

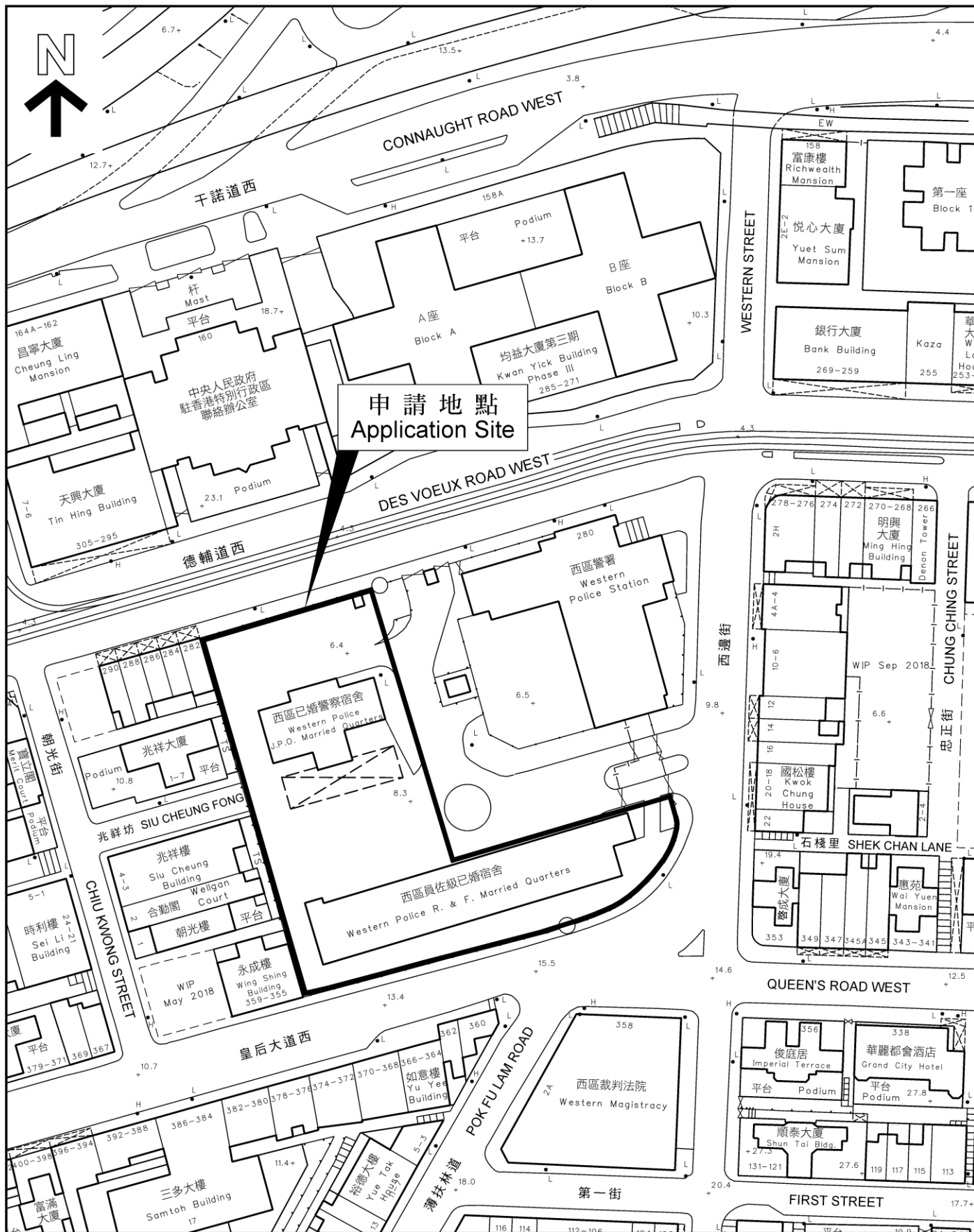
關乎申請編號 A/H3/440 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H3/440

(a) 申請編號 Application no.	A/H3/440		
(b) 位置/地址 Location/Address	西營盤德輔道西 280 號 280 Des Voeux Road West, Sai Ying Pun		
(c) 地盤面積 Site area	約 About 3,672.273 平方米 m ² (包括政府土地約 Includes Government Land of about 3,672.273 平方米 m ²)		
(d) 圖則 Plan	西營盤及上環分區計劃大綱草圖編號 S/H3/32 Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32		
(e) 地帶 Zoning	「政府、機構或社區」及「道路」 "Government, Institution or Community" and "Road"		
(f) 申請用途/發展 Applied Use/ Development	擬議分層住宅(政府員工宿舍)及略為放寬建築物高度限制 Proposed Flat (Government Staff Quarters) and Minor Relaxation of Building Height Restriction		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 42,158.39	約 About 11.48
	非住用 Non-domestic	約 About 4,920.15	約 About 1.34
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	3	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	-
		- 米(主水平基準以上)mPD	-
		- 層 storey(s)	-
	非住用 Non-domestic	- 米 m	-
		- 米(主水平基準以上)mPD	-
		- 層 storey(s)	-
綜合用途 Composite	- 米 m	-	
	不超過 Not Exceeding 104 米 (主水平基準以上) mPD	-	
	包括 including	4 層 storey(s) 平台 Podium	-
(j) 上蓋面積 Site coverage	約 About 44.93 %		
(k) 單位數目 No. of units	540 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	1,458 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces		71
	- 電單車車位 Motorcycle Parking Spaces		6
	- 西區警署專用車位 Car Parking Spaces for Western Police Station		23
	- 上落客貨車位 Loading/Unloading Spaces		3

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

A/H3/440



摘要

(內文如有差異，以英文版本為準)

根據《城市規劃條例》第十六條，我司代表香港警務處（下稱「申請人」）向城市規劃委員會（下稱「城規會」）呈交規劃申請書，要求重建香港警務處的西區已婚警察宿舍（下稱「擬議重建」）。西區已婚警察宿舍（下稱「申請地點」）座落於西營盤德輔道西包括西區警署的香港警隊建築群。

申請地點座落於〈西營盤及上環分區計劃大綱草圖編號 S/H3/32〉（下稱「大綱草圖」）中的「政府、機構或社區」和「道路」地帶。申請地點的主要部分為「政府、機構或社區」地帶，而建築物高度限制為主水平基準上 80 米。申請地點中有一小部分的「政府、機構或社區」地帶是受制於七層的建築物高度限制，並有一小部分座落於「道路」地帶。申請地點並沒有地積比率、上蓋面積和總樓面面積限制。政府宿舍是屬於「分層住宅」用途，須先向城規會申請，可能在有附帶條件或無附帶條件下獲准。建築物高度限制亦根據大綱草圖申請略為放寬。大綱草圖上顯示為「道路」的地方，所有其他用途或發展（除經常准許的或路旁車位、鐵路路軌和電車路軌）必須向城規會申請許可。

由於現時的西區已婚警察宿舍早於 1955 年落成，其地段的發展潛力未得以充分利用，故此申請人擬議把申請地點重建作一個綜合發展，包括 3 座建於同一個提供住宅附屬設施及相鄰西區警署的配套設施的平台上的部門宿舍。由於申請地點受到不同的限制（如規劃申請書所示），建築物高度限制需要略為放寬，以達到香港警務處的建屋目標。

本申請具備以下充分理據的支持：

- 擬議重建完全符合行政長官 2018 年施政報告和法定規劃意向；
- 擬議略為放寬建築物高度限制符合大綱草圖說明書第 7.6 段列出的準則；
- 擬議重建優化了未被充分利用的「政府、機構或社區」用地，配合現時的土地供應策略；
- 擬議重建於香港島的市區範圍提供新單位，以適時滿足緊急住屋需求。在公共房屋配額計劃下，增加部門宿舍供應能夠騰出更多租住公屋單位予大眾；
- 擬議重建的擬議用途、規模和特色與周邊高密度住宅的土地用途兼容；
- 大綱草圖上已有多個重建「政府、機構或社區」用地，包括略為放寬建築物高度限制的先例；和
- 擬議重建將不會對視覺、交通、環境、景觀、空氣流通、或基建產生不良影響。

鑒於這份補充規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

申請編號 Application No. : A/H3/440

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EXECUTIVE SUMMARY

This Section 16 Application (the “**S16 Application**”) is submitted on behalf of The Hong Kong Police Force (“**HKPF**” / “**Applicant**”) to seek permission from the Town Planning Board (the “**BOARD**” / “**TPB**”) for the Proposed Redevelopment of the HKPF’s Western Police Married Quarters (“**WPMQ**” / “**Application Site**”). The WPMQ is located within part of HKPF’s compound at Des Voeux Road West in Sai Ying Pun which also includes the Western Police Station (“**WPS**”).

The Application Site is zoned “Government, Institution or Community” (“**G/IC**”) and ‘Road’ zone under the Draft Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/32 (“**Draft OZP**”). The majority of the Application Site is zoned G/IC and subject to a maximum Building Height (“**BH**”) of 80mPD. A small portion of the Site is zoned “G/IC” with a BHR of 7-storeys and a minor portion of the Site along Queen’s Road West falls into an area shown as ‘Road’. There are no restrictions on the Plot Ratio (“**PR**”), Site Coverage or Gross Floor Area (“**GFA**”) pertaining to the Site. Government Staff Quarters is considered “Flat” use and may be permitted with or without conditions subject to the TPB under S16 of the Town Planning Ordinance. Minor Relaxation of the Building Height Restriction (“**BHR**”) is also sought in accordance with the Draft OZP. In any area shown as “Road”, all uses or developments [except those always permitted or on-street vehicle park railway track and tram track] require permission from the TPB.

As the existing WPMQ was built in 1955 and the development potential of the Site is underutilised, the Applicant proposes to redevelop the Site into an integrated development comprising 3 towers of Departmental Quarters above a common podium that accommodates ancillary residential facilities as well as supporting facilities for the adjacent WPS. Due to various site constraints (as set out in the Supplementary Planning Statement), a minor relaxation of the BHR is also sought to achieve HKPF’s flat production target.

