As an encouragement to preserve the existing character of Shing Wong Street, it is set out in the revised PB that in the determination of the maximum GFA for Site B, any floor space to be constructed or intended for use solely as green/amenity features and plant rooms, provided that such use and facilities are ancillary and directly related to the permitted uses, may be disregarded. (Item 5(a) of Section B

of Annex I)

- (o) To further improve the compatibility of the site with its surrounding, additional urban design considerations including paying due regard to the surrounding heritage features/historic sites (i.e. the FPMQ and the Bridges Street Market), minimizing the podium structure, providing setback along Aberdeen Street², and providing visual corridors between building blocks are incorporated (Item 5(a) of Section B of Annex I). In addition, pavement setback³ should also be provided along Staunton Street. (Item 4(b) of Section B of Annex I)
- (p) The requirements for Air Ventilation Assessment and Visual Impact Assessment are clearly set out in accordance with the relevant guidelines. (Item 5(b)(c) of Section B of Annex I)

Other Considerations

- (q) The requirements for Environmental and Sewerage Impact Assessment are separated from the Drainage Impact Assessment in accordance with the advice of the Director of Environmental Protection. (Items 6 and 7 of Section B of Annex I)
- (r) The development should minimize cumulative adverse impact on the stability of the hillside as advised by Head of Geotechnical Engineering Office, Civil Engineering and Development Department. (Item 8 of Section B of Annex I)

6. Consultation

6.1 The following Government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs and the draft PB, where appropriate:

- (a) Development Bureau;
- (b) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (c) Director of Leisure and Cultural Services;

² According to the Air Ventilation Assessment study for the Sai Ying Pun & Sheung Wan Area commissioned by PlanD, Aberdeen Street is one of the major north-south streets act as air paths with building setback above podium to improve air ventilation. The setback requirement (i.e. a minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Aberdeen Street) has been incorporated into the OZP while the same is also stipulated in the PB.

³ According to URA's scheme accepted by MPC, a setback along Staunton Street is proposed for a 2m wide footpath to enhance pedestrian circulation.

- (d) Commissioner for Transport;
- (e) Director of Environmental Protection;
- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (g) Director of Food and Environmental Hygiene;
- (h) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) Antiquities and Monuments Office, Leisure & Cultural Services Department; and
- (k) District Officer (Central & Western), Home Affairs Department.

6.2 The following Government departments have no comment on the draft PB:

- (a) District Lands Officer/Hong Kong West & South, LandsD;
- (b) Chief Estate Surveyor/Urban Renewal, LandsD;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Highway Engineer/Hong Kong, Highways Department;
- (e) Commissioner of Police;
- (f) Chief Engineer/Development(2), Water Supplies Department;
- (g) Project Manager (Hong Kong Island & Islands), CEDD; and
- (h) Director of Fire Services.

7. Way Forward

Subject to Members' agreement, the C&WDC will be consulted on the draft revised PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, will be submitted to the Committee for further consideration and endorsement.

8. Advice Sought

Members are invited to consider the draft revised PB at **Annex I**, and agree that the draft revised PB is suitable for consultation with C&WDC.

9. Attachment

Annex I Draft Revised PB for the URA Staunton Street/Wing Lee Street Development Scheme

- **Plan 1** Location Plan
- **Plan 2** Site Plan
- **Plan 3** Streets/Lanes Excluded from Site Area Calculation
- **Plans 4 & 5** Site Photos

Annex II Location Plan – Sites A, B and C

Annex III Endorsed PB of the URA Staunton Street/Wing Lee Street Development Scheme

Annex IV Approved URA Staunton Street/Wing Lee Street DSP No. S/H3/URA1/4

PLANNING DEPARTMENT

SEPTEMBER 2012

DRAFT

REVISED PLANNING BRIEF FOR THE URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME AT STAUNTON STREET / WING LEE STREET HONG KONG



**DRAFT REVISED PLANNING BRIEF FOR THE
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME AT
STAUNTON STREET/WING LEE STREET (H19)**
(ENDORSED BY THE TOWN PLANNING BOARD ON 23.11.2007)

A. Background Information

<i>Item</i>	<i>Particulars</i>	<i>Remarks</i>
1. Location	<p>The Development Scheme Area (the Area), comprising two major portions, is generally bounded by Staunton Street, Bridges Shing Wong Street, Wing Lee Street, Wa In Fong East and Aberdeen Street.</p> <p>A number of internal streets are located within the Area including Shing Wong Street, Wa In Fong West, part of Wa In Fong East and Chung Wo Lane.</p>	Plans 1 and 2
2. Zoning	<p>The Area is zoned "Comprehensive Development Area" ("CDA") on the Approved Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/24.</p> <p><i>A Master Layout Plan (MLP) should be submitted to the Town Planning Board for consideration.</i></p>	Plan 1
3. General Condition of the Area	<p>The Area is pre-dominantly residential in nature with a few retail shops and workshops on the ground floor of the existing properties. There is a market and a refuse collection point (RCP) at Bridges Street.</p> <p><i>Although renovation works have been carried out by some owners on their properties within the Area, many of the existing buildings within the Area are still in deteriorating or poor conditions.</i></p> <p><i>Some of the buildings have illegal extensions, and the internal services lanes</i></p>	

	are narrow with poor Environmental and hygiene conditions and pedestrian circulation of the Area need to be improved.	
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B. Planning Parameters

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
1. Major Development Parameters		
a) Site Area	Gross Site Area: about 3,563 1,997 m ² Net Site Area: about 2,701 1,285 m ² (excluding the respective sections of Chung Wo Lane, Wa In Fong East, Wa In Fong West, Shing Wong Street, a small portion of Wing Lee Street and other existing services lanes within the Scheme boundary)	Plan 3 Subject to verification upon setting out of the site
b) Proposed Use	Residential/Commercial/Government Institution or Community/Public Open Space	
c) Development Intensity Maximum Gross Floor Area (GFA)	Subject to a maximum plot ratio of 8 based on the net site area 6,117m² (equivalent to a PR of about 4.76 based on the net site area)	To ensure no intensification of development intensity, no bonus plot ratio is allowed. Commercial uses and GIC facilities, if any, are accountable for GFA calculation.
d) Maximum Building Height	450 120 mPD (main roof level)	In complying with the height restriction, the strict principles of not intruding into the 20% building free zone below the ridgelines when viewed from the vantage point at the West Kowloon Cultural and Arts District and not reducing the water surface of Victoria Harbour when viewed from the Lion Pavilion at Victoria Peak should be strictly adhered to. The height of the development

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
		<p>should respect the character of the neighbourhood and be compatible with its surrounding area.</p> <p><i>The building heights of the residential towers abutting Shing Wong Street should be arranged in a stepped building height profile.</i></p> <p>The <i>proposed building heights</i> restriction is <i>are</i> subject to verification by a Visual Impact Assessment (VIA). Minor Relaxation of the height restriction may be allowed subject to strong justifications.</p>
<p>2. Open Space Provision</p> <p>a) Public Open Space</p>	<p>Public open space (<i>POS</i>) of not less than 625m² <i>474m²</i> shall be provided at grade (<i>including not less than 390m² uncovered POS</i>).</p>	<p>The public open space and the ancillary toilet should be provided and designed at no cost to the Government and to the satisfaction of the Director of Leisure and Cultural Services (DLCS).</p> <p>Appropriate configuration and adequate frontage/connection onto public streets should be incorporated into the overall design of the POS.</p> <p><i>The URA shall at its own cost take up the public open space should be handed over to the Leisure & Cultural Services Department for management and maintenance responsibilities of the POS upon completion and request by DLCS.</i></p>

