

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 17/11
For Consideration by the
Metro Planning Committee on 21.10.2011

PROPOSED AMENDMENTS TO
THE DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/18

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/18 (Amendment Plan No. S/H20/18A at **Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

2. Status of the Current OZP

- 2.1 On 30.6.2011, the draft Chai Wan OZP No. S/H20/18, incorporating amendments to the Notes of the "Industrial" ("I") zone, was exhibited for public inspection under section 5 of the Ordinance. 5 representations were received during the exhibition period.

3. Rezoning of the Sites North of the Cargo Handling Area

- 3.1 The Area Assessments of Industrial Land in the Territory 2009 was considered by the Town Planning Board (the Board) on 17.9.2010. It has been highlighted in the Area Assessments that there are a number of undeveloped sites, mostly under temporary uses, located to the north of the Chai Wan Cargo Handling Area. In view of the demand for the provision of new territorial/regional government, institution and community (GIC) facilities and sites for relocating certain GIC facilities currently occupying prime sites in the main urban areas, the Area Assessments has recommended that consideration could be given to rezoning these industrial sites for "Government, Institution or Community" ("G/IC") use.
- 3.2 Majority of the sites in this area is zoned "Industrial ("I") on the current Chai Wan OZP, and there is also a site zoned "Open Space" ("O") at Shing Tai Road/Sheung Mau Street/Sheung Tat Street (see extract of current OZP on **Plan 1a**). Except for the existing Government Logistics Centre (Site 2) and an electricity substation (Site 4), most of the existing land uses including the New World First Bus Services Limited's (Site 6) and CityBus Services Limited's (Site 8) depots, are on Short Term Tenancy (STT) basis (**Plan 2**).

Rezoning of Eight "I" sites to "G/IC" (Sites 1 to 4 and 6 to 9) (Plans 1a, 2 to 5)

- 3.3 Sites 2 and 4 (**Plan 2**) are currently occupied by the Government Logistics Centre and an 132Kv electricity substation respectively. To reflect the completed developments and the planning intention for retaining these uses in the long term, it is proposed to rezone these two sites from "I" to "G/IC".
- 3.4 Sites 1, 3, 6 and 8 are currently under STTs for a waste materials recycling workshop, a fee-paying carpark, New World First Bus Services Limited's and CityBus Services Limited's depots respectively. For Site 7 and part of Site 9, they are under temporary government land allocations. To meet the demand for various GIC facilities, Sites 7 and 9 are proposed for a joint-user government building and educational institution use respectively. Development of the joint-user government building at Site 7 is mainly to vacate the sites currently occupied on a temporary basis by the Police Vehicle Pound and Food and Environmental Hygiene Department's vehicle depot in Quarry Bay for development of Quarry Bay Park Phase II. Site 3 is also being considered for government use. The remaining 3 sites (i.e. Sites 1, 6 and 8) will also be reserved for "G/IC" use to cater for future GIC requirements. It is proposed to rezone all the aforementioned 8 sites from "I" to "G/IC" to form a cluster of low to medium-rise GIC facilities in this waterfront area.

Rezoning of a site from "I" to "O" (Plans 1a, 2 to 4 and 6)

- 3.5 Due to the close proximity to the residential development of the nearby Tsui Wan Estate, the existing "I" site at Wing Tai Road/Sheung Ping Street/Sheung On Street (Site 10 of about 12,352m²), if developed for industrial use, may result in industrial/residential interface problems. The site is also very near to the waterfront. It is considered more desirable to rezone it from "I" to "O" for open space development, and to use Site 5, which is currently zoned "O", for GIC use instead (see paragraph 3.6 below).