This Application is justified on the following grounds:

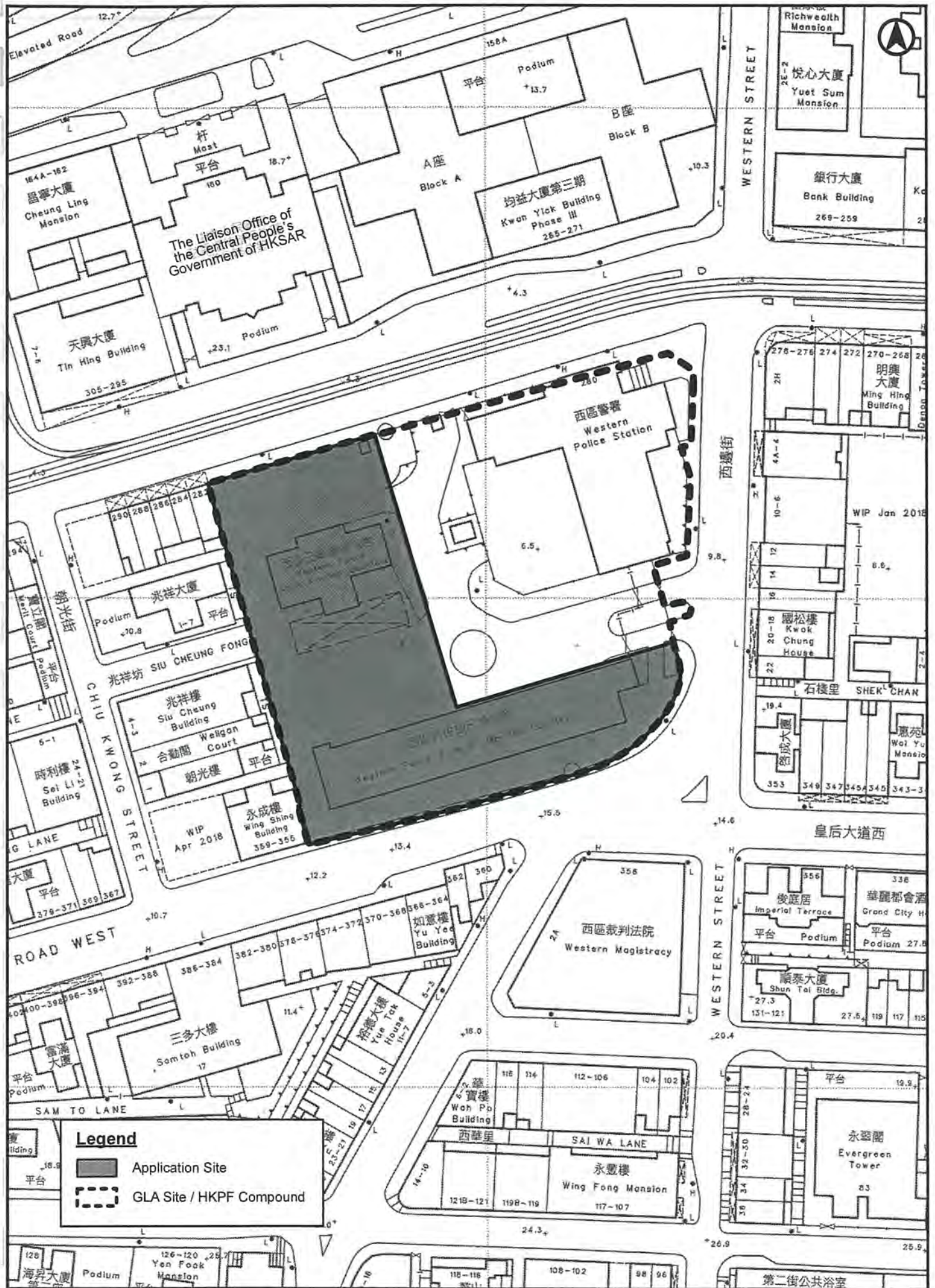
- The Proposed Redevelopment is fully in line with Chief Executive’s 2018 Policy Address and the statutory planning intention;
- The Proposed Minor Relaxation of BHR is compliant with the criterial set out in Para. 7.6 of the Explanatory Statement of the Draft OZP;
- The Proposed Redevelopment optimises an underutilised G/IC site, which is in line with the current Land Supply Strategy;
- The Proposed Redevelopment will provide new flats in the urban area of Hong Kong Island to meet the urgent housing need in a timely manner. Increasing provision of departmental quarters could release more Public Rental Housing units to the general public under the Civil Service Public Housing Quota Scheme (“**CSPHQ**”);
- The proposed use, scale and character of the Proposed Redevelopment is compatible with the surrounding land uses which are predominantly high-density residential uses;
- There are numerous precedents of redevelopment of G/IC sites including Minor Relaxation of BHR on the Draft OZP; and
- The Proposed Redevelopment will not induce undesirable visual, traffic, environmental, landscape, air ventilation and infrastructural impacts.

Based on the above justifications and as detailed in this Supplementary Planning Statement, MEMBERS of the TPB are sincerely requested to give favourable consideration to the Application.

申請編號 Application No. : A / H 3 / 4 4 0

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FIGURE 1.1 SITE LOCATION PLAN
SCALE 1 : 1,000



Victoria Harbour

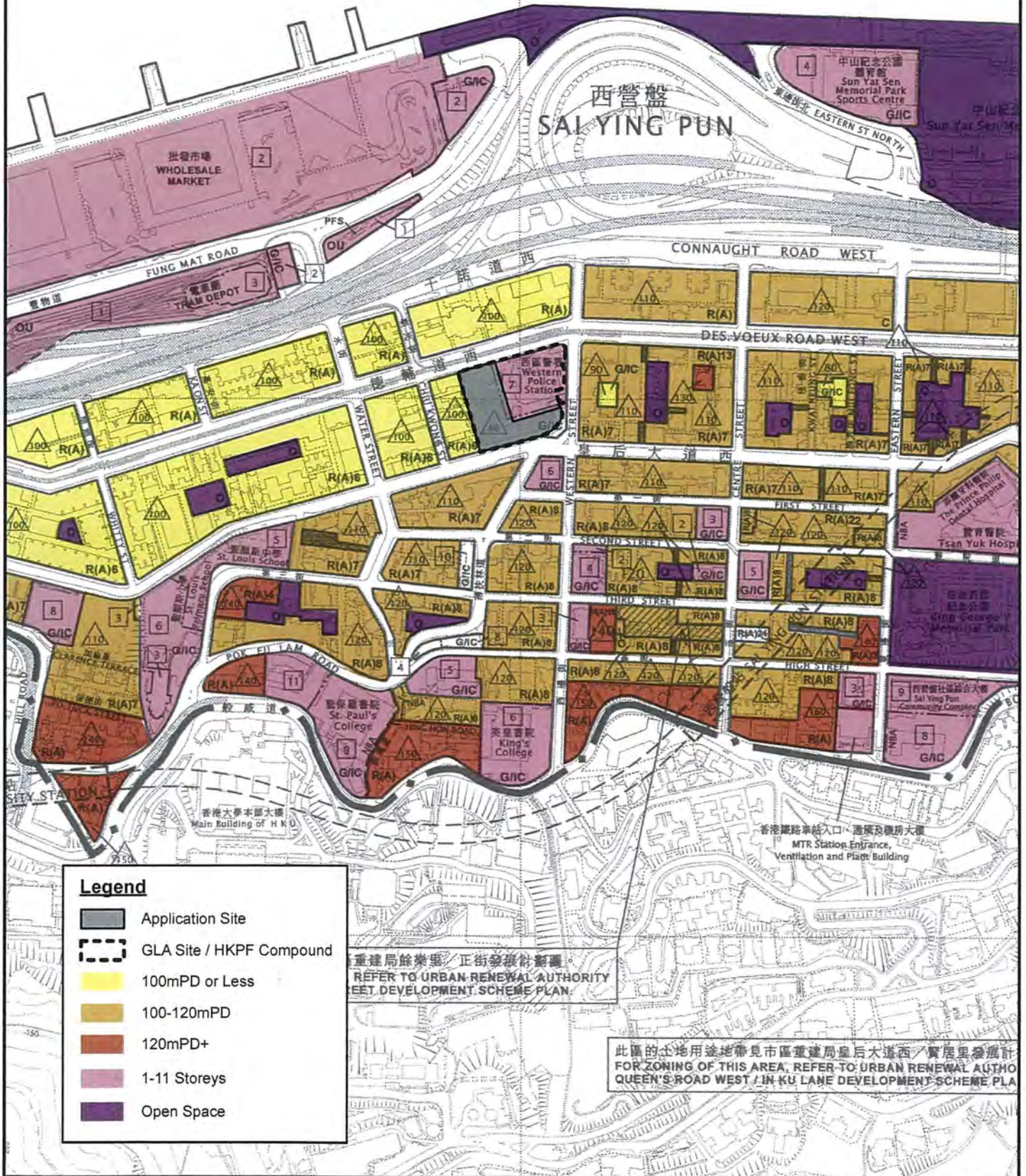


FIGURE 2.1 BUILDING HEIGHT BANDS ON DRAFT SAI YING PUN AND SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32

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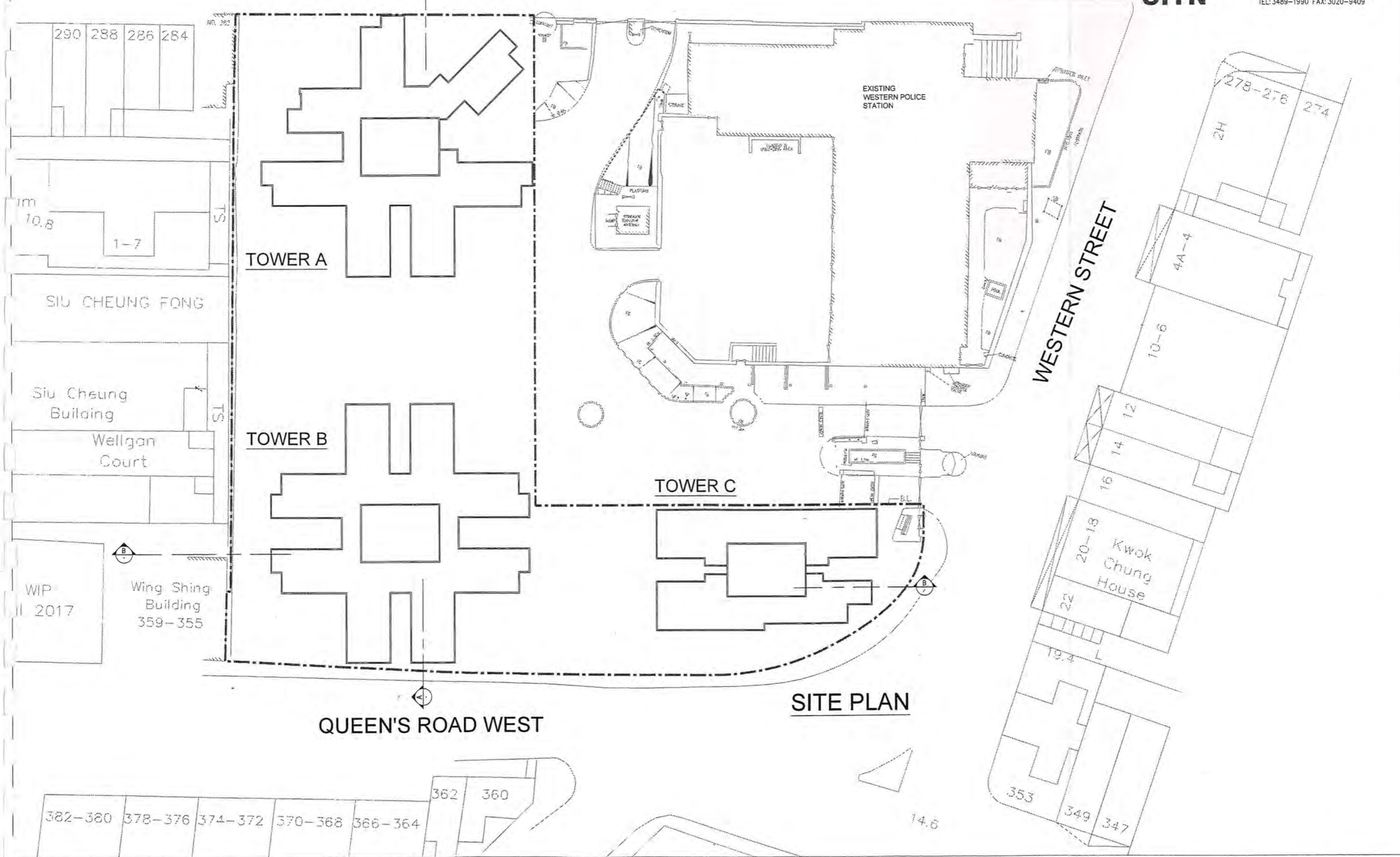
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PROJECT:
WESTERN POLICE MARRIED QUARTERS