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
		The POS should be open 24 hours to the public <i>free of charge at reasonable hours</i> except under unusual circumstances.
b) Private Open Space	<i>Not less than 1m² per person or as appropriate private local open space (LOS) for residents of the Area should be provided.</i>	To serve the future residents of this Development Scheme, at-grade or on podium.
3. Government, Institution or Community (GIC) Facilities		
a) Refuse Collection Point (RCP)	The reprovisioning of the existing RCP at the former Hollywood Road Married Police Quarters (HR) site to the satisfaction of the Director of Food and Environmental Hygiene (DFEH).	The URA should fund the reprovisioning of a standard RCP at the HR site. In case the implementation of the Development Scheme is ahead of the new RCP at the HR site, the URA should provide a temporary RCP within the Development Scheme to the satisfaction of DFEH before demolition of the existing RCP. The temporary RCP, if required, should be so positioned such that the proposed Dr. Sun Yat-sen commemorative facility would not be adversely affected.
b) Public Market Hawker Stall	Not required <i>The URA should liaise with the Food and Environmental Hygiene Department to work out a reprovisioning arrangement for the licensed hawkers at URA's cost, if affected by the Development Scheme.</i>	The URA should work out a reprovisioning and/or compensation package for the lessees of the Bridges Street Market and licensed hawkers affected by the Development Scheme at its own cost and to the satisfaction of DFEH.

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
4. Transport Requirements	A t Traffic i Impact a Assessment (<i>TIA</i>) shall should be prepared and submitted as part of the MLP submission at the planning application stage to the satisfaction of the Commissioner for Transport <i>Department</i> (€ for <i>TD</i>).	<i>The TIA should take into account major proposed and committed developments in the surrounding areas.</i>
a) Lane Closure/ Diversion	Some of the existing service lanes may be extinguished.	Early arrangement should be made with the Secretary for Transport and Housing for gazettal of the closure of lanes/streets.
b) Vehicular Ingress/Egress	At Staunton Street/Bridges Street	
c) b) Pedestrian Facilities and Circulation	Footpaths along Staunton Street and Bridges Street should be widened, <i>including a pavement set-back at G/F to align with the adjacent development</i> where practicable , to the satisfaction of € for <i>TD</i> . The following North-south pedestrian routes (<i>between Caine Road and Staunton Street</i>) should be provided to the satisfaction of € for <i>TD</i> and/or the Director of Highways <i>Department</i> .: i) north-south route between Caine Road and Staunton Street and/or Bridges Street; and ii) east-west route between Wing Lee Street and Staunton Street and/or Bridges Street.	The proposed pedestrian network should offer safe and convenient routes for pedestrians while respecting the existing desired routes (e.g. to Hollywood Road) within the neighbourhood. <i>Barrier-free design</i> Access to the site for the physically handicapped should be incorporated within this the pedestrian network <i>to the site if practicable</i> .
d) c) Parking and Loading/Unloading Facilities	Provision <i>should be justified by the TIA and subject to the agreement of TD. Reference should be made to</i> in accordance with the Hong Kong Planning Standards & Guidelines (HKPSG) or subject to agreement with € for T. <i>A joint public lay-by (with the adjacent development) of about 35m in length should be formed fronting Staunton Street to the satisfaction of TD.</i>	All transport facilities relevant to the Development Scheme should be properly planned with adequate sightline/ manoeuvrability and consideration to the future potential developments around the area.

Item	RequirementsParticulars	Remarks
<p>5. Urban Design, Preservation & Landscaping Considerations</p> <p>a) Urban Design</p>	<p><i>The Development Scheme should take into account the following urban design considerations should be given to, where appropriate:</i></p> <ul style="list-style-type: none"> - enhancing the pedestrian networks <i>between the POS and the adjoining areas;</i> - <i>respecting and being commensurate in scale with the surrounding heritage features/setting, and to preserve views to the adjacent historic sites, i.e. the Former Police Married Quarters and the Bridges Street Market;</i> - designing the street frontage along Staunton Street with due regard to the Dr. Sun Yat-sen Historical Trail (Plan 1); - preserving the views towards Victoria Harbour from the Lion Pavilion at Victoria Peak and the ridgelines from the West Kowloon Cultural and Arts District's vantage point and respecting local setting; and - <i>minimizing the size and height of the podium structure as far as possible;</i> - varying <i>adopting a stepped building height profile and;</i> - <i>providing sensitive layout and disposition to achieve better promote air ventilation and avoiding adverse impact on pedestrian wind environment. subject to any design improvements as may be identified in</i> 	<p>Reference should be made to Chapters 4 and 11 of the HKPSG and according to the Director of Planning's advice.</p> <p>An AVA shall be submitted to the Town Planning Board (TPB) at the Master Layout Plan (MLP) submission stage. If the applicant want to apply for GFA concessions, the applicant is required to follow the Sustainable Building Design (SBD) Guidelines promulgated in the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 issued by the Building Authority. The applicant is encouraged to demonstrate that the development complies with the guidelines taking into account local circumstances.</p> <p><i>However, the applicant is encouraged to maintain a vibrant street frontage, meanwhile to preserve existing distinct character and align with the existing frontage, facing Shing Wong Street¹, and to preserve and revitalize 88-90 Staunton Street to preserve the local setting along Staunton Street.</i></p>

¹ To preserve existing distinct character and align with the existing frontage facing Shing Wong Street, in determining the maximum GFA for the site abutting Shing Wong Street, any floor space to be constructed or intended for use solely as green/amenity features and plant rooms, provided that such use and facilities are ancillary and directly related to the always permitted use, may be disregarded.

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
<i>b) Air Ventilation Aspect</i>	<p>the Air Ventilation Assessment (AVA);</p> <ul style="list-style-type: none"> providing a minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Aberdeen Street; and providing sufficient separation between building blocks within the Area and from those on adjoining sites to promote visual permeability. <p><i>An Air Ventilation Assessment (AVA) should be carried out in accordance with the Technical Circular on Air Ventilation Assessment and submitted as part of the MLP submission at the planning application stage.</i></p>	<p><i>In preparing the AVA, reference should be made to the Expert Evaluation for the Sai Ying Pun & Sheung Wan Area, in particular Aberdeen Street which act as one of the major north-south air paths. The proposed layout and building disposition on the Area should be carefully designed to promote air ventilation.</i></p>
<i>c) Visual Aspect</i>	<p><i>A VIA should be prepared to demonstrate the building height and design of the proposed development would minimize any adverse impact on the surrounding areas.</i></p>	<p><i>In preparing the VIA, reference should be made to the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Town Planning Board.</i></p>
b) Preservation	<p>Shing Wong Street must be preserved. No structure is allowed to deck over Shing Wong Street.</p>	
<i>e)d) Landscaping</i>	<p>The open space shall be fully landscaped as far as practicable.</p> <p>On-site opportunities for greening should be maximized and the existing trees should be preserved as far as possible, except the at-grade tree at Shing Wong Street, which is an important landscape feature and should be preserved.</p> <p><i>A Landscape Master Plan (LMP) should</i></p>	<p>The design of the open space should enhance the existing pedestrian network and the identity of the local area.</p> <p>Roof garden(s) should be provided to enhance greenery of the Development Scheme.</p> <p><i>In preparing the LMP, the applicant is encouraged to</i></p>