Rezoning of a site from "O" to "G/IC" (Plans 1a, 4 and 6)

- 3.6 Site 5 (about 5,053m²) at Shing Tai Road/Shing Mau Street/Sheung Tat Street is proposed to be rezoned from "O" to "G/IC" for a proposed headquarters of the Correctional Services Department (CSD) to form part of the GIC cluster for low to medium-rise developments. Currently CSD's offices are scattered in different locations and is considered not conducive to achieving administrative effectiveness and efficiency. CSD has requested for a site for a purpose-built headquarters building. After conducting a territorial site search, Site 5 is considered suitable to meet CSD's requirements in terms of site area, location, accessibility and operational needs.
- 3.7 Due to the proximity to the Pamela Youde Nethersole Eastern Hospital, all the above sites to the north of the cargo handling basin are under the helicopter flight path of the hospital. Development in the area should in general not exceed 70mPD to safeguard the operation of the helicopter as advised by the Government Flying Services (**Plan 2**). The Government Flying Services should be consulted on any development on these sites. These sites are also subject to traffic noise from Wing Tai Road and/or Shing Tai Road and rail noise from the existing Mass Transit Railway (MTR) line. According to the Environmental Protection Department, the two existing bus depots are not expected to generate adverse environmental impact on GIC uses in general as operations of the depots are controlled under Environmental Permits. Nevertheless,

buffer distances and/or mitigation measures should be proposed for any proposed environmentally sensitive uses in the area.

4. **Other Rezoning Proposals**

Rezoning of a site from "O" to "G/IC" to facilitate an ambulance depot development (Plans 1b, 7 and 8)

- 4.1 The existing ambulance depot at Hing Wah Estate was commissioned in 1976 serving the Chai Wan and Shau Kei Wan areas. With the growing population in the Eastern District over the years, the demand for ambulance services has increased drastically and there is a need to expand the ambulance depot to accommodate additional ambulances as well as new facilities to meet current standards. Given the constraints in space of the existing ambulance depot site, a replacement site is required to enhance operational efficiency. The Fire Services Department has proposed to provide a new ambulance depot at the "G/IC" site at the junction of Siu Sai Wan Road and Sun Yip Street. However, in the course of designing the layout for the new ambulance depot, the Architectural Services Department has found that the proposed run in/out of the depot cannot be properly accommodated within the "G/IC" site due to site constraints. There is an adjoining triangular site which falls within an "O" zone on the current OZP. Majority of the "O" zone has been developed into the Siu Sai Wan Garden, except for the triangular portion. It is therefore proposed to rezone the triangular portion (about 537m²) from "O" to "G/IC" to form part of the ambulance depot site mainly to accommodate the proposed run-in/out of the depot. After the rezoning of this triangular site, Sites 5 and 10, there would be a net increase in the overall open space provision of 0.68ha from 19.94 ha to 20.62 ha in the Planning Scheme Area.

Deletion of a proposed pier (Plans 1b, 9 and 10)

- 4.2 A sea area (1,771m²) zoned "Other Specified Uses" annotated "Pier" ("OU(Pier)") was incorporated into the draft Chai Wan OZP No. S/H20/6 gazetted on 24.9.1993 for improving the external transport of the Siu Sai Wan reclamation area at that time. With the provision of public transport services by the existing public transport terminus at the Island Resort development, the Commissioner for Transport has advised that there is no further need to introduce ferry services to this area. It is therefore proposed to delete the "OU(Pier)" site from the OZP.

5. **Extension of the Planning Scheme Area of the OZP (Plans 1c, 13 and 14)**

An area of about 3ha to the west of the existing planning scheme area of the Chai Wan OZP falls outside both the Tai Tam Country Park and the OZP boundary. The subject area is Government land on a slope covered by natural vegetation. To achieve better planning control with a view to preserving the existing vegetation and natural topography, it is proposed to extend the planning scheme boundary of the OZP to include the area and zone it as "GB". Directive from the Secretary for Development, under the delegated authority of the Chief Executive, was given on 23.4.2010 to extend the planning scheme boundary of the Chai Wan OZP to include this area.

6. **Proposed Amendments to Matters Shown on the Plan**

The proposed amendments as shown on the draft Chai Wan OZP No. S/H20/18A (**Attachment I**) are explained as below:

- (a) **Items A1 (Plans 2 to 5):**
Rezoning of 8 sites (about 6.7 ha) north of the Chai Wan Cargo Handling Area from "I" to "G/IC" in accordance with paragraph 3.3 and 3.4 above.
- (b) **Items A2 (Plans 2 to 4 and 6):**
Rezoning of an area (about 1.2 ha) bounded by Wing Tai Road/Sheung Ping Street/Sheung On Street from "I" to "O" in accordance with paragraph 3.5 above.
- (c) **Item B1 (Plans 4 and 6):**
Rezoning of an area (about 5,053m²) bounded by Shing Tai Road/Sheung Mau Street/Sheung Tat Street from "O" to "G/IC" in accordance with paragraph 3.6 above.
- (d) **Item B2 (Plans 7 and 8):**
Rezoning of an area (about 537m²) at junction of Siu Sai Wan Road and Sun Yip Street from "O" to "G/IC" in accordance with paragraph 4.1 above.
- (e) **Item C (Plans 9 and 10):**
Deletion of a site (about 1,771m²) zoned "OU(Pier)" adjoining the Siu Sai Wan waterfront from the OZP in accordance with paragraph 4.2 above.
- (f) **Item D (Plans 11 and 12):**
Inclusion of a piece of land (about 3ha) to the west of the Area into the planning scheme boundary of the Chai Wan OZP and zone it as "GB" in accordance with paragraph 5 above.

7. **Revision to the Notes of the OZP**

- 7.1 The set of Notes for the "OU(Pier)" zone is proposed for deletion as discussed in paragraph 4.2 above.
- 7.2 Copy of the revised Notes (with additions in ***bold and italics*** and deletions ~~erossed out~~) is at **Attachment II** for Members' consideration.

8. **Revision to the Explanatory Statement of the OZP**

- 8.1 The Explanatory Statement (ES) of the OZP is proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 8.2 Copy of the revised ES (with additions in ***bold and italics*** and deletions ~~erossed out~~) is at **Attachment III** for Members' consideration.

9. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/H20/19.

10. **Consultation**

Departmental Circulation

- 10.1 The proposed rezoning of various sites have been circulated to relevant Government departments for comments and their comments have been incorporated in the above paragraphs, where appropriate.

Public Consultation

- 10.2 The proposed amendments to the OZP will be exhibited under section 7 of the Ordinance for public inspection and submitting representations and comments, which is statutory channel to solicit public views.
- 10.3 Due to the forthcoming District Council election on 6.11.2011, the Eastern District Council (EDC) will have no further meetings until early 2012. As such, it will not be possible to formally consult the EDC during the exhibition period of the amendments. The amendments will be circulated to the EDC Members after the election and before the end of the exhibition period. Local consultation forum or briefing can also be arranged upon request.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the draft Chai Wan OZP No. S/H20/18 and that the draft Chai Wan OZP No. S/H20/18A at **Attachment I** (to be renumbered to S/H20/19 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition under section 7 of the Ordinance; and
- (b) adopt the revised ES at **Attachment III** for the draft Chai Wan OZP No. S/H20/18A as an expression of the planning intentions and objectives of the Board for the various land use zones on the Plan and the revised ES will be published together with the Plan.

Attachments

Attachment I	Draft Chai Wan Outline Zoning Plan No. S/H20/18A
Attachment II	Revised Notes of the Draft Chai Wan Outline Zoning Plan No. S/H20/18A
Attachment III	Revised Explanatory Statement of the Draft Chai Wan Outline Zoning Plan No. S/H20/18A
Plan 1a	Location Plan of Amendment Items A1, A2 and B1
Plan 1b	Location Plan of Amendment Items B2 and C
Plan 1c	Location Plan of Amendment Items D and E
Plan 2	Site Plan of Amendment Items A1, A2 and B1 and showing Flight Path

	Helicopter
Plan 3	Aerial Photo of Amendment Items A1, A2 and B1
Plan 4	Site Photos of Amendment Items A1, A2 and B1
Plan 5	Site Photo of Amendment Item A1
Plan 6	Site Photos of Amendment Items A2 and B1
Plan 7	Site Plan of Amendment Item B2
Plan 8	Site Photo of Amendment Item B2
Plan 9	Site Plan of Amendment Item C
Plan 10	Site Photo of Amendment Item C
Plan 11	Site Plan of Amendment Item D
Plan 12	Site Photo of Amendment Item D

**PLANNING DEPARTMENT
OCTOBER 2011**

HONG KONG PLANNING AREA NO. 20

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/18A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N. B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Coastal Protection Area":
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned "Coastal Protection Area",
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 20

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/18A

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" or "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 86,268m².
- (4) In determining the maximum gross floor area for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, or GIC facilities, as required by the Government, may also be disregarded.

COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/Massage Establishment
Educational Institution (in a commercial building or in the purpose-designed non-residential portion ⁺ of an existing building only)	Educational Institution (not elsewhere specified)
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Hospital
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Hotel	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
House	Petrol Filling Station
Information Technology and Telecommunications Industries	Public Convenience
Library	Recyclable Collection Centre
Market	Religious Institution
Off-course Betting Centre	School (not elsewhere specified)
Office	Shop and Services (Motor-vehicle Showroom only)
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
School (in a free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion ⁺ of an existing building only)	
Shop and Services (not elsewhere specified)	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

+ Excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

Planning Intention

This zone is intended primarily for commercial and/or residential developments. Commercial, residential and mixed commercial/residential uses are always permitted.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (ground floor only except in wholesale conversion of an existing building) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Pier Place of Entertainment (ground floor only except in wholesale conversion of an existing building) Place of Recreation, Sports or Culture Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (ground floor only except in wholesale conversion of an existing building) Ship-building, Ship-breaking and Ship-repairing Yard Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom[#] which may be permitted on any floor) Training Centre Vehicle Stripping/Breaking Yard Wholesale Trade</p>

(please see next page)

INDUSTRIAL (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Barbecue Spot Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

For "Business" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**Schedule I: for open-air development or
for building other than industrial or industrial-office building^a**

<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods#) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>
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(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p align="center">Schedule II: for industrial or industrial-office building ^(a)</p> <div> <div> Ambulance Depot Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods#) Office (excluding those involving direct provision of customer services or goods) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown) </div> <div> Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Educational Institution (ground floor only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Entertainment (ground floor only) Place of Recreation, Sports or Culture Private Club Religious Institution (ground floor only) Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom* which may be permitted on any floor) Training Centre Vehicle Repair Workshop Wholesale Trade </div> </div>	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods#, the following use is always permitted :

Office

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- # Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- * Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cargo Handling Area" only</u>	
Cargo Handling Area Public Convenience	Government Use Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended to reserve land for cargo handling area use.

For "Cemetery" only

Columbarium Crematorium Funeral Facility Government Use Grave Public Convenience	Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Religious Institution Shop and Services Utility Installation for Private Project
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Planning Intention

This zone is intended to reserve land for cemetery use.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Mass Transit Railway Comprehensive Development Area" only</u>	
Ambulance Depot Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion ⁺ of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) House Mass Transit Railway Depot Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in a free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion ⁺ of an existing building only) Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified)

+ Excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

Planning Intention

This zone is intended to demarcate the Heng Fa Chuen residential site and its adjoining area.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Pier" only</u>	
Government Use Pier	Eating Place Exhibition or Convention Hall Flat Hotel Marine Fuelling Station Office Public Vehicle Park (excluding container vehicle) Shop and Services

Planning Intention

~~This zone is intended to reserve land for the development of a pier.~~

For "Refuse Transfer Station" only

Refuse Transfer Station	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended to reserve land for the purpose of a refuse transfer station.

(please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Mass Transit Railway Vent Shaft and/or Other
Structure above Ground Level other than
Entrances
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to identify land reserved for purposes as specified on the plan.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Barbecue Spot Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Funeral Facility Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

*Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Use Holiday Camp House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Chai Wan Outline Zoning Plan No. S/H20/16.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

HONG KONG PLANNING AREA NO. 20

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/184

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 20

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/184

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HONG KONG PLANNING AREA NO. 20

DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/18A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/18. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 9 August 1957, the draft Chai Wan Outline Development Plan No. LH20/1/2, being the first statutory plan covering the Chai Wan area, was gazetted under the Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances and updated land use development.
- 2.2 On 6 September 1988, the Chai Wan OZP No. S/H20/4 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance. On 6 November 1990, the then Governor in Council referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended ten times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 26 November 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/15. On 6 December 2002, the approved Chai Wan OZP No. S/H20/15 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 8 July 2003, the CE in C referred the approved Chai Wan OZP No. S/H20/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18 July 2003 under section 12(2) of the Ordinance.