DWG NO.: SK-01
DATE: 03.01.2019
SCALE: 1:200 (A1)

OIYN FOR ARCHITECTS & ASSOCIATES
TEL: 3489-1990 FAX: 3020-9409

DES VOEUX ROAD WEST

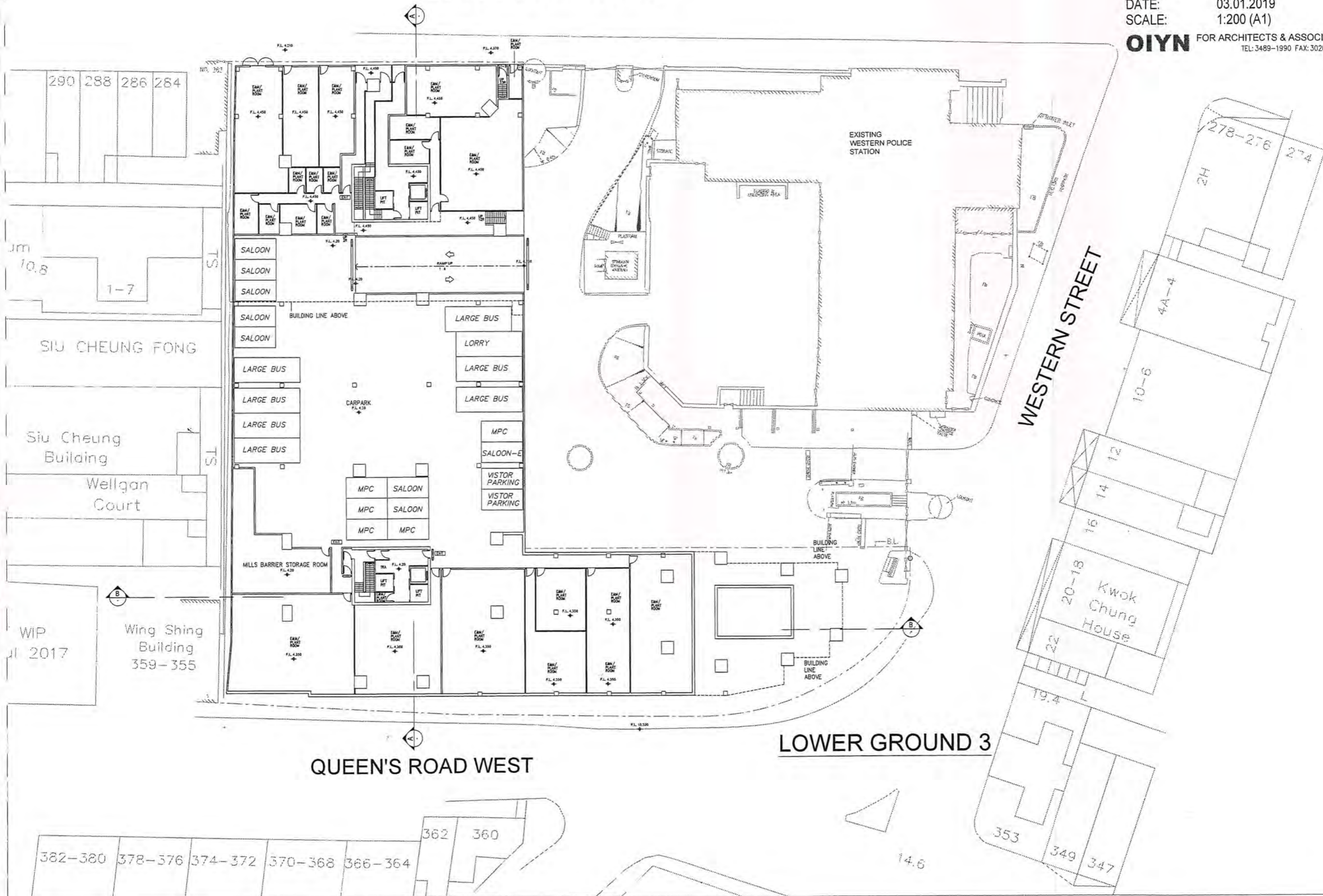


SITE PLAN

QUEEN'S ROAD WEST

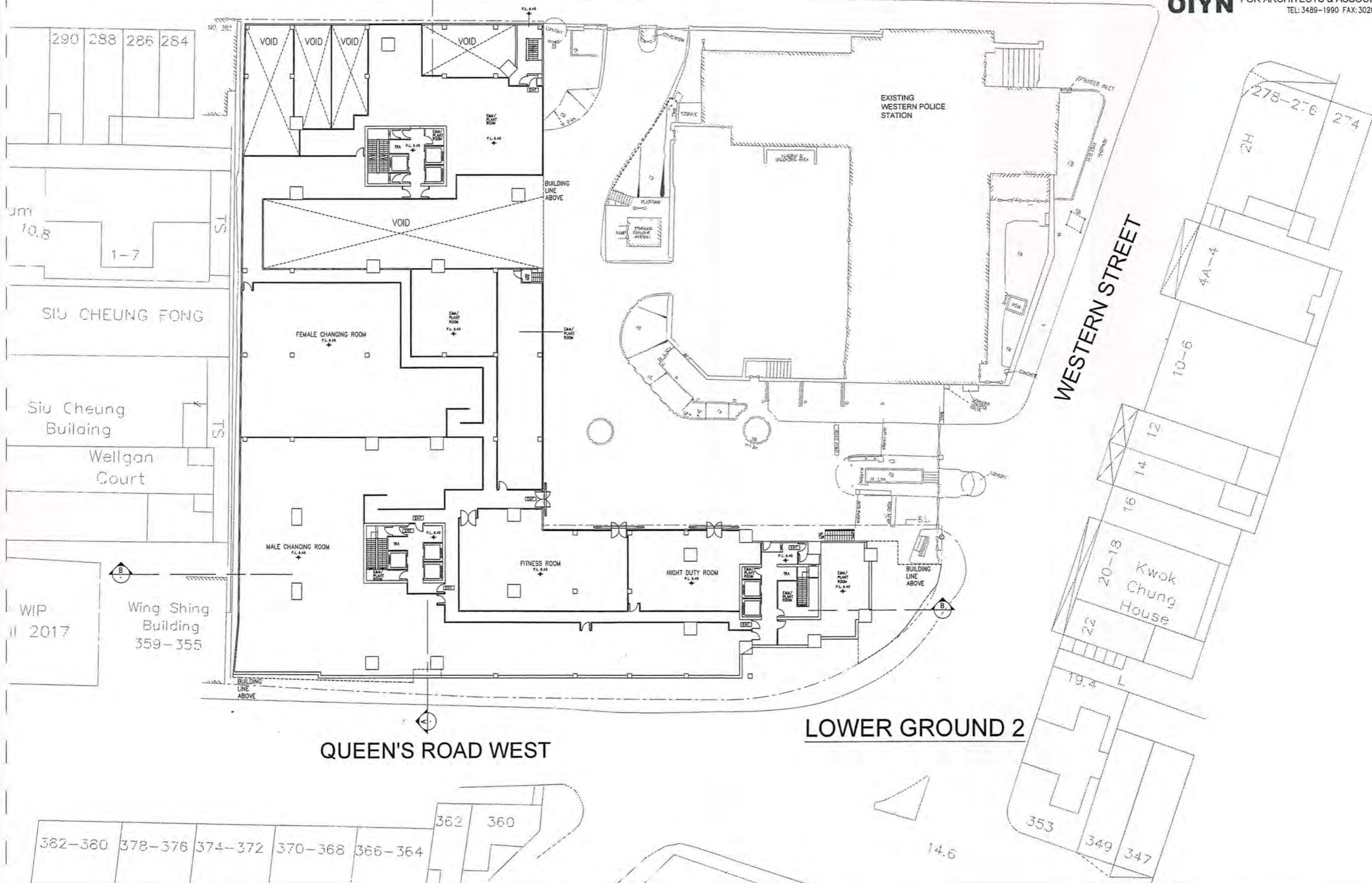
WESTERN STREET

DES VOEUX ROAD WEST