Item	RequirementsParticulars	Remarks
	<p>be submitted at as part of the MLP submission at the planning application stage, with the incorporation of the following landscaping requirements:</p> <ul style="list-style-type: none"> - prepare a comprehensive landscape proposal to promote greening and soften the building mass; - existing trees within the Area should be preserved as far as possible; - optimize greening opportunities in the developments wherever possible. Landscape planting at street level, on podium/roofs and vertical greening on facades should be provided; - introduce high quality streetscape with tree planting and street furniture, enhance the visual connectivity amongst various activity nodes, provide a friendly pedestrian setting, and create a strong sense of place; and - a minimum coverage of 20% for greening at the Area shall be adopted. The greening can be at ground level, podium, rooftop, etc. Minimum half of the greening should be provided at grade or levels easily accessible to pedestrians (e.g. street level and/or podium accessible to the public). 	<p>make reference to the Greening Master Plan for Sheung Wan published by the Government in formulation of planting theme and strategy.</p> <p>Reference should be made to the Public Open Space in Private Developments Guidelines, as well as the requirements and procedures as stipulated in Lands Administration Office Practice Note No. 7/2007 - 'Tree Preservation and Tree Removal Application for Building Development in Private Projects'.</p> <p>Tree planting should be maximized in the development where practicable, particularly, at street level and on podium level.</p>
— d) Heritage	<p>A Heritage Study should be conducted for the Development Scheme to the satisfaction of the Antiquities and Monuments Office (AMO).</p> <p>A Dr. Sun Yat-sen commemorative facility such as a memorial square should be provided at the original location where the events of Dr. Sun Yat-sen took place and be accessible by the general public.</p>	<p>The Heritage Study shall identify and record events and items of historical interest (including architectural items), including the relevant photographic/cartographic record of the items of historical interest, a salvage plan as well as an interpretation plan with respect to events and items of historical interests.</p>

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
6. <i>Environmental and Sewerage Considerations</i>	<p><i>An Environmental Assessment (EA) and Sewerage Impact Assessment (SIA) shall be prepared and submitted as part of the MLP submission at the planning application stage. It is required to address the potential environmental impacts, including traffic noise and emission impact, associated with the proposed development. Proposed mitigation measures should be incorporated as part of the MLP submission to the satisfaction of the Environmental Protection Department.</i></p> <p><i>Site investigation should be conducted to identify any land contamination at the site. If land contamination is found, remedial works should be undertaken to clean up the site prior to any redevelopment works.</i></p> <p><i>Relevant pollution control measures should be implemented to minimize the environmental impacts on the nearby sensitive uses during construction.</i></p>	<p><i>For EA, reference should be made to the relevant guidelines and HKPSG. In the design and disposition of the building blocks, due regard should be given to mitigate traffic noise and emissions impact through careful design and disposition of the residential blocks or the provision of other mitigation measures to comply with the relevant requirements</i></p> <p><i>For SIA, reference should be made to the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning.</i></p>
7. 6. Environmental, Drainage & Sewerage Considerations	<p>An environmental assessment (EA) and a Drainage Impact Assessment shall be prepared and submitted as part of the MLP submission at the planning application stage to the satisfaction of the Director of Environmental Protection (DEP) and the Director of Drainage Services Department (DDSD) respectively.</p> <p>Future residential development should be designed to mitigate traffic noise and emissions impact through careful design and disposition of the residential blocks or the provision of other mitigation measures to comply with the relevant requirements. Site investigation should be conducted to</p>	<p>Reference should be made to the relevant guidelines, HKPSG and the Drainage Services Department's Stormwater Drainage and Sewerage Manuals and subject to DEP's advice.</p>

<i>Item</i>	<i>RequirementsParticulars</i>	<i>Remarks</i>
	<p>identify any land contamination at the site. If land contamination is found, remedial works should be undertaken to clean up the site prior to any redevelopment works. Relevant pollution control measures should be implemented to minimize the environmental impacts on the nearby sensitive uses during construction. A drainage and sewerage assessment should also be included in the EA. The existing public stormwater drains and sewers in the catchment area as well as the potential stormwater and sewage impacts of the future development should be studied, and any upgrading works should be designed and constructed at the developer's cost to the satisfaction of the DDSD and DEP.</p>	
<i>8. Geotechnical Aspect</i>	<p><i>The proposed site is partly within the Mid-levels Scheduled Area and any works within this Area are subject to additional geotechnical controls. In particular, bulk excavation shall not be carried out below levels to be determined by the Building Authority as required in Building (Construction) Regulation 21. This control measure is necessary to minimize cumulative adverse effects of bulk excavation on the stability of the hillside generally.</i></p>	

Plan 1

Location Plan

Plan 2

Site Plan

Plan 3

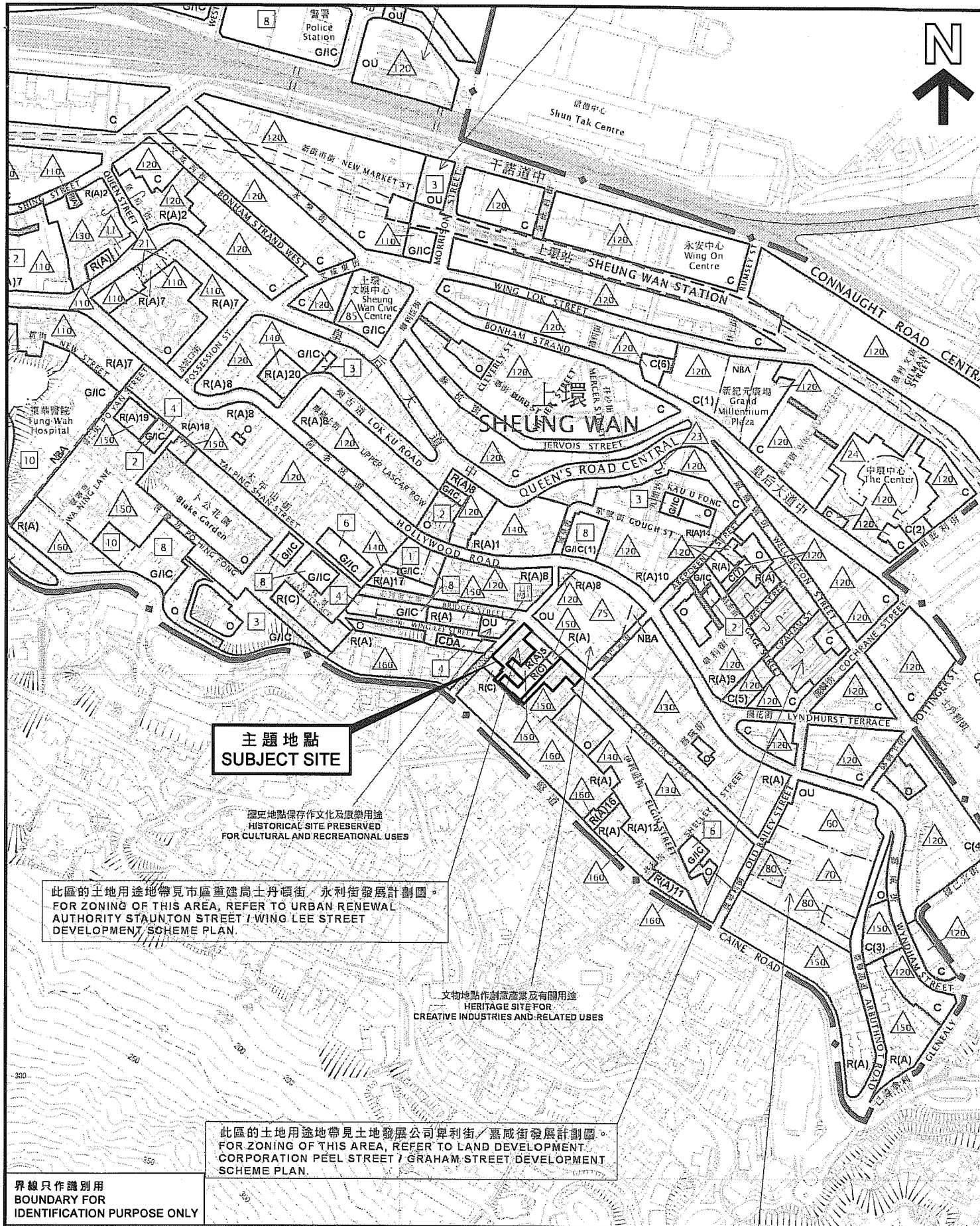
Streets/Lanes Excluded from Site Area Calculation

