

Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan amended

The Town Planning Board today (August 9) announced amendments to the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP).

The amendments 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; zoning of the DSP area 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 the Wing Lee Street area from "Comprehensive Development Area" ("CDA") 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. Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zones and the planning circumstances, where appropriate.

The draft Sai Ying Pun & Sheung Wan OZP No. S/H3/33, incorporating the amendments, is now available for public inspection during office hours at (i) the Secretariat of the Board, (ii) the Planning Enquiry Counters, (iii) the Hong Kong District Planning Office and (iv) the Central and Western Home Affairs Enquiry Centre.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before October 9. Any person who intends to make a 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 a representation should comply with the requirements set out in TPB PG-No. 29B. In particular, the representer should take note of the following:

- * If the representer fails to provide his/her full name and the first four alphanumeric characters of his/her HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made; and
- * 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)

and (ii) above and the Board's website (www.info.gov.hk/tpb).

Copies of the draft Sai Ying Pun & Sheung Wan OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Town Planning Board's website (www.info.gov.hk/tpb).