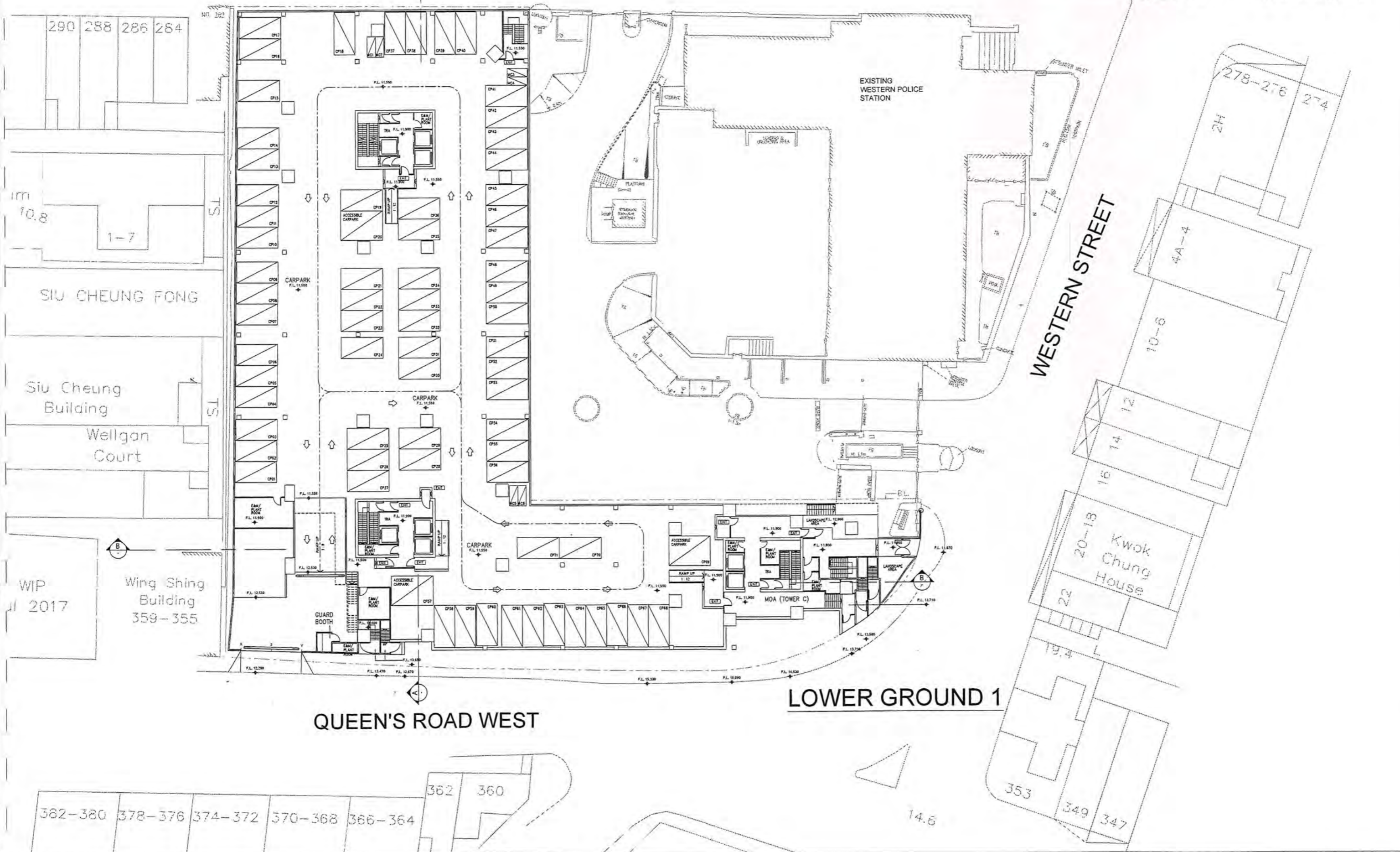
LOWER GROUND 3

DES VOEUX ROAD WEST

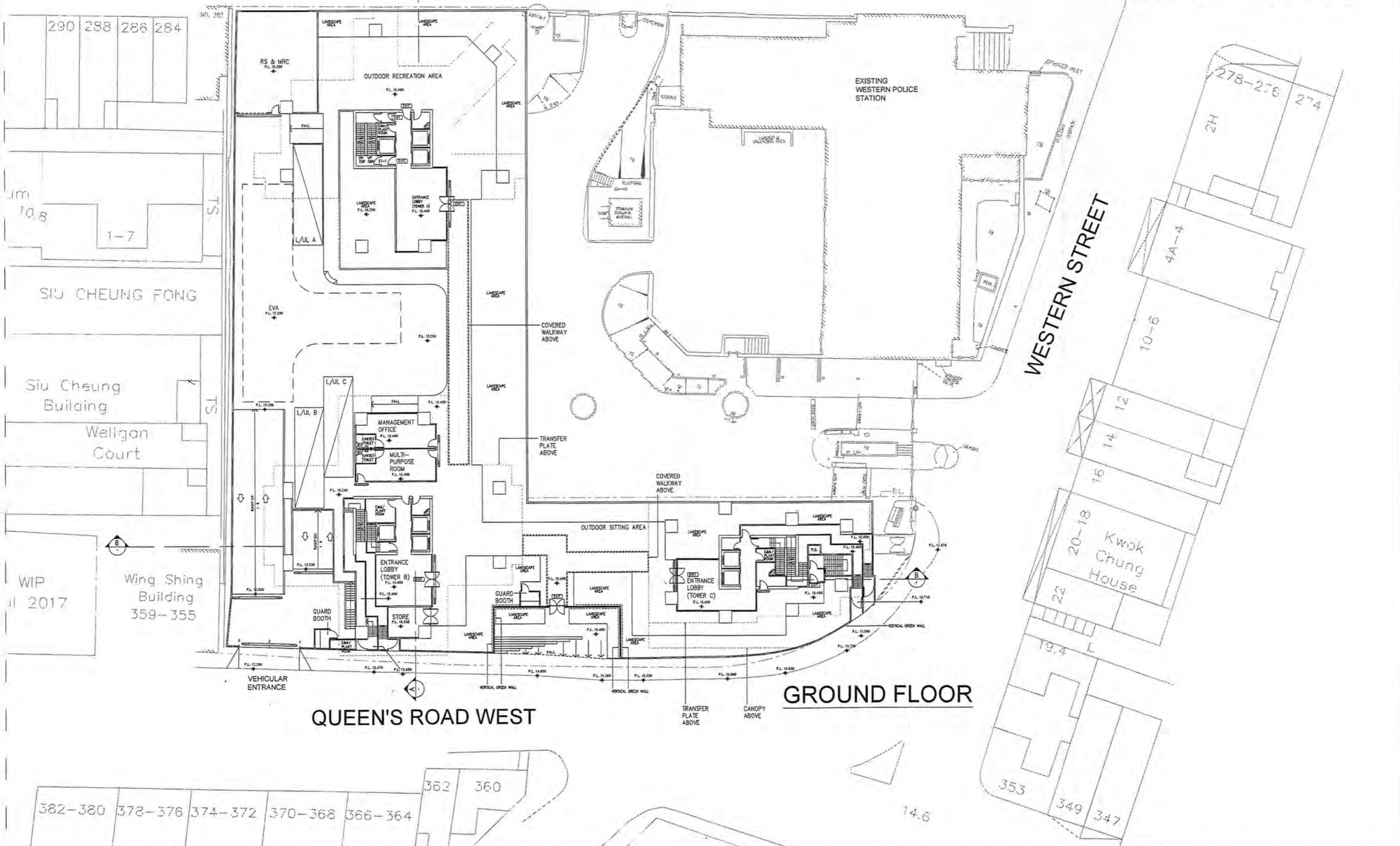


LOWER GROUND 2

DES VOEUX ROAD WEST

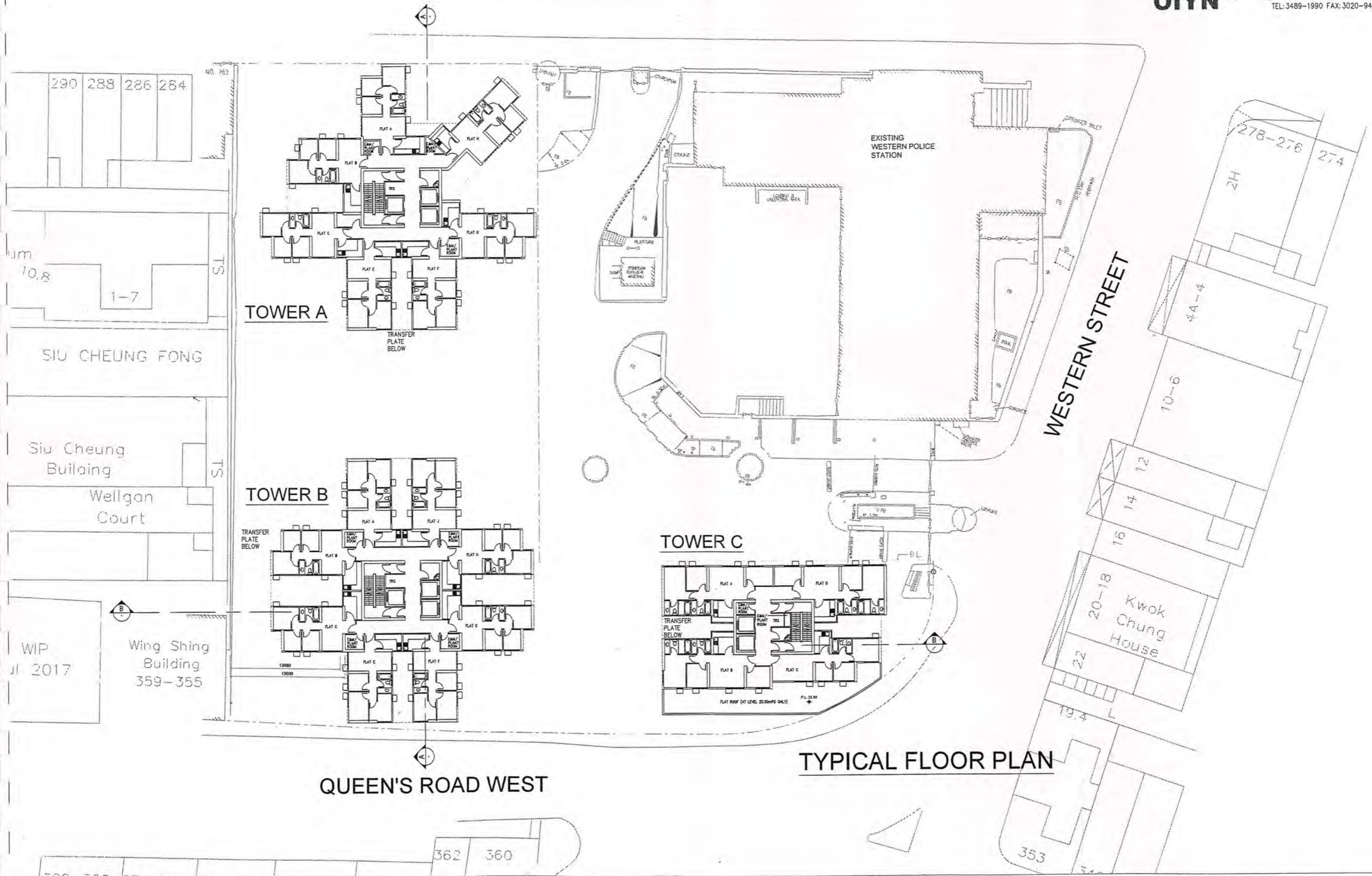


DES VOEUX ROAD WEST



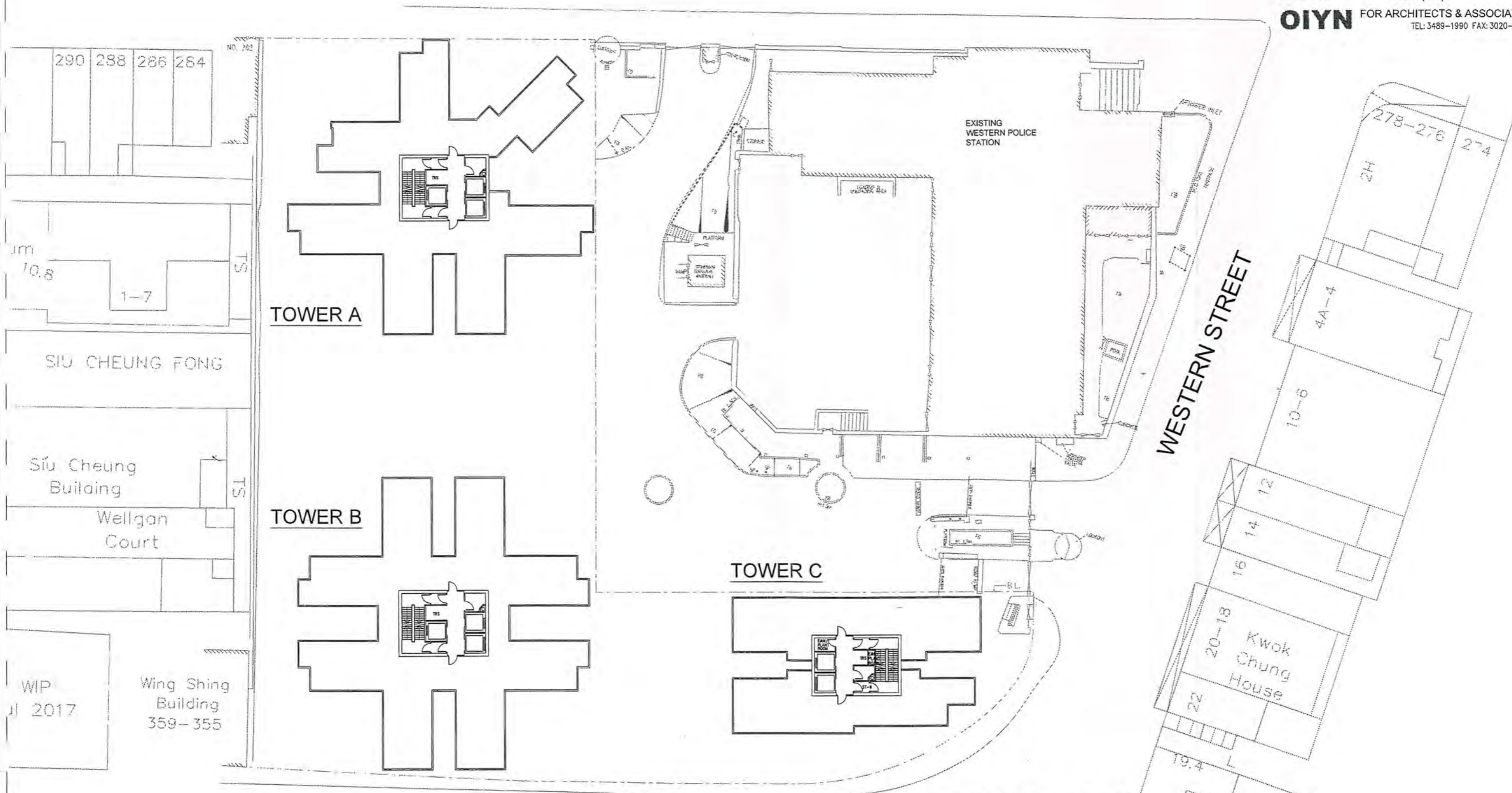
GROUND FLOOR