- 2.5 On 21 October 2004, the draft Chai Wan OZP No. S/H20/16 incorporating amendments mainly to reflect the existing land uses and approved developments, and to amend the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one objection was received. After giving preliminary and further considerations to the objection on 7 January 2005 and 4 February 2005 respectively, the Board agreed to propose an amendment to partially meet the objection by amending the definition of “existing building” in the covering Notes. On 4 March 2005, the proposed amendment to the draft Chai Wan OZP No. S/H20/16 was notified in the Gazette under section 6(7) of the Ordinance. During the notification period, no further objection was received.
- 2.6 On 8 November 2005, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Chai Wan OZP, which was subsequently renumbered as S/H20/17. On 18 November 2005, the approved Chai Wan OZP No. S/H20/17 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 On 20 June 2006, the CE in C referred the approved Chai Wan OZP No. S/H20/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 7 July 2006 under section 12(2) of the Ordinance.
- 2.8 On 30 June 2011, the draft Chai Wan OZP No. S/H20/18 (~~the Plan~~), incorporating the amendments to the Notes of the “Industrial” zone, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, 5 representations were received.
- 2.9 *On _____ 2011, the draft Chai Wan OZP No. S/H20/18A (the Plan), incorporating amendments relating to the extension of the western boundary of the OZP, rezoning of a few sites and deletion of a previously proposed pier, was exhibited for public inspection under section 7 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes,

are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Chai Wan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is located in the eastern part of Hong Kong Island. It is bounded by Heng Fa Chuen to the north, Tai Tam Country Park to the west, and Shek O Country Park to the south. To the east, it extends to the waterfront. The boundary of the Area is shown by a heavy broken line on the Plan. It covers an area of about ~~611~~ **614** hectares of land.
- 5.2 Developments in the Area are mainly on land reclaimed from the sea. Reclamation started in 1961 and the first stretch of seawall to the east was completed in 1966.
- 5.3 Chai Wan has been predominantly a public housing area. There exist a number of public rental housing estates, Home Ownership Schemes (HOS) and Private Sector Participation Schemes (PSPS) developments. Nevertheless, there are also a number of private residential developments, such as Heng Fa Chuen on top of and adjacent to the Mass Transit Railway (MTR) depot and Island Resort in Siu Sai Wan.
- 5.4 Chai Wan is also one of the major industrial areas on Hong Kong Island. Industrial developments are located around Lee Chung Street near MTR Chai Wan Station and adjacent to the cargo handling basin.
- 5.5 Siu Sai Wan has been developed mainly for residential uses with some Government, institution and community (GIC) uses. Public rental housing estates, HOS and PSPS developments have been developed along the foot of the northern slope of Pottinger Peak. Adjoining it is the Siu Sai Wan reclamation area which is for the development of both public and private housing, sports ground, open space and GIC facilities.

- 5.6 The hillside to the south along Cape Collinson Road is dominated by cemeteries including a crematorium and a columbarium. Shek O Country Park is at the south of these cemeteries. The Area also covers parts of Tai Tam Country Park.

6. POPULATION

According to the 2004~~6~~ Population *By*-Census, the population of the Area was about ~~187,000~~ **182,800**. It is estimated that the planned population of the Area would be about ~~180,000~~ **186,300**.

7. LAND USE ZONINGS

7.1 Comprehensive Development Area ("CDA") : Total Area 1.62 ha

- 7.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 7.1.2 This zone covers two sites, one located to the immediate west of the MTR Chai Wan Station and another one at Chai Wan Road near Siu Sai Wan Road. Pursuant to section 4A(1) of the Ordinance, any development within the "CDA" zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 7.1.3 The "CDA" site to the immediate west of the MTR Chai Wan Station is to facilitate the redevelopment of the Chai Wan Flatted Factory together with the adjoining open-air public transport terminus site. The redevelopment provides an opportunity for development of a pedestrian linkage at podium level linking the MTR Station with sites further west of the Station. The public transport terminus would need to be reprovisioned in the site. Other GIC facilities may also be incorporated in the redevelopment. A public local open space should be provided on the podium. Since the site is subject to air and noise pollution generated by the nearby industrial uses and traffic on nearby roads, due regard should be given to these environmental problems in formulating a redevelopment scheme for the site. A planning brief will be prepared to guide the future development of this "CDA" site.