Plans 4 and 5

Site Photos

PLANNING DEPARTMENT

~~DECEMBER 2007~~SEPTEMBER 2012



位置圖 LOCATION PLAN

核准的市區重建局發展計劃圖編號S/H3/URA1/4
士丹頓街／永利街發展計劃

APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/4

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



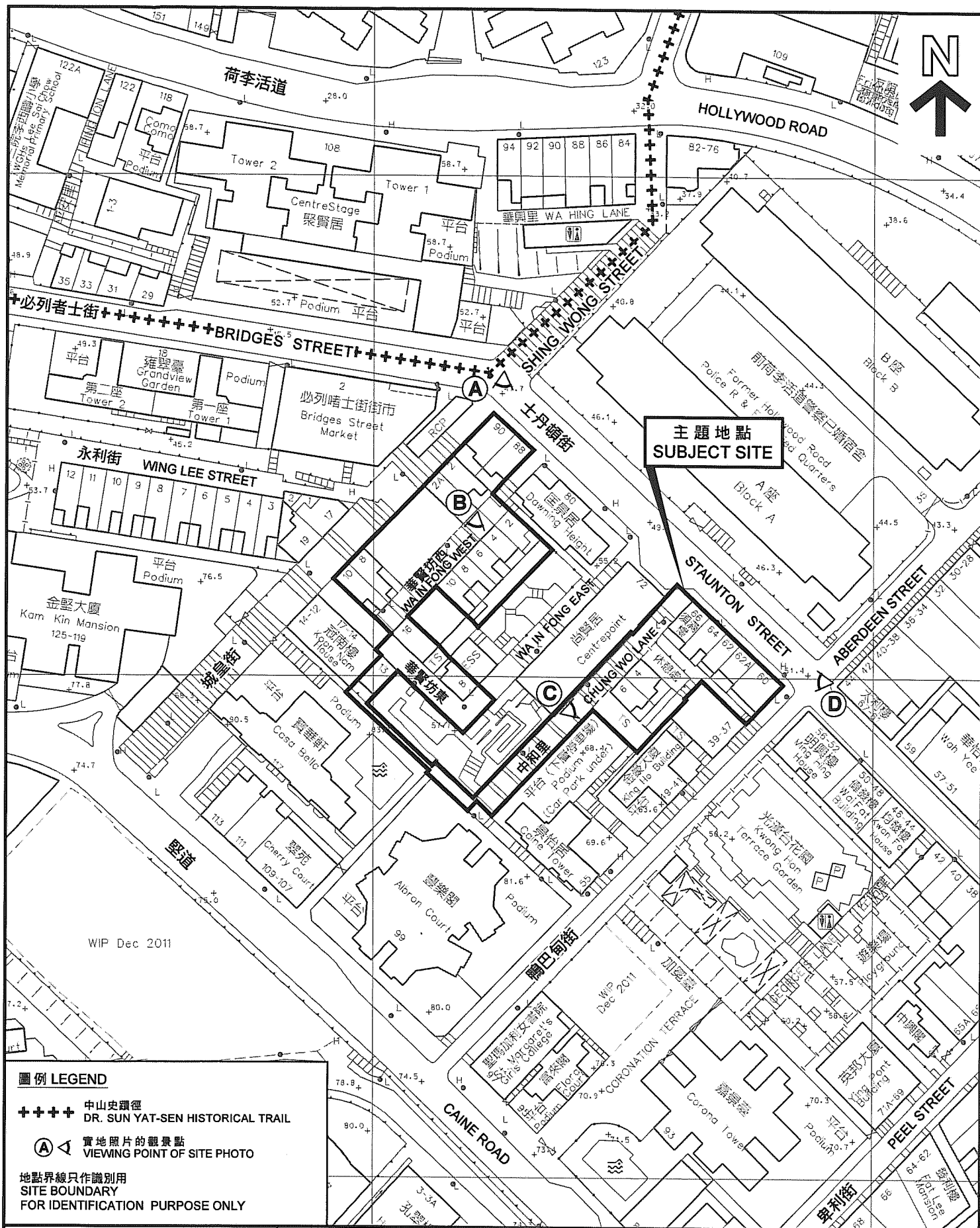
參考編號
REFERENCE No.

M/H3/12/14

圖 PLAN

1

本摘要圖於2012年8月29日撥備，
所根據的資料為於2012年5月8日
核准的分區計劃大綱圖編號S/H3/27
EXTRACT PLAN PREPARED ON 29.8.2012
BASED ON OUTLINE ZONING PLAN No.
S/H3/27 APPROVED ON 8.5.2012



平面圖 SITE PLAN

核准的市區重建局發展計劃圖編號S/H3/URA1/4
士丹頓街/永利街發展計劃

APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/4

SCALE 1:1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/12/14

圖 PLAN
2

本摘要圖於2012年8月29日擬備，
所根據的資料為測量圖編號11-SW-8C
EXTRACT PLAN PREPARED ON 29.8.2012
BASED ON SURVEY SHEET No. 11-SW-8C