DES VOEUX ROAD WEST



TYPICAL FLOOR PLAN

DES VOEUX ROAD WEST



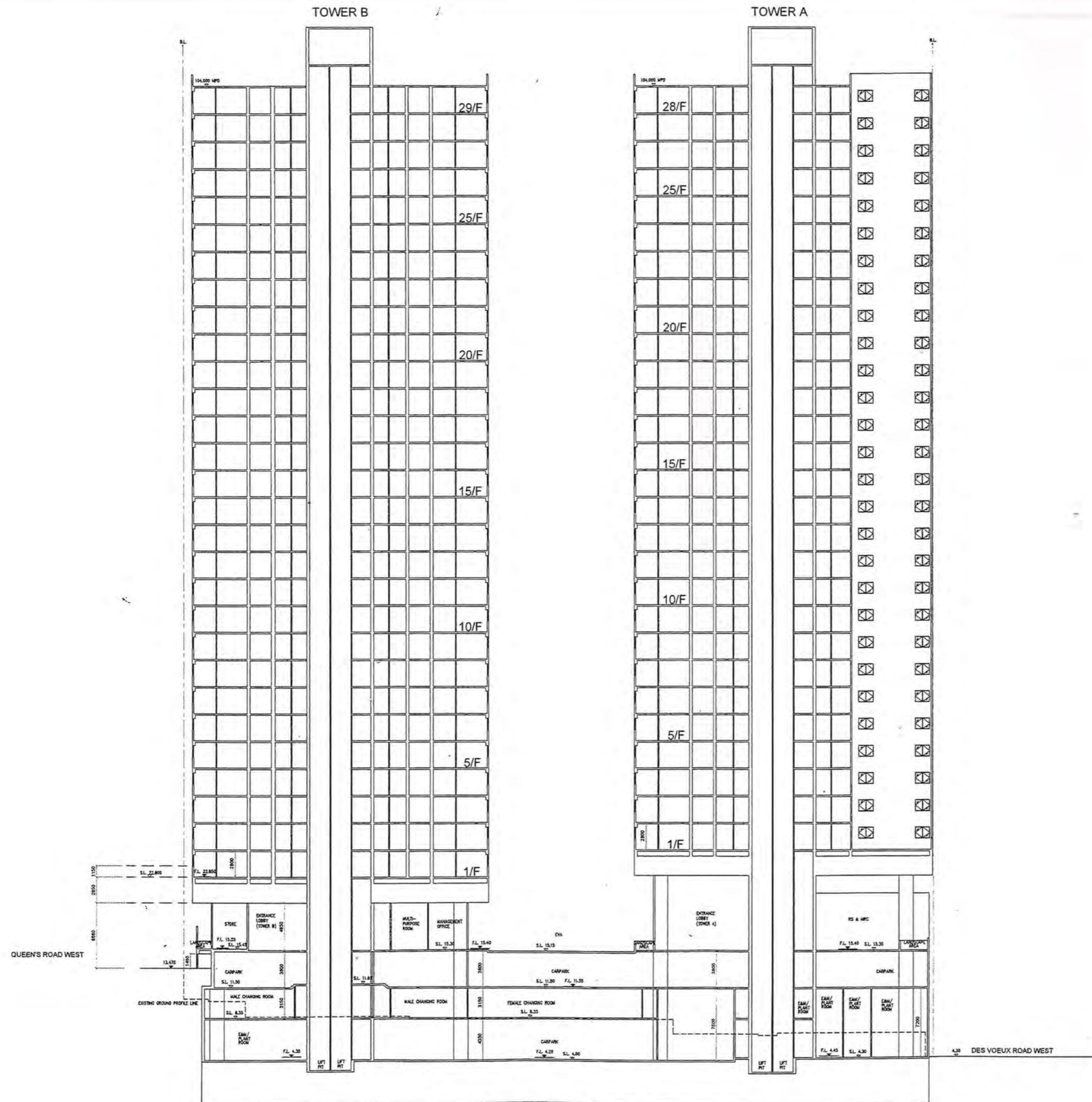
ROOF FLOOR PLAN

QUEEN'S ROAD WEST

PROJECT:
WESTERN POLICE MARRIED QUARTERS

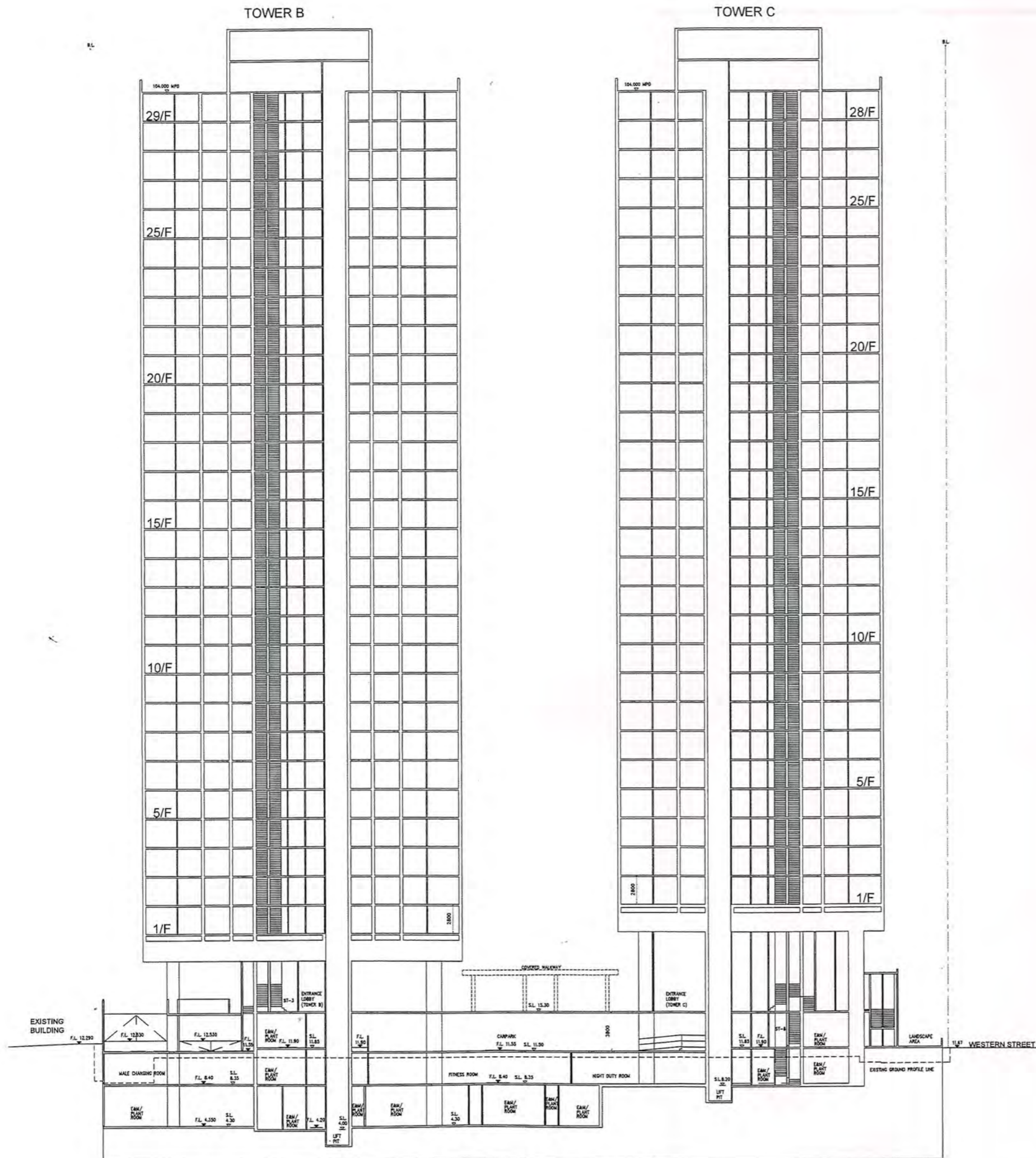
DWG NO.: SK-08
DATE: 03.01.2019
SCALE: 1:200 (A1)

