

PLANNING BRIEF FOR THE  
URBAN RENEWAL AUTHORITY  
DEVELOPMENT SCHEME AT  
PEEL STREET / GRAHAM STREET (H18),  
SHEUNG WAN, HONG KONG



**PLANNING BRIEF FOR THE  
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME AT  
PEEL STREET/GRAHAM STREET (H18)  
(ENDORSED BY THE TOWN PLANNING BOARD ON 10.11.2006)**

**A. Background Information**

	Particulars	Remarks
1. Location	The Scheme Area (the Area) comprises 3 sites and is bounded by Peel Street, Gage Street, Wellington Street and Cochrane Street.	<b>Plan 1</b>
2. Zoning	“Comprehensive Development Area” on the approved Land Development Corporation Peel Street/Graham Street Development Scheme Plan No. S/H3/LDC4/2.	The Development Scheme Plan was approved by the Chief Executive in Council on 9 November 1999.
3. General Condition of the Area	<p>The 3 sites are situated at a sloping ground running down from southwest to northeast with about 10m level difference.</p> <p>The Area and the vicinity are generally characterised by six-storey buildings with commercial/residential uses above ground floor shops. The buildings are generally in deteriorating or poor conditions. There are hawker stalls on Graham Street, Gage Street and Peel Street. Environmental hygiene, pedestrian and vehicular circulation of the area need to be improved.</p>	