- 7.1.4 The “CDA(1)” site at Chai Wan Road covers part of the bus depot, formerly occupied by the China Motor Bus (CMB), and the adjoining bus terminus and is intended for non-industrial uses. The redevelopment will re-provide the bus terminus and may provide other GIC facilities, if required. To ensure that the development will be of compatible scale, a maximum total gross floor area is specified in the Notes of the Plan.

7.2 Commercial/Residential (“C/R”) : Total Area 3.04 ha

- 7.2.1 This zoning is intended primarily for commercial and/or residential developments. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.2.2 Existing commercial/residential developments include the one adjoining MTR Chai Wan Station and those along Chai Wan Road, Wan Tsui Road and Fei Tsui Road.

7.3 Residential (Group A) (“R(A)”) : Total Area 72.31 ha

- 7.3.1 This zoning is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.3.2 Public housing projects include public rental housing estates, HOS and PSPS. Major community facilities and open space as well as commercial facilities are provided within these public housing developments to serve the needs of the residents.
- 7.3.3 Island Resort at the waterfront of Siu Sai Wan is a private residential development with a public transport interchange and public car park.

7.4 Industrial (“I”) : Total Area 14.54 6.6 ha

- 7.4.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are always permitted in this zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building will require permission from the Board.
- 7.4.2 Established industrial developments are mainly located in the vicinity of Wing Tai Road, Ka Yip Street, Fung Yip Street and On Yip Street. In addition, an oil depot is located at the waterfront of Chong Fu Road. ~~The New World First Bus bus depot and the Citybus bus depot are located at Chong Fu Road and Shing Tai~~

~~Road respectively. Besides, a site at the junction of Shing Tai Road and Chong Fu Road is reserved for a joint Government departmental building and a site is reserved for a lorry park and motor vehicle repair workshop at the junction of Sheung Tat Street and Sheung Mau Street.~~

7.5 Government, Institution or Community ("G/IC") : Total Area ~~71.07~~ **78.34**ha

- 7.5.1 This zone is intended primarily for the provision of Government, Institution and Community (**GIC**) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 7.5.2 Existing facilities include *the Siu Sai Wan Complex, Youth Square*, a swimming pool complex, a health centre, a technical institute, a divisional police station, three post offices, two fire stations, some service reservoirs, a fresh water pumping station, churches and a number of primary and secondary schools. In addition, there are two existing correctional services institutions, i.e. ~~Tai Tam Gap Correctional Institution~~ **Lai Chi Rehabilitation Centre** and Cape Collinson Correctional Institution. The police rank-and-file quarters are located near Yue Wan Estate. The Fire Services Department Staff Quarters are located at Fei Tsui Road.
- 7.5.3 A standard sports ground is provided in the Siu Sai Wan reclamation area primarily to meet the district demand and to serve as the main venue for school athletic events.
- 7.5.4 A site to the north of Lok Man Road is occupied by Pamela Youde Nethersole Eastern Hospital (*the Eastern Hospital*)—and—a convalescent home/infirmary. **A site at the junction of Siu Sai Wan Road and Sun Yip Street is reserved for an ambulance depot.**
- 7.5.5 ~~To cater for the future needs of the Area, sites have been reserved at the junction of Chai Wan Road and Wing Tai Road and at the Siu Sai Wan reclamation area for the development of new schools. A "G/IC" site is reserved at the junction of Siu Sai Wan Road and Harmony Road for the development of a proposed Government Joint-user Complex to accommodate an indoor sports centre with indoor swimming pools, small library, community hall and other social welfare and community facilities.~~ **Some sites to the north of the cargo handling area in Chai Wan East are reserved for future GIC developments including a site at the junction of Sheung Mau Street and Sheung On Street for a joint-user Government building. This area is under the helicopter flight path of the Eastern Hospital. Development in the area should in general not exceed 70mPD to safeguard the operation of helicopters. The Government Flying Services should be consulted on any**

development on the sites under the flight path.