OIYN FOR ARCHITECTS & ASSOCIATES
TEL: 3489-1990 FAX: 3020-9409



SECTION A - A

申請編號 Application No. : A/H3/440
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SECTION B - B

PROJECT:
WESTERN POLICE MARRIED QUARTERS

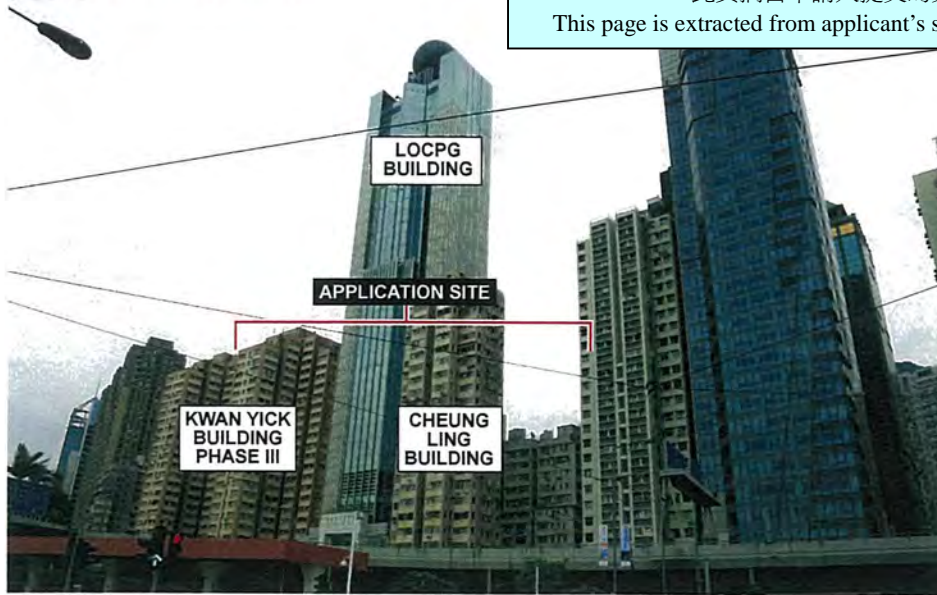
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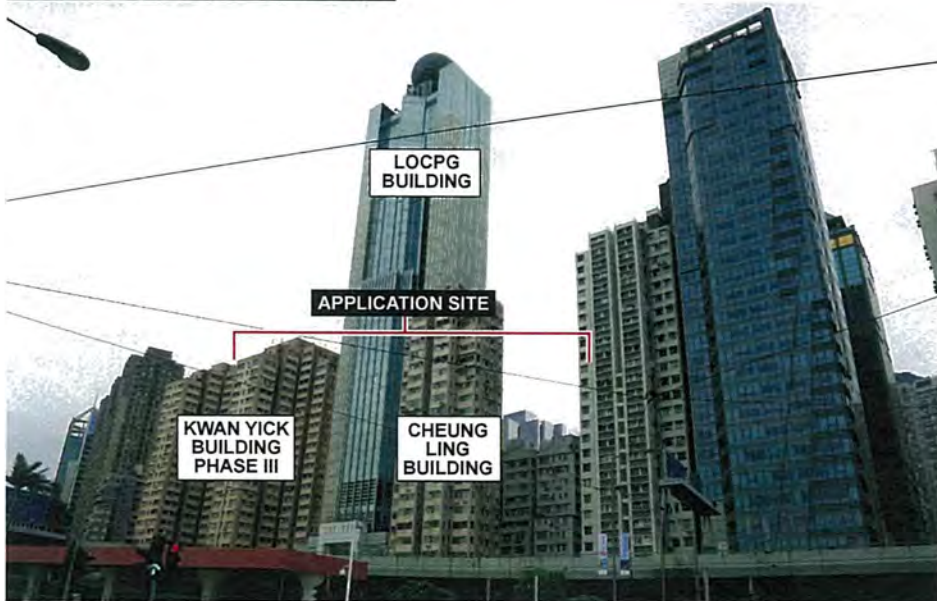
申請編號 Application No. : A/H3/440
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EXISTING CONDITION

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OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT



FIGURE 5 VIEWPOINT 2 : VIEW FROM WITHIN FUNG MAT ROAD SITTING-OUT AREA NEAR THE WESTERN WHOLESALE FOOD MARKET

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT



ASD/WPMQ

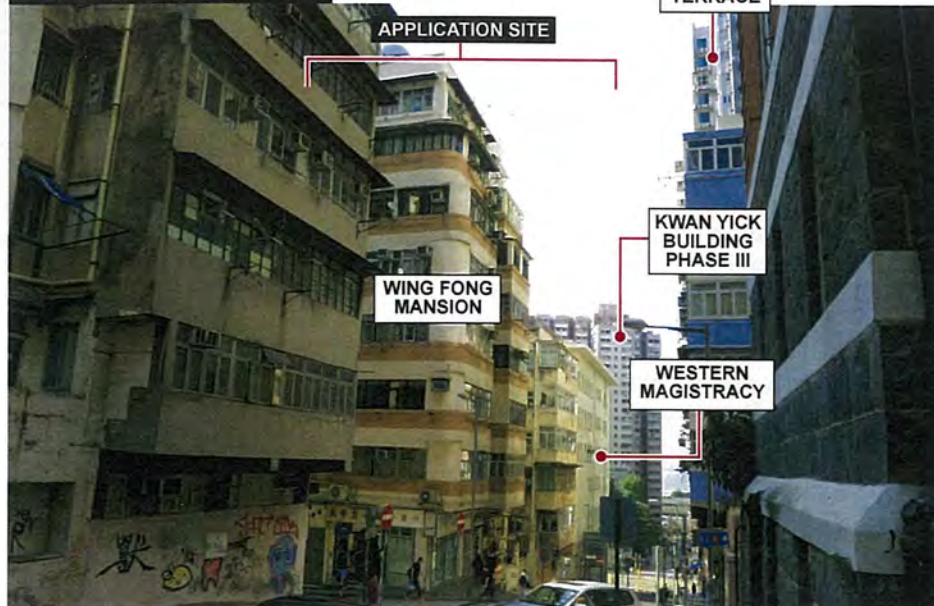
FIGURE 6 VIEWPOINT 3 : VIEW FROM SAI ON LANE CHILDREN'S PLAYGROUND

申請編號 Application No. : A/H 3 / 4 4 0

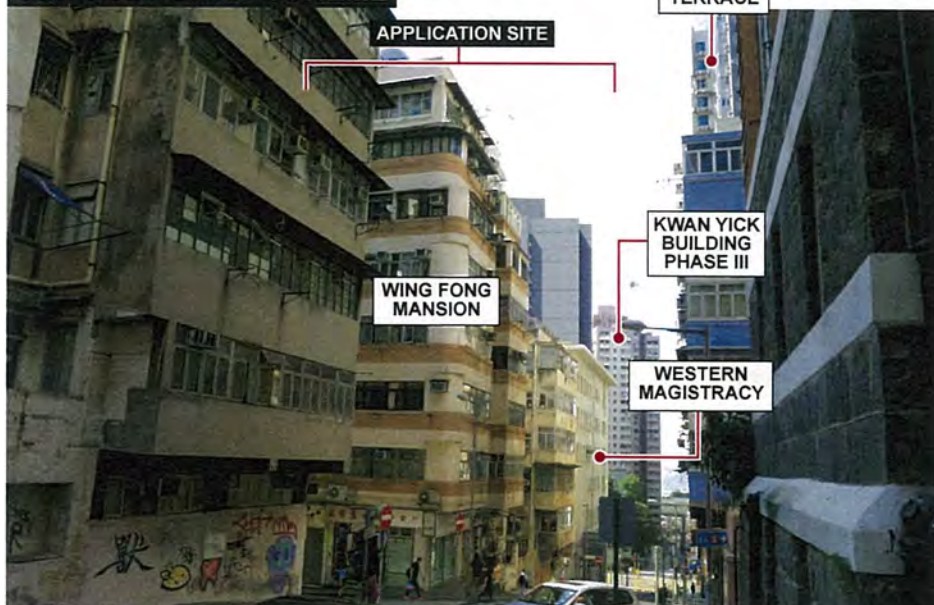
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EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT

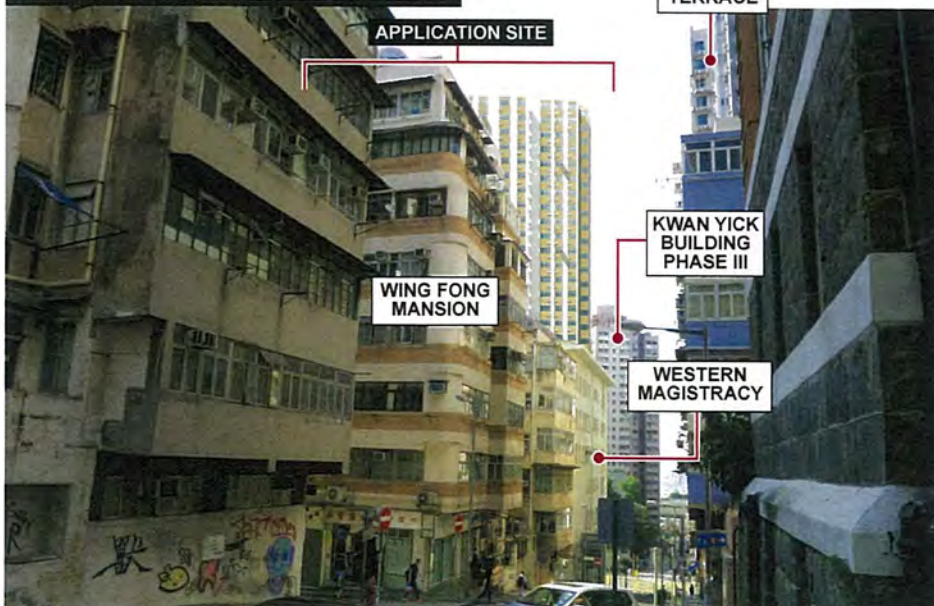


FIGURE 7 VIEWPOINT 6 : VIEW FROM WESTERN DISTRICT COMMUNITY CENTRE

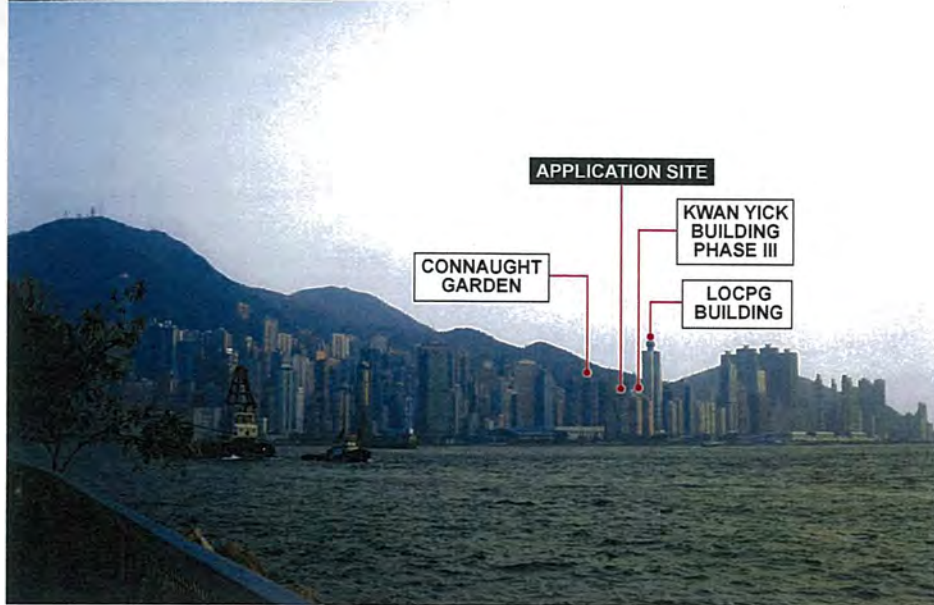
ASD/WPMQ

申請編號 Application No. : A / H 3 / 4 4 0

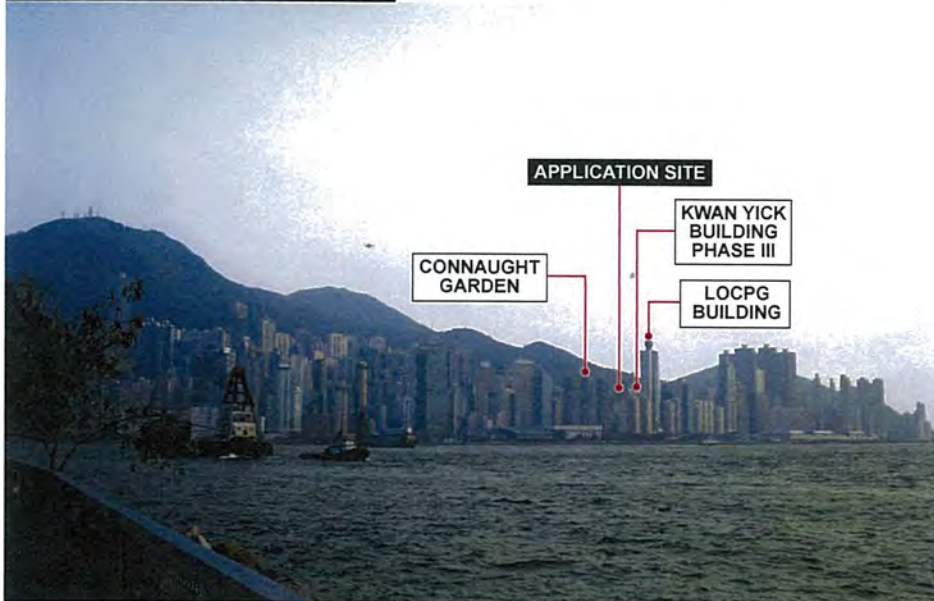
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EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED REDEVELOPMENT

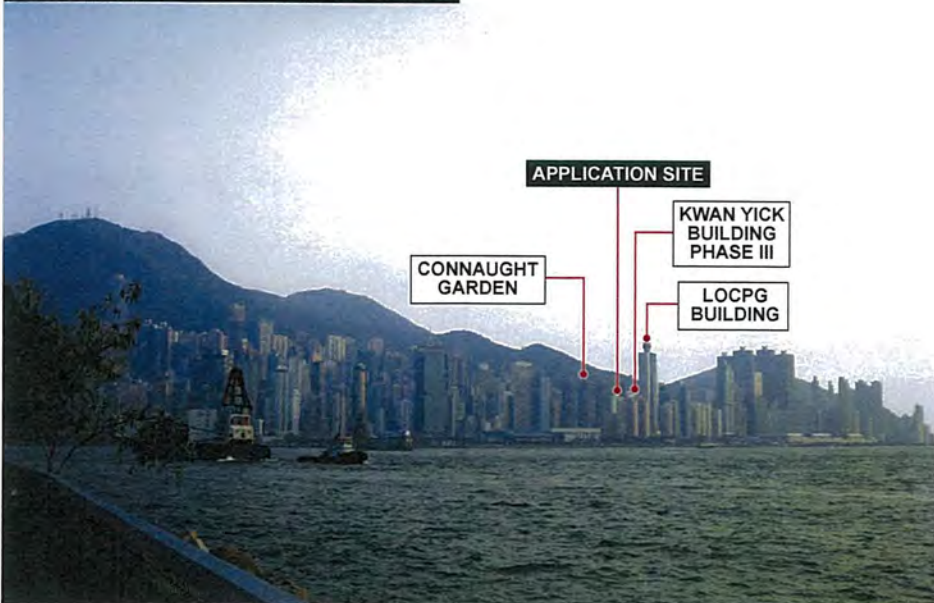


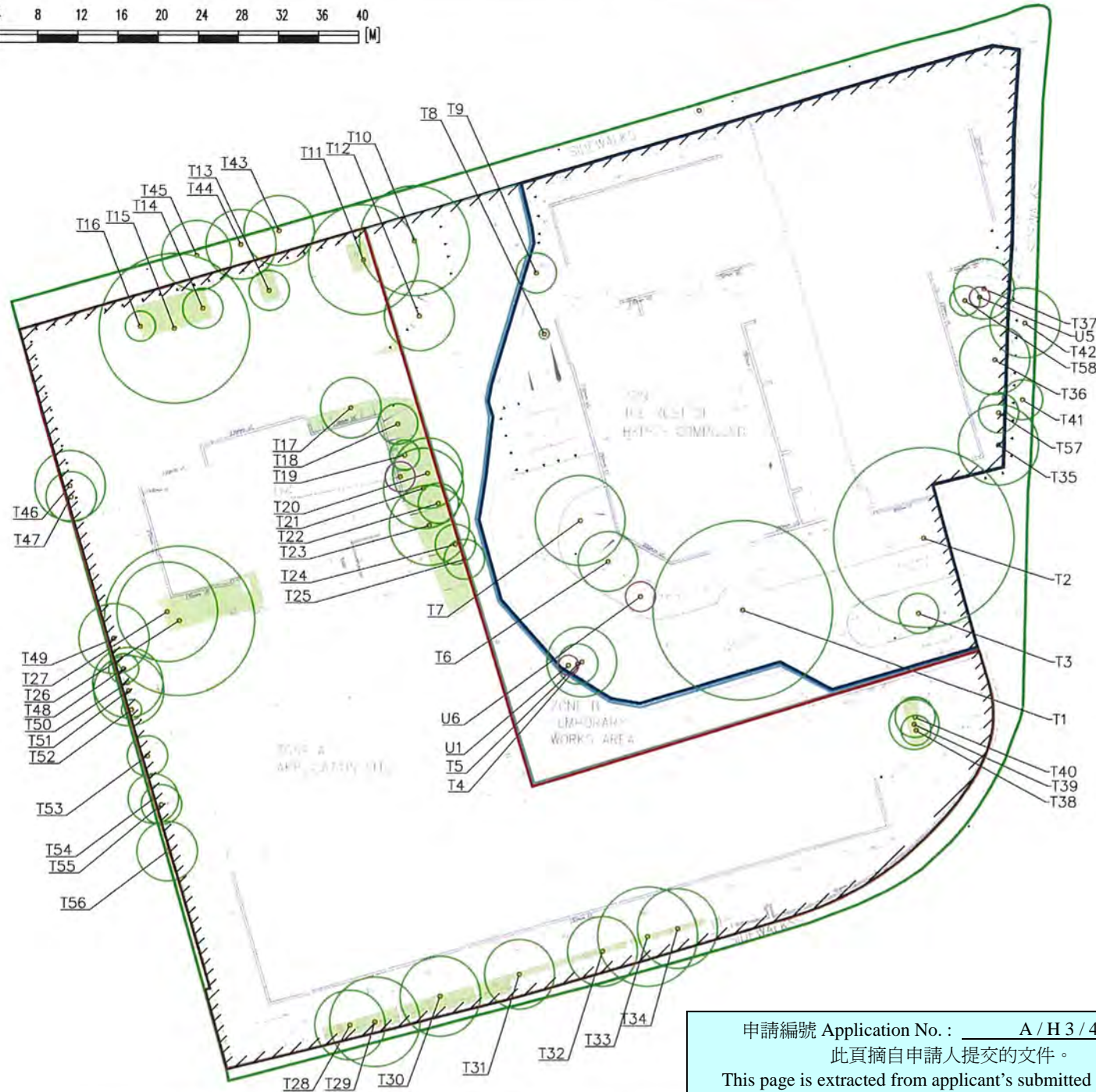
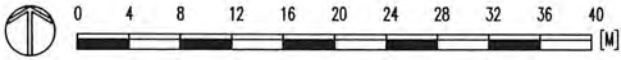
FIGURE 8 VIEWPOINT 10 : VIEW FROM THE PROMENADE OF WEST KOWLOON CULTURAL DISTRICT

ASD/WPMQ

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- Tree Survey Area
- HKPF Compound
- Zone A - Application Site
- Zone B - Temporary Works Area
- Zone C - The Rest of HKPF's Compound
- Sidewalks (Area between HKPF Compound and Tree Survey Area)
- Existing Landscape Area within Application Site
- T1 Tree Number
- Tree Location
- Tree Crown Spread
- U1 Undersized Tree Number
- Undersized Tree Location
- Undersized Tree Crown Spread



