

**CONTROLLING OFFICER'S REPLY**

<b>DEVB(PL)321</b>
--------------------

**(Question Serial No. 3947)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the increase in gross floor area through rezoning applications of renewal projects by the Urban Renewal Authority (URA), please inform this Committee of the following:

- (a) Please provide a breakdown, by project, of the year, address of the project, lot, project status (completed, underway, under planning), original land use, project involving change of land use applied for, ceiling on developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial area and developable floor area for other uses in each of the past five years.

Year					
Address of the project					
Lot					
Project status (completed, underway, under planning)					
Original use					
Ceiling on developable plot ratio before rezoning					
Use applied for					
Ceiling on developable plot ratio after rezoning					
Site area					
Ceiling on developable floor area					
Ceiling on developable domestic floor area					
Ceiling on developable commercial floor area					
Ceiling on developable floor area for other uses					

- (b) How many applications related to land premium were submitted by the URA in each of the past five years? How many of them were approved?
- (c) For renewal projects of the URA, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum

domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission as tabulated below:

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

- (d) Please provide a breakdown, by project, of the year, address of the project, lot, project status (completed, underway, under planning), original land use, project involving change of land use applied for, ceiling on developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial floor area and developable floor area for other uses in each of the past five years.

Year					
Address of the project					
Lot					
Project status (completed, underway, under planning)					
Original use					
Ceiling on developable plot ratio before rezoning					
Use applied for					
Ceiling on developable plot ratio after rezoning					
Site area					
Ceiling on developable floor area					
Ceiling on developable domestic floor area					
Ceiling on developable commercial floor area					
Ceiling on developable floor area for other uses					

- (e) How many applications related to land premium were submitted by the MTR Corporation Limited (MTRCL) in each of the past five years? How many of them were approved?
- (f) For renewal projects of MTRCL, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission.

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1050)

Reply:

- (a) Over the past five calendar years from 2014 to 2018, three development scheme plans (DSPs) prepared by the Urban Renewal Authority (URA) were submitted to the Town Planning Board (TPB) for consideration. They involved the rezoning of two sites in the Kowloon City area and one site in the Sai Ying Pun and Sheung Wan Area. For the Hung Fook Street/Ngan Hon Street DSP, the development restrictions of the site after rezoning are generally the same as those under the original zoning. The details of the Chun Tin Street/Sung Chi Street DSP and Queen’s Road West/In Ku Lane DSP are shown in the table below.

Year	2016	2018
Location (Lot Numbers involved)	Chun Tin Street / Sung Chi Street (KIL 7996, KIL 9635, KIL 9642, KIL 9649, KIL 9650, KIL 9657, KIL 9659, KIL 9603, KIL 9604, KIL 9660, KIL 9667, KIL 9890, KIL 10091 and KIL 10303)	Queen’s Road West/In Ku Lane (ML 58 S.E RP, IL 4156 RP, IL 4157 RP, IL 4158 RP, IL 4159 RP, IL 4160 RP, IL 4161 S.B, IL 4161 RP, IL 4162 S.B, IL 4162 RP, IL 4163 S.B, IL 4163 S.C, IL 4163 RP, IL 4164 S.B, IL 4164 S.C, IL 4164 RP and IL 4165 RP)
Status	Planned	Planned
Original land use	“R(A)” and area shown as ‘Road’	“R(A)7”, “G/IC”, “O” and area shown as ‘Road’
Plot ratio restriction before rezoning	“R(A)”: Domestic 7.5 Partly domestic/partly non-domestic: 9.0	--
Proposed land use	“R(A)7”	“R(A)23”
Plot ratio restriction after rezoning	--	--
Area (m <sup>2</sup> )	2 475 (including area originally falling within an area shown as ‘Road’ which was rezoned to “R(A)7” and included in gross floor area (GFA) calculation)	2 046
Maximum developable GFA (m <sup>2</sup> )	14 724	11 290

Year	2016	2018
Maximum domestic GFA (m <sup>2</sup> )	12 270	9 690
Maximum non-domestic GFA (m <sup>2</sup> )	2 454	1 600
Maximum GFA for other uses	--	Government Refuse collection point and Public toilet: Not less than 860m <sup>2</sup> Neighbourhood Elderly Centre: Not less than 120m <sup>2</sup> (internal floor area)

Note: “R(A)” = “Residential (Group A)” zone  
 “G/IC” = “Government, Institution or Community” zone  
 “O” = “Open Space” zone

- (b) In the past five calendar years from 2014 to 2018, the Lands Department (LandsD) received a total of 15 applications from the URA for land grant, land exchange or lease modification. Of these applications, nine have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2014	2015	2016	2017	2018
No. of applications received	2	3	5	2	3

- (c)&(f) Over the past five years from 2014 to 2018, TPB has not received any planning applications under section 16 of the Town Planning Ordinance (TPO) from URA or the MTR Corporation Limited (MTRCL) for minor relaxation of plot ratio/gross floor area restrictions.
- (d) Over the past five calendar years from 2014 to 2018, TPB has not received any applications from MTRCL under section 12A of TPO for rezoning to relax the plot ratio/GFA restrictions.
- (e) In the past five calendar years from 2014 to 2018, LandsD received a total of 35 applications from the MTRCL for land grant, land exchange or lease modification. Of these applications, 28 have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2014	2015	2016	2017	2018
No. of applications received	10	11	10	1	3

- End -