平面圖 SITE PLAN

不包括在地盤面積內的街道/小巷

STREETS / LANES EXCLUDED FROM SITE AREA CALCULATION

市區重建局士丹頓街 / 永利街發展計劃
 URBAN RENEWAL AUTHORITY

STAUNTON STREET / WING LEE STREET DEVELOPMENT SCHEME

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 METRES

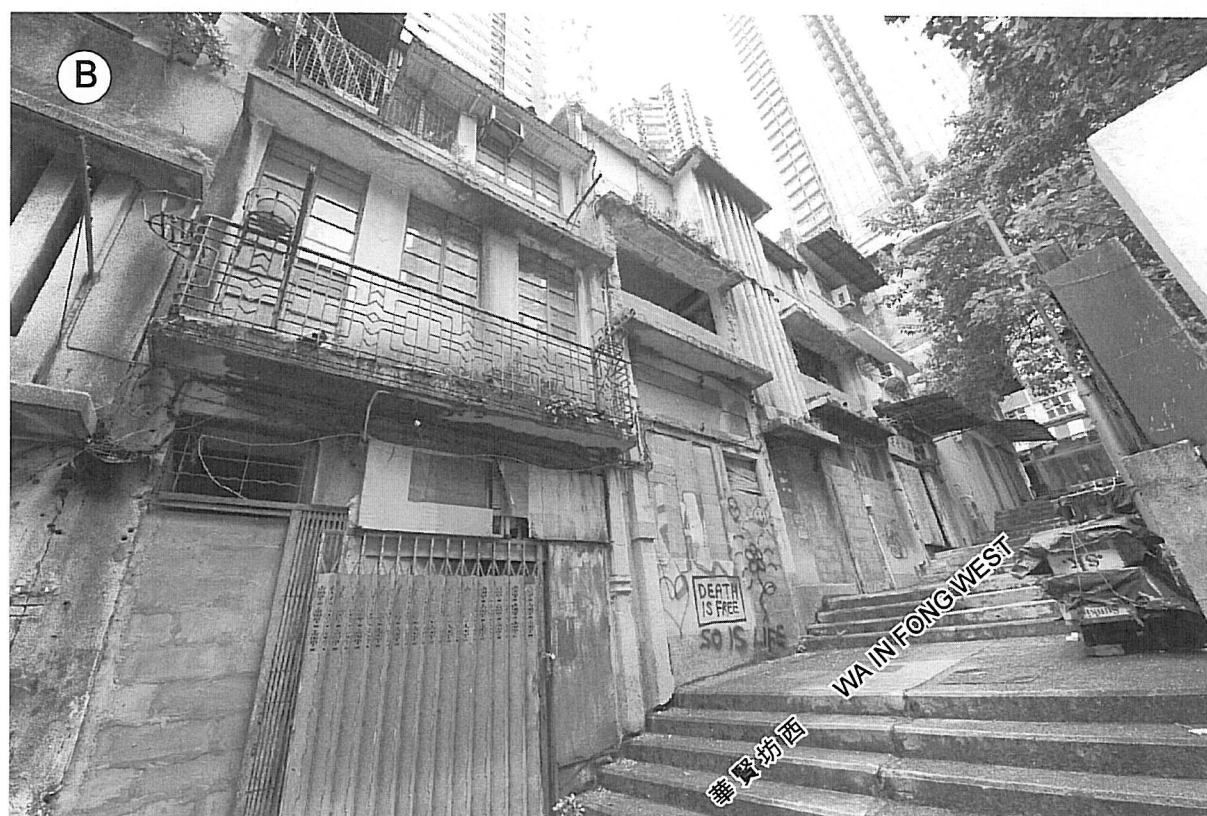
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/H3/12/14

圖 PLAN
 3

本摘要圖於2012年8月29日擬備，
 所根據的資料為測量圖編號11-SW-8C
 EXTRACT PLAN PREPARED ON 29.8.2012
 BASED ON SURVEY SHEET No. 11-SW-8C



實地照片 SITE PHOTOS

核准的市區重建局發展計劃圖編號S/H3/URA1/4
士丹頓街/永利街發展計劃

APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/4

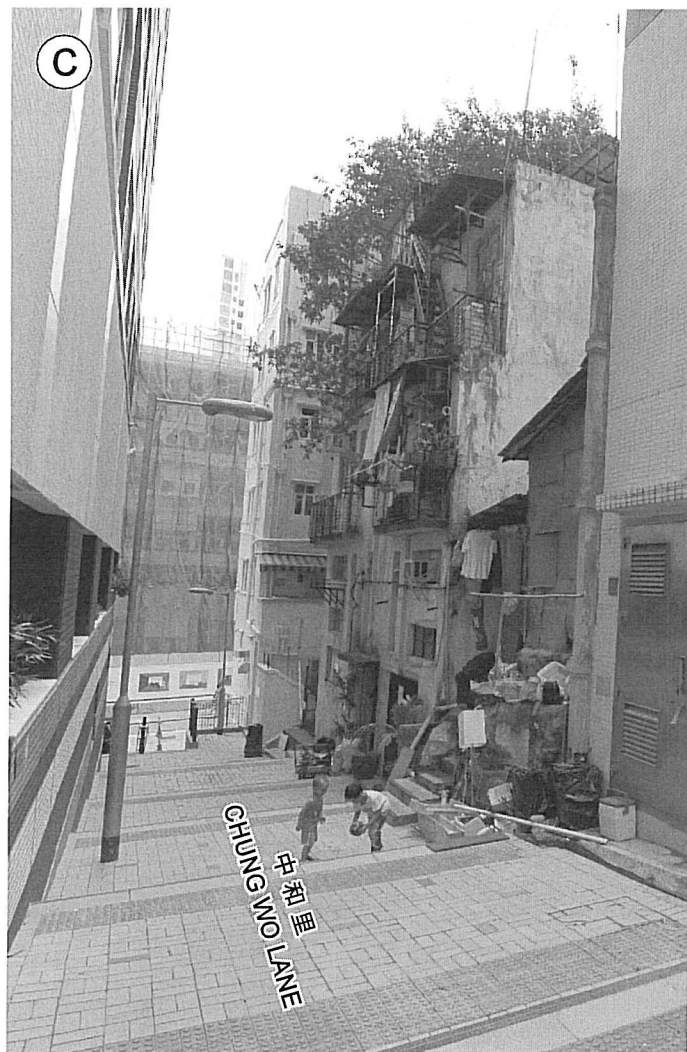
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/12/14

圖 PLAN
4

本圖於2012年8月30日擬備，所根據的
資料為攝於2012年8月22日的實地照片
EXTRACT PLAN PREPARED ON 30.8.2012
BASED ON SITE PHOTOS TAKEN ON 22.8.2012



本圖於2012年8月31日擬備，所根據的
資料為攝於2012年8月22日的實地照片
EXTRACT PLAN PREPARED ON 31.8.2012
BASED ON SITE PHOTOS TAKEN ON 22.8.2012