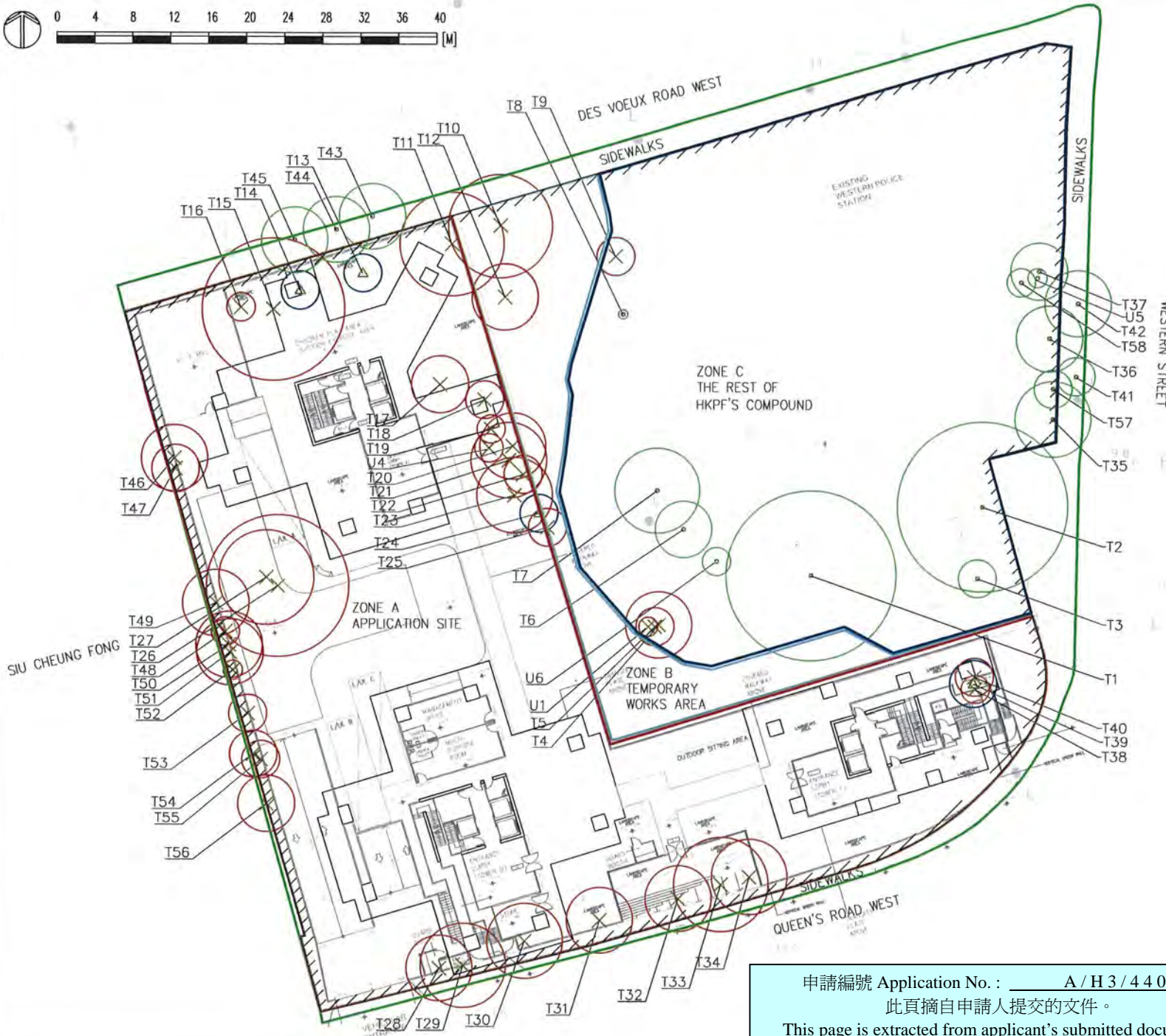
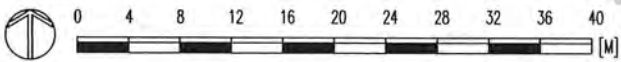
Project Title:
Section 16 Planning Application for the Redevelopment of Western Police Married Quarters Site (Programme No. 731A)

Figure Title:
Tree Survey Plan

Drawn by:	WC	Scale:	1:400 @ A3
Checked By:	GL	Date:	4 Jan 2019
Approved by:	GL		

Figure Number: Appendix C Revision: 0

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- Tree Survey Area
 - HKPF Compound
 - Zone A - Application Site
 - Zone B - Temporary Works Area
 - Zone C - The Rest of HKPF's Compound
 - Sidewalks (Area between HKPF Compound and Tree Survey Area)
 - T1 Tree Number
 - Tree Location
 - Tree Crown Spread
- Recommendation:
- Tree to be Retained
 - ⊗ Tree to be Felled
 - △ Tree to be Transplant



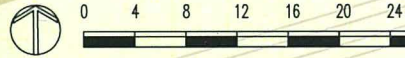
Project Title:
Section 16 Planning Application for the Redevelopment of Western Police Married Quarters Site (Programme No. 731A)

Figure Title:
Tree Treatment Plan

Drawn by:	WC	Scale:	1:400 @ A3
Checked By:	GL	Date:	4 Jan 2019
Approved by:	GL		
Figure Number:	Appendix D		Revision:
			0

申請編號 Application No. : _____ A / H 3 / 4 4 0
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Application Site Area: 3674 sq.m.
 Total Countable Greenery Area: 738 sq.m.
 Countable At-grade Greenery Area: 686 sq.m.

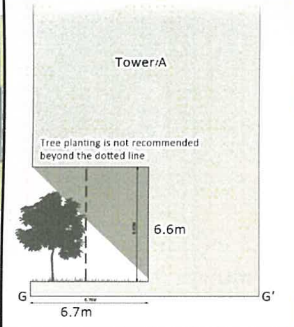


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- Tree Survey Area
- HKPF Compound
- Zone A - Application Site
- Zone B - Temporary Works Area
- Zone C - The Rest of HKPF's Compound
- Sidewalks (Area between HKPF Compound and Tree Survey Area)
- Landscape Area (Uncovered)
- Landscape Area (Covered)
- Tree Number
- Tree Location
- Tree Crown Spread
- Recommendation:**
- Tree to be Retained
- Transplanted Tree
- Compensatory Tree (Mature stage)
- Crown Size of Compensatory Tree at Procurement Stage
- Vertical Greening

Typical section showing trees can only be planted along the edge to receive maximum sunlight and sufficient clear headroom will be provided under cover for healthy growth of the selected species.



Total number of compensatory trees: 40 no.

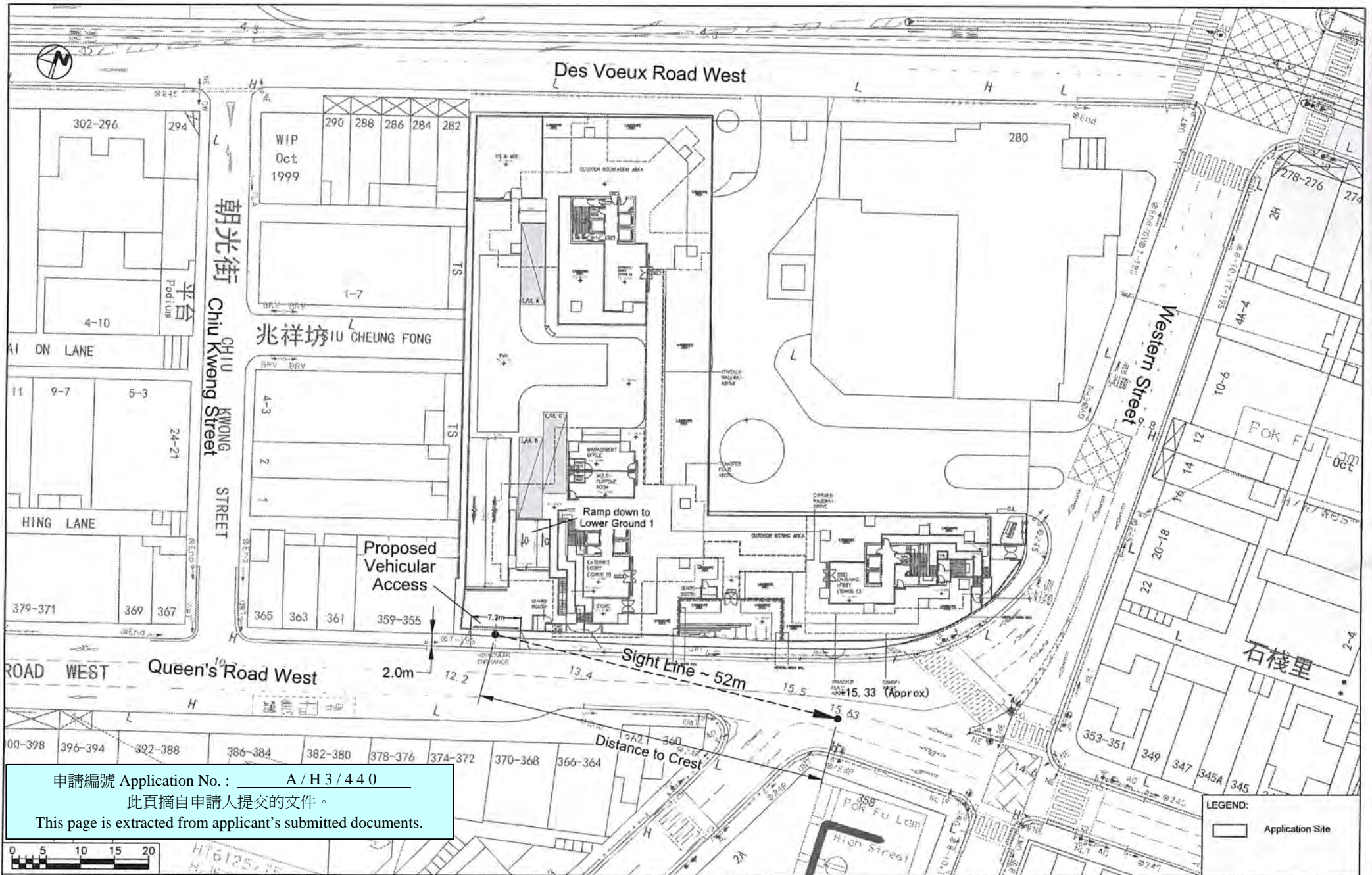
SCIENTIFIC NAME	CHINESE NAME	TREE SIZE	SPACING (M)	QTY.	REMARKS
CAMELLIA JAPONICA	山茶	STANDARD TREE	3	11	RED OR PINK-FLOWERED SPECIES SHALL BE PLANTED
GARCINIA SUBELLIPTICA	菲島福木	STANDARD TREE	4	8	/
LAGERSTROEMIA INDICA	紫薇	STANDARD TREE	4	7	/
OSMANTHUS FRAGRANS	桂花	STANDARD TREE	3	8	/
PLUMERIA RUBRA	紅雞蛋花	STANDARD TREE	6	6	RED OR PINK-FLOWERED SPECIES SHALL BE PLANTED



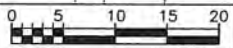
Project Title:
 Section 16 Planning Application for the Redevelopment of Western Police Married Quarters Site (Programme No. 731A)

Figure Title:
 Landscape Master Plan

Drawn by: WC Scale: 1:400 @ A3
 Checked by: GL Date: 3 Jan 2019
 Approved by: GL
 Figure Number: Appendix G Revision: 0



申請編號 Application No. : A / H 3 / 4 4 0
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



OZZO
 TECHNOLOGY
 Date 4/1/2019 Scale 1:500

**Section 16 Planning Application for
 Redevelopment of Western Police Married Quarters in Sai Ying Pun, Hong Kong**
 Proposed Vehicular Access at Queen's Road West

LEGEND:
 [Symbol] Application Site

Architectural Services Department
 Project No. 81397 Rev.
 Dwg No. Figure 2-6 A

申請編號 Application No. : A/H3/440

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Sites/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

申請編號 Application No. : A/H3/440

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明）Others (please specify) :	<input type="checkbox"/>	<input type="checkbox"/>

報告書 Reports

規劃研究 Planning studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
空氣流通專家評估 Expert Evaluation on Air Ventilation		

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