- 7.5.6 ~~A site at the junction of Wan Tsui Road and Chai Wan Road near Chai Wan Park is reserved for a cultural centre. The ex Chai Wan Community Centre together with the adjoining sitting out area at the junction of Chai Wan Road and Wan Tsui Road will be redeveloped into a Centre of Youth Development. Another *The Law Uk Hakka House* near the junction of Chai Wan Road and Kut Shing Street has been developed into a folk museum.~~
- 7.5.7 Schools are also provided within public housing estates and private residential developments such as Tsui Wan Estate, Yue Wan Estate, Wan Tsui Estate, Hing Wah Estate and Heng Fa Chuen. These schools do not fall within areas zoned "G/IC".

7.6 Open Space ("O") : Total Area ~~19.94~~ **20.62** ha

- 7.6.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.6.2 Chai Wan Park which occupies a central location in Chai Wan has provided a wide range of recreational facilities to serve the population in the Area. As part of the Wan Tsui Estate redevelopment, a site to its south has been developed as a public park.
- 7.6.3 Within the Siu Sai Wan reclamation area, open spaces are planned near Harmony Garden as well as along the waterfront for the convenience of the public and for their enjoyment of sea views. *Another site at Sheung On Street near the waterfront is also reserved for open space development.*
- 7.6.4 ~~A site on Shing Tai Road is reserved for the development of a local open space to serve the working population nearby.~~
- 7.6.5-4 Open spaces are also provided within public housing estates, and within private residential developments such as Heng Fa Chuen and Island Resort. These open spaces do not fall within areas zoned "O". Smaller pockets of open spaces are reserved and developed at suitable locations to provide as far as possible an even distribution of recreational facilities within the Area.

7.7 Other Specified Uses ("OU") : Total Area ~~90.08~~ **89.90** ha

- 7.7.1 Heng Fa Chuen and the adjoining area are under this zoning. Heng Fa Chuen is a comprehensive commercial/residential development on top of the MTR depot. Adequate open space and community facilities have been provided within the development to serve the residents.

~~7.7.2 To enhance the external communication of the Area to the rest of the territory, a site at the Siu Sai Wan waterfront is reserved for a pier.~~

7.7.2 The industrial sites to the west of MTR Chai Wan Station (except for the Chai Wan Flatted Factory site) and three sites at Sun Yip Street are designated for "Business" use (totaling 5.76 ha) to allow flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the "OU(B)" zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in the existing industrial or I-O buildings within this zone.

7.7.4 As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in existing industrial areas until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

7.7.5 Other specified uses in the Area include a public filling barging point, a cargo handling area, a refuse transfer station, liquefied petroleum gas cum petrol filling stations and cemeteries. A site is also reserved for a funeral parlour but there is no development programme.

7.8 Green Belt ("GB") : Total Area ~~166.35~~ **169.36** ha

7.8.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

7.8.2 This zone covers the steep hillsides to the west and south-west where, because of difficult topography, urban type development as well as extensive recreational uses are not possible. However, the area contributes visually to the environment of the district. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the relevant Town Planning Board Guidelines.

7.8.3 There is a large site to the north of the Area which was originally part of Lei Yue Mun Barracks. A portion of the site has been turned into the Lei Yue Mun Park to serve as a natural break

between the built-up areas of Chai Wan and Shau Kei Wan, apart from providing some recreational outlets for the residents.

7.9 Coastal Protection Area ("CPA") : Total Area 5.88 ha

7.9.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

7.9.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

7.9.3 This zone comprises mainly areas of natural coastlines with attractive coastal features such as boulders and rocky shore. These areas of high scenic quality should be protected from development. Falling within this area are undeveloped coastal areas mainly below the 20 metre contour, including the coastal areas of Cape Collinson and Ngan Wan southwards towards Tso Tui Wan. Areas covered by the Cape Collinson Correctional Institution is excluded from this zoning.

7.10 Country Park ("CP") : Total Area 115.43 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required. This zone covers parts of Tai Tam Country Park and Shek O Country Park which fall within the planning scheme boundary of the Plan. The Country Parks contribute to the conservation of the natural environment. Both passive and active recreational outlets are available within the Country Parks.

8. COMMUNICATIONS

8.1 Roads

Chai Wan Road and Island Eastern Corridor are major roads connecting the Area to other parts of