實地照片 SITE PHOTOS

核准的市區重建局發展計劃圖編號S/H3/URA1/4
士丹頓街/永利街發展計劃

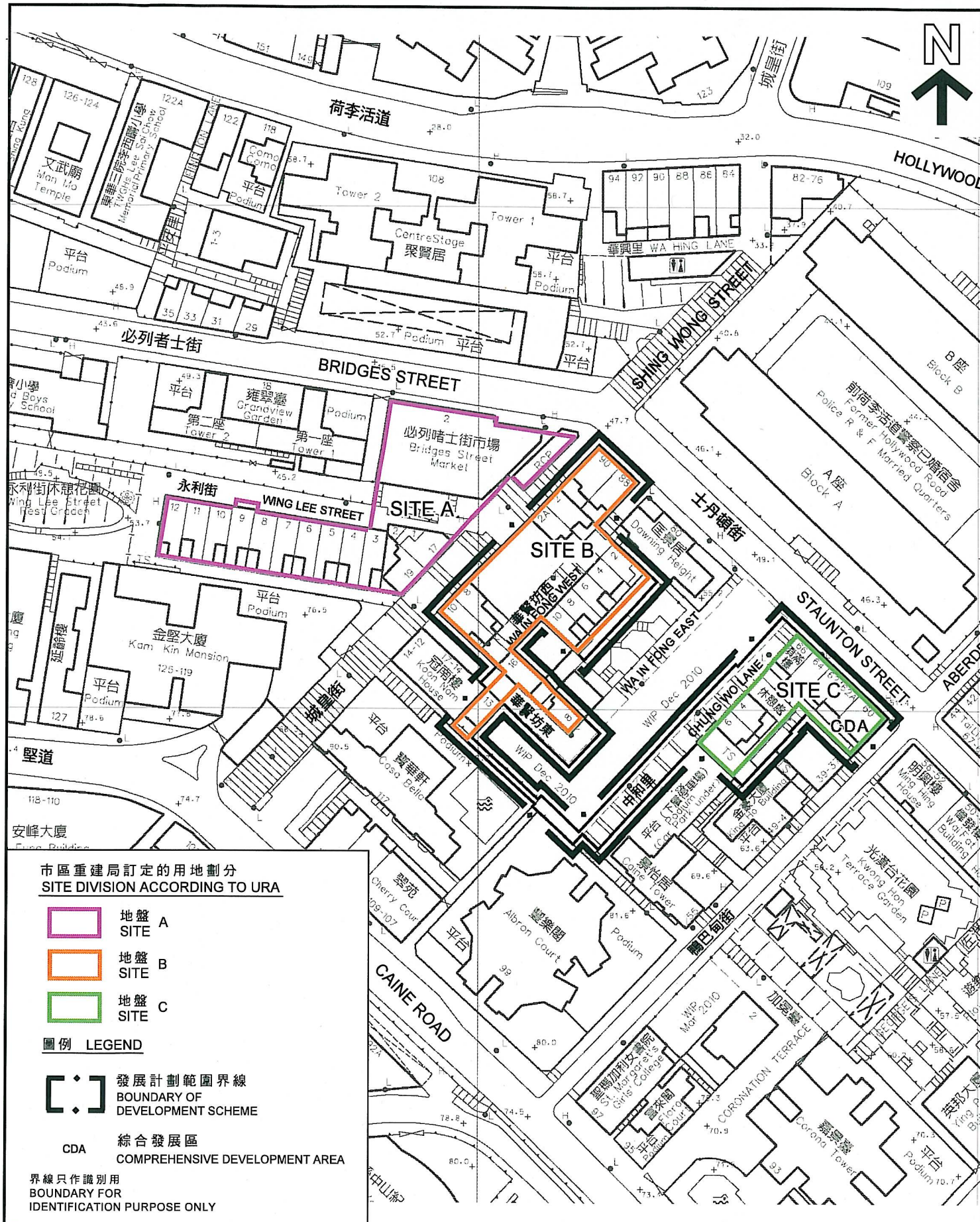
APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/4

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H3/12/14

圖 PLAN
5



位置圖 LOCATION PLAN

核准的市區重建局發展計劃圖編號S/H3/URA1/4
士丹頓街/永利街發展計劃

APPROVED URBAN RENEWAL AUTHORITY
STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN No. S/H3/URA1/4

米 METRES 20 SCALE 1:1 000 比例尺 20 米 40METRES

規劃署
PLANNING
DEPARTMENT

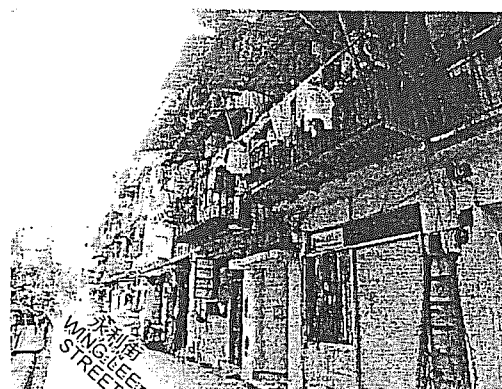
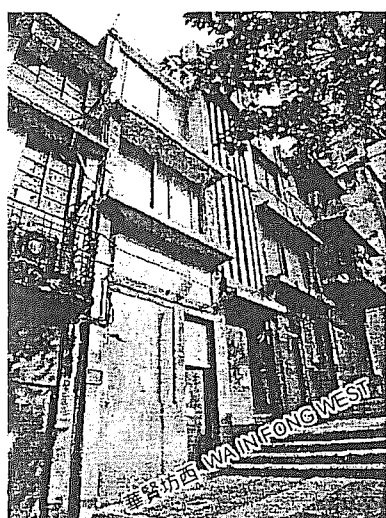
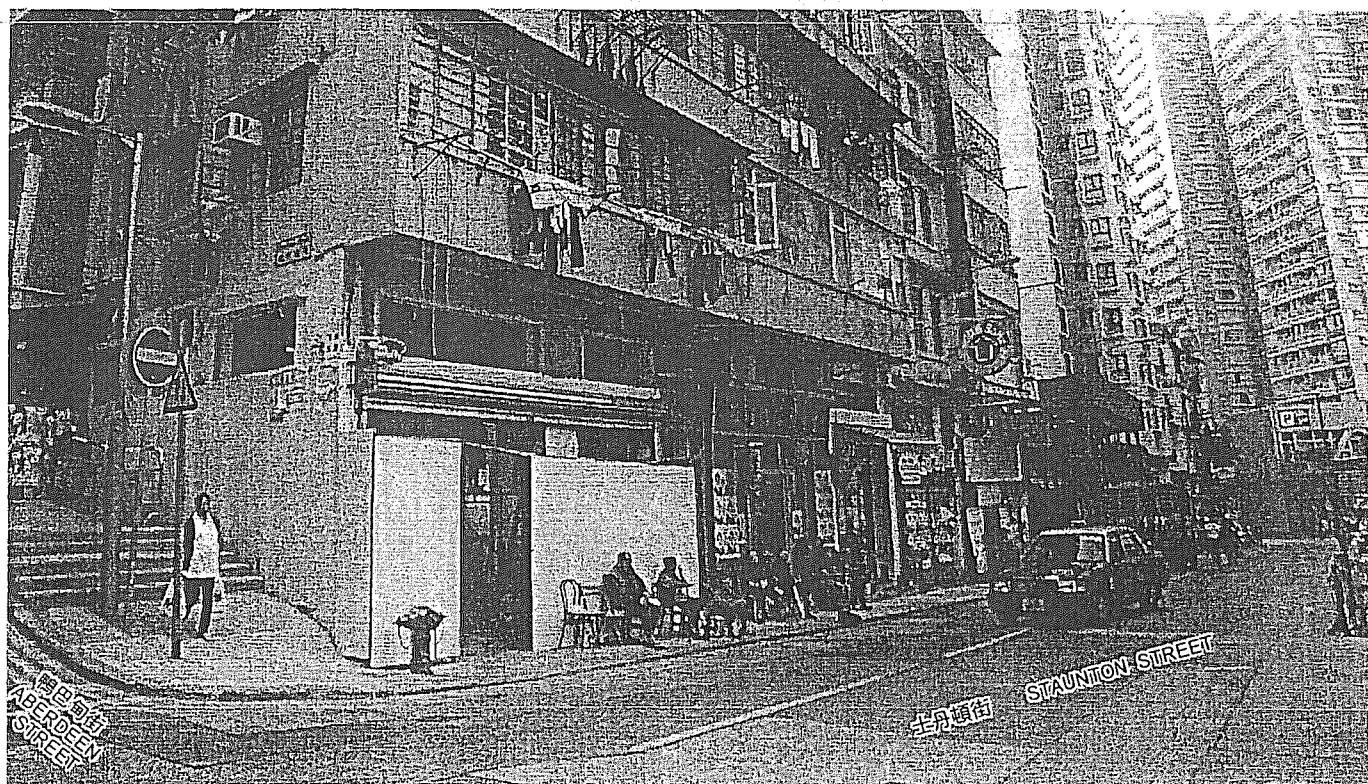