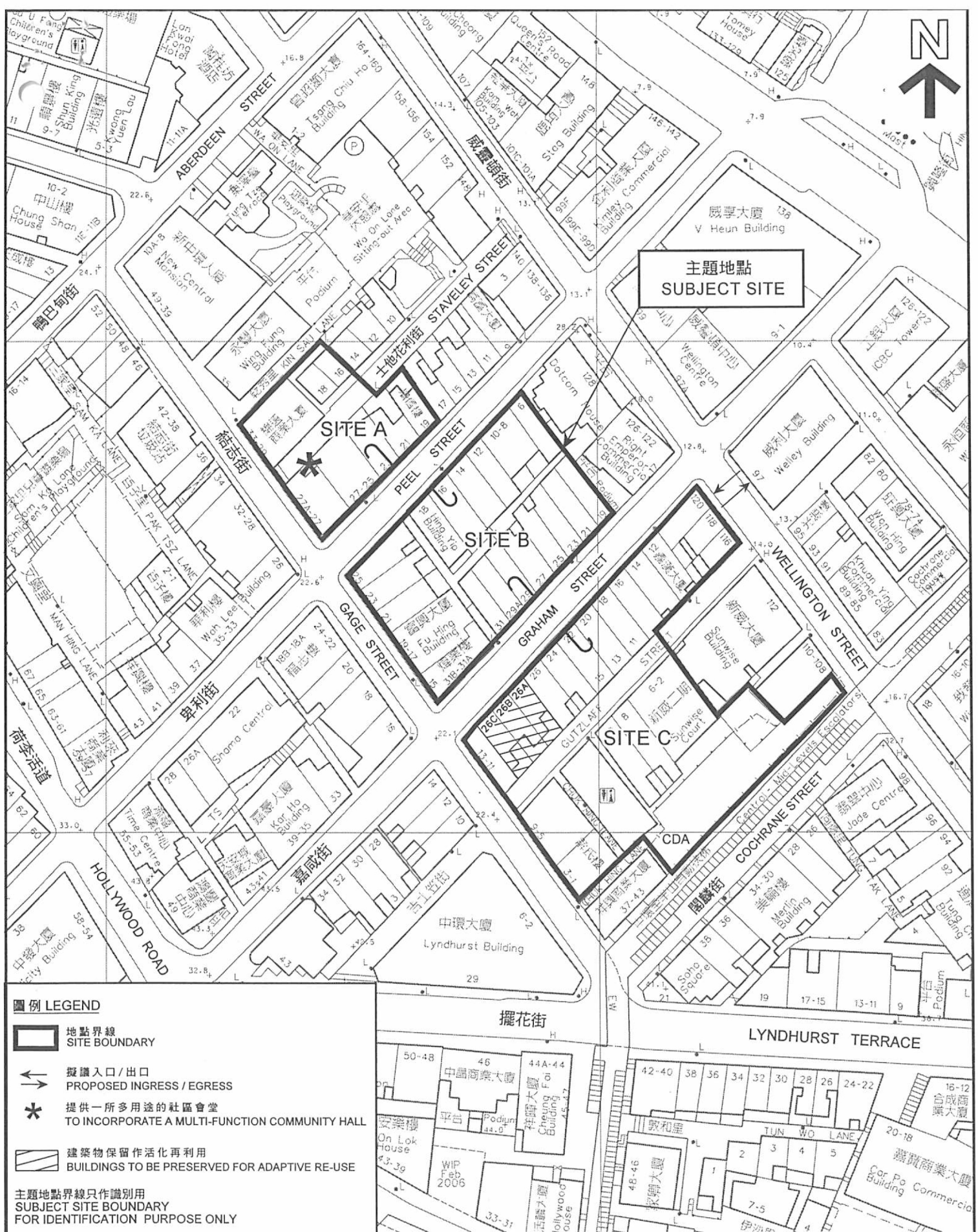
**B. Planning Parameters**

	Requirements	Remarks
1. Development Parameters		
(a) Site Area	Site A - 880m <sup>2</sup> Site B - 1,680m <sup>2</sup> Site C - 2,760m <sup>2</sup> Total: 5,320m <sup>2</sup>	Subject to verification upon setting out of the sites.
(b) Proposed Use	Sites A & B – Residential/Retail Site C – Hotel/Office/Retail	
(c) Development Intensity	Plot ratio and site coverage in accordance with the Building (Planning) Regulations.	
(d) Maximum Building Height	Site A : 142mPD Site B : 145mPD* Site C : 160mPD* * subject to a lower maximum height in some parts to comply with the remark	In complying with the height restriction, the strict principle of not reducing the water surface of Victoria Harbour when viewed from the Lion Pavilion at Victoria Peak should be adhered to. Views towards the ridgelines from the Tsim Sha Tsui Cultural Complex should also be preserved.
2. Open Space and Government, Institution or Community Facilities Provision		
(a) Public Open Space	Public open space of not less than 1,000m <sup>2</sup> should be provided at grade with direct public access, which includes the reprovisioning of the existing green open area at Cochrane Street.	

	Requirements	Remarks
(b) Private Open Space	1m <sup>2</sup> per person, or as appropriate.	To serve future residents of this Development Scheme.
(c) Multi-function Community Hall	Gross floor area of not less than 1,260m <sup>2</sup>	To be provided at Site A to serve the local community, with a seating capacity for 450 persons.  To be located at the street and lower levels and detailed parameters to be determined.
3. Transport Requirements		
(a) Parking and Loading/Unloading Facilities	Provision according to the Hong Kong Planning Standards & Guidelines. In view of the proximity to the MTR and escalator link and special site configuration, the exact level will be justified by a Traffic Impact Assessment at the Master Layout Plan (MLP) stage.	
(b) Pedestrian Facilities and Circulation	Footpath of minimum 2.75m wide should be provided where practicable along the Development Scheme boundaries of Sites A, B and C. Pedestrian linkage between Site C and the hillside escalator should be provided where appropriate.  Setting back along Gage Street to be provided.	Street tree and amenity planting would be provided where practicable at footpaths around the site.
4. Environmental Requirements	Environmental Assessment will be prepared to the satisfaction of the Director of Environmental Protection.	The Urban Renewal Authority (URA) will undertake Air Ventilation Assessment (AVA) and Daylight Penetration Assessment for the scheme, which will be submitted at

	Requirements	Remarks
		the MLP stage.
5. Urban Design Considerations	<p>Design considerations should be given to :-</p> <ul style="list-style-type: none"> <li>- reflecting the architectural, cultural and historical heritage significance of the site;</li> <li>- enhancing the vibrancy of the local commercial activities;</li> <li>- enhancing the pedestrian network;</li> <li>- preserving and enhancing Graham Street's existing street market character with complementary architectural design with elements recalling the ambience and atmosphere of traditional street market in Central;</li> <li>- retention of 3 existing pre-war shop-houses at Graham Street for adaptive re-use wherever practicable structurally;</li> <li>- preserving views towards Victoria Harbour from the Lion Pavilion at Victoria Peak and the ridgelines from the Tsim Sha Tsui Cultural Complex, and respecting the local setting; and</li> <li>- 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 AVA.</li> </ul>	Consideration should be given to provide a pedestrian promenade to enhance the east-west pedestrian linkage from Cochrane Street to Staveley Street.
6. Landscaping Considerations	<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.</p>	Consideration should be given to provide roof garden(s) to enhance greenery of the scheme.

	<b>Requirements</b>	<b>Remarks</b>
	A Landscape Master Plan should be submitted to the Town Planning Board at the MLP stage.	



**圖例 LEGEND**

- 地點界線  
SITE BOUNDARY
- 擬議入口/出口  
PROPOSED INGRESS / EGRESS
- 提供一所多用途的社區會堂  
TO INCORPORATE A MULTI-FUNCTION COMMUNITY HALL
- 建築物保留作活化再利用  
BUILDINGS TO BE PRESERVED FOR ADAPTIVE RE-USE
- 主題地點界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2006年9月22日擬備，  
所根據的資料為測量圖編號11-SW-8D  
EXTRACT PLAN PREPARED ON 22.9.2006  
BASED ON SURVEY SHEET No.11-SW-8D

**平面圖 SITE PLAN**  
市區重建局卑利街/嘉咸街發展計劃 (H18)  
URBAN RENEWAL AUTHORITY  
DEVELOPMENT SCHEME  
AT PEEL STREET / GRAHAM STREET (H18)

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/H3/06/34**

**圖 PLAN**  
**1**