

TPB Paper No. 10692
For Consideration by the
Town Planning Board on 13.11.2020

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/24
INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS

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1. Introduction

- 1.1 On 19.6.2020, the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/24 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of a site at the junction of Sun Yip Street and Siu Sai Wan Road from “Government, Institution or Community” (“G/IC”) to “G/IC(4)” for the development of a composite building with ambulance depot and departmental quarters for the Fire Services Department (**Item A**), rezoning of a site at Cheung Man Road from “Green Belt” (“GB”) to “Residential (Group A)” (**Item B1**) and areas shown as ‘Road’ (**Item B2**) to facilitate a public housing development by the Hong Kong Housing Authority. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations of the amendment Items are shown on **Plan P-1**.
- 1.2 During the two-month plan exhibition period, a total of three representations were received in which two submissions were made in accordance with the revised requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)¹. The remaining submission was made with identity information missing, which should be considered as invalid pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance. On 1.9.2020, the two valid representations were published for public comment and, in the first three weeks of the publication period, a total of four comments were received. All comments received are in line with the revised requirements as set out in TPB PG-No. 29B.
- 1.3 The lists of valid representers and commenters, and the summaries of the representations and comments are at **Annexes II, III, IV and V** respectively for Members’ reference. The locations of the representation sites are shown on **Plan P-2**.

¹ According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which have taken effect since 1.1.2019, representers/commenters/further representers and their authorized agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

2. The Representations and Comments

- 2.1 There are a total of two representations; i.e. one supporting representation and one opposing representation. Their views are summarised as follows:

Supporting Representation

- (a) The supporting representation (**R1**) submitted by an individual supports Item B1.
- (b) **R1** suggests that elevators or escalators be installed for the public to travel between Cheung Man Road and Island Eastern Corridor for easier access to Eastern Hospital and the adjoining schools from the Chai Wan MTR Station.

Opposing Representation

- (c) The opposing representation (**R2**) submitted by an individual objects to all amendment items.
 - (d) For Item A, **R2** considers that the “G/IC” site should be used to meet community needs especially in providing elderly and child care facilities and there will be noise impact arising from the operation of the proposed ambulance depot.
 - (e) For Items B1 and B2, **R2** considers that vegetated area, being an integral part of the green lung, should be preserved in densely populated area for visual, environmental and ecological concerns. There would be negative visual, air ventilation and traffic noise impacts arising from the proposed housing site at Cheung Man Road.
- 2.2 The four comments were submitted by MTR Corporation Limited (**C1**) and individuals (**C2 to C4**). It is noted that **C4** is also a representer (i.e. **R2**). Of the comments received, one comment (**C2**) supports Item B1 to develop idle area for residential use; one comment (**C1**) has no objection to all the amendments but expresses its views on how the noise from train operations on the future occupants of the proposed housing site at Cheung Man Road should be dealt with; one comment (**C3**) supports **R2** on Item B1 regarding rezoning of “GB” to “R(A)”, and one comment (**C4**) opposes rezoning of “G/IC” site under Item A and opines that the concerned site should be developed to provide elderly facilities.

3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since all representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board’s regular meeting and a

separate hearing session would not be arranged, if necessary. The arrangement would not delay the completion of the representation consideration process.

- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the representations and comments, it is recommended that the hearing of the representations and the comments should be considered in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in January/February 2021.

4. Decision Sought

- 4.1 The Board is invited to note that pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance that the one representation with the required identity information missing as mentioned in paragraph 1.2 above should be considered as invalid.
- 4.2 The Board is invited to consider whether:
 - (a) to appoint a RHC for consideration of the representations and comments; and
 - (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

Attachments

Annex I	Schedule of Amendments to the approved Chai Wan Outline Zoning Plan No. S/H20/23
Annex II	List of representers
Annex III	List of commenters
Annex IV	Summary of representations
Annex V	Summary of comments
Plan P-1	Amendments incorporated into the draft Chai Wan Outline Zoning Plan No. S/H20/24
Plan P-2	Location plan of the representation sites