參考編號
REFERENCE No.
M/H3/12/14

附件
ANNEX
II

本摘要圖於2012年9月14日擬備，
所根據的資料為於2012年5月8日
核准的市區重建局發展計劃圖
編號S/H3/URA1/4
EXTRACT PLAN PREPARED ON 14.9.2012
BASED ON URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN No.
S/H3/URA1/4 APPROVED ON 8.5.2012

REVISED PLANNING BRIEF FOR THE
URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME AT
STAUNTON STREET / WING LEE STREET
HONG KONG (H19)



**REVISED PLANNING BRIEF FOR THE
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME AT
STAUNTON STREET/WING LEE STREET (H19)
(ENDORSED BY THE TOWN PLANNING BOARD ON 23.11.2007)**

A. Background Information

	Particulars	Remarks
1. Location	<p>The Development Scheme Area (the Area), comprising two major portions, is generally bounded by Staunton Street, Bridges Street, Wing Lee Street, Wa In Fong East and Aberdeen Street.</p> <p>A number of internal streets are located within the Area including Shing Wong Street, Wa In Fong West, part of Wa In Fong East and Chung Wo Lane.</p>	Plan 1
2. Zoning	<p>"Comprehensive Development Area" ("CDA") on the Approved Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan No. S/H3/URA1/2.</p>	
3. General Condition of the Area	<p>The Area is pre-dominantly residential in nature with a few retail shops and workshops on the ground floor of the existing properties. There is a market and a refuse collection point (RCP) at Bridges Street.</p> <p>The existing buildings within the Area are in deteriorating or poor conditions.</p> <p>Environmental hygiene and pedestrian circulation of the Area need to be improved.</p>	

B. Planning Parameters

	Requirements	Remarks
1. Development Parameters		
a) Site Area	Gross Site Area: about 3,563m ² Net Site Area: about 2,701m ² (excluding the respective sections of Chung Wo Lane, Wa In Fong East, Wa In Fong West, Shing Wong Street, a small portion of Wing Lee Street and other existing services lanes within the Scheme boundary)	Subject to verification upon setting out of the site
b) Proposed Use	Residential/Commercial/Government, Institution or Community/Public Open Space	
c) Development Intensity	Subject to a maximum plot ratio of 8 based on the net site area	To ensure no intensification of development intensity, no bonus plot ratio is allowed.
d) Maximum Building Height	150mPD	In complying with the height restriction, the strict principles of not intruding into the 20% building free zone below the ridgelines when viewed from the vantage point at the West Kowloon Cultural and Arts District and not reducing the water surface of Victoria Harbour when viewed from the Lion Pavilion at Victoria Peak should be strictly adhered to. The height of the development should respect the character of the neighbourhood and be compatible with its surrounding area. The height restriction is subject to verification by a Visual Impact Assessment (VIA). Minor Relaxation of the height restriction may be allowed subject to strong justifications.

	Requirements	Remarks
2. Open Space Provision		
a) Public Open Space	Public open space of not less than 625m ² shall be provided at-grade.	<p>The public open space and the ancillary toilet should be provided and designed at no cost to the Government and to the satisfaction of the Director of Leisure and Cultural Services (DLCS).</p> <p>Appropriate configuration and adequate frontage/connection onto public streets should be incorporated into the overall design of the public open space.</p> <p>The public open space should be handed over to the Leisure & Cultural Services Department for management and maintenance upon completion and request by DLCS.</p> <p>The public open space should be open 24 hours to the public except under unusual circumstances.</p>
b) Private Open Space	1m ² per person or as appropriate	<p>To serve the future residents of this Development Scheme, at-grade or on podium.</p>

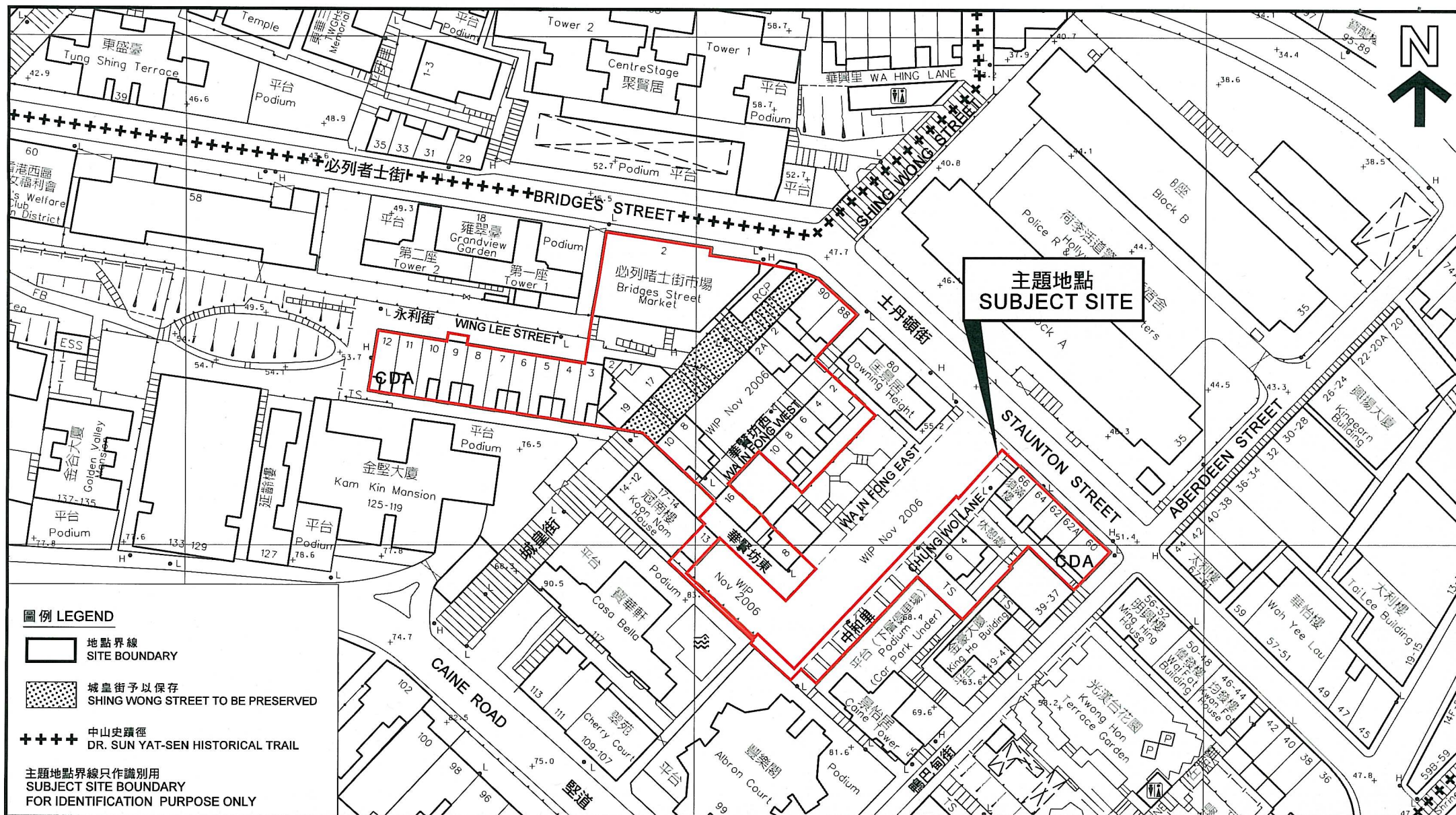
	Requirements	Remarks
3. Government, Institution or Community (GIC) Facilities		
a) Refuse Collection Point (RCP)	The reprovisioning of the existing RCP at the former Hollywood Road Married Police Quarters (HR) site to the satisfaction of the Director of Food and Environmental Hygiene (DFEH).	<p>The URA should fund the reprovisioning of a standard RCP at the HR site. In case the implementation of the Development Scheme is ahead of the new RCP at the HR site, the URA should provide a temporary RCP within the Development Scheme to the satisfaction of DFEH before demolition of the existing RCP.</p> <p>The temporary RCP, if required, should be so positioned such that the proposed Dr. Sun Yat-sen commemorative facility would not be adversely affected.</p>
b) Public Market	Not required	The URA should work out a reprovisioning and/or compensation package for the lessees of the Bridges Street Market and licensed hawkers affected by the Development Scheme at its own cost and to the satisfaction of DFEH.
4. Transport Requirements	A traffic impact assessment shall be prepared to the satisfaction of the Commissioner for Transport (C for T).	
a) Lane Closure/ Diversion	Some of the existing service lanes may be extinguished.	Early arrangement should be made with the Secretary for Transport and Housing for gazettal of the closure of lanes/streets.

	Requirements	Remarks
b) Vehicular Ingress/Egress	At Staunton Street/Bridges Street	
c) Pedestrian Facilities and Circulation	Footpaths along Staunton Street and Bridges Street should be widened, where practicable, to the satisfaction of C for T. The following pedestrian routes should be provided to the satisfaction of C for T and/or the Director of Highways: i) north-south route – between Caine Road and Staunton Street and/or Bridges Street; and ii) east-west route – between Wing Lee Street and Staunton Street and/or Bridges Street.	The proposed pedestrian network should offer safe and convenient routes for pedestrians while respecting the existing desired routes (e.g. to Hollywood Road) within the neighbourhood. Access to the site for the physically handicapped should be incorporated within this pedestrian network.
d) Parking and Loading/Unloading Facilities	Provision in accordance with the Hong Kong Planning Standards & Guidelines (HKPSG) or subject to agreement with C for T.	All transport facilities relevant to the Development Scheme should be properly planned with adequate sightline/maneuverability and consideration to the future potential developments around the area.
5. Urban Design, Preservation & Landscaping Considerations		
a) Urban Design	Design considerations should be given to: - enhancing the pedestrian networks; - designing the street frontage along Staunton Street with due regard to the Dr. Sun Yat-sen Historical Trail (Plan 1); - preserving views towards Victoria Harbour from the Lion Pavilion at Victoria Peak and the ridgelines from the West Kowloon Cultural and Arts District's vantage point and respecting local setting; and	Reference should be made to Chapters 4 and 11 of the HKPSG and according to the Director of Planning's advice.

	Requirements	Remarks
	<ul style="list-style-type: none"> - varying building height profile and sensitive layout and disposition to achieve better air ventilation, subject to any design improvements as may be identified in the Air Ventilation Assessment (AVA). 	An AVA shall be submitted to the Town Planning Board (TPB) at the Master Layout Plan (MLP) submission stage.
<p>b) Preservation</p> <p>c) Landscaping</p> <p>d) Heritage</p>	<p>Shing Wong Street must be preserved. No structure is allowed to deck over Shing Wong Street.</p> <p>The open space shall be fully landscaped as far as practicable.</p> <p>On-site opportunities for greening should be maximized and the existing trees should be preserved as far as possible, except the at-grade tree at Shing Wong Street, which is an important landscape feature and should be preserved.</p> <p>A Landscape Master Plan should be submitted to the TPB at the MLP submission stage.</p> <p>A Heritage Study should be conducted for the Development Scheme to the satisfaction of the Antiquities and Monuments Office (AMO).</p> <p>A Dr. Sun Yat-sen commemorative facility such as a memorial square should be provided at the original location where the events of Dr. Sun Yat-sen took place and be accessible by the general public.</p>	<p>The design of the open space should enhance the existing pedestrian network and the identity of the local area.</p> <p>Roof garden(s) should be provided to enhance greenery of the Development Scheme.</p> <p>The Heritage Study shall identify and record events and items of historical interest (including architectural items), including the relevant photographic/cartographic record of the items of historical interest, a salvage plan as well as an interpretation plan with respect to events and items of historical interests.</p>
6. Environmental, Drainage & Sewerage Considerations	An environmental assessment (EA) and a drainage impact assessment shall be prepared to the satisfaction of the Director of Environmental Protection (DEP) and the Director of Drainage Services (DDS) respectively.	Reference should be made to the relevant guidelines, HKPSG and the Drainage Services Department's Stormwater Drainage and Sewerage Manuals and subject to DEP's advice.

	Requirements	Remarks
	<p>Future residential development should be designed to mitigate traffic noise and emissions impact through careful design and disposition of the residential blocks or the provision of other mitigation measures to comply with the relevant requirements.</p> <p>Site investigation should be conducted to identify any land contamination at the site. If land contamination is found, remedial works should be undertaken to clean up the site prior to any redevelopment works.</p> <p>Relevant pollution control measures should be implemented to minimize the environmental impacts on the nearby sensitive uses during construction.</p> <p>A drainage and sewerage assessment should also be included in the EA.</p> <p>The existing public stormwater drains and sewers in the catchment area as well as the potential stormwater and sewage impacts of the future development should be studied, and any upgrading works should be designed and constructed at the developer's cost to the satisfaction of the DDS and DEP.</p>	

PLANNING DEPARTMENT
DECEMBER 2007



平面圖 SITE PLAN

市區重建局士丹頓街 / 永利街發展計劃 (H19)
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME
AT STAUNTON STREET / WING LEE STREET (H19)

SCALE 1:1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H3/07/46

圖 PLAN

1

本摘要圖於2007年10月23日擬備，
所根據的資料為測量圖編號
11-SW-8C
EXTRACT PLAN PREPARED ON 23.10.2007
BASED ON SURVEY SHEET No.11-SW-8C

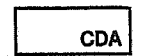
圖例
NOTATION

BOUNDARY OF DEVELOPMENT
SCHEME



發展計劃範圍界線

COMPREHENSIVE DEVELOPMENT
AREA



綜合發展區



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

行政長官會同行政會議於2012年5月8日根據城市規劃條例第9(1)(a)條核准的圖則

APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
8 MAY 2012

Ms Manda CHAN

CLERK TO THE EXECUTIVE COUNCIL

陳詠雯女士

行政會議秘書

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士丹頓街/永利街發展計劃圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY STAUNTON STREET / WING LEE STREET
DEVELOPMENT SCHEME PLAN

SCALE 1:1 000 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/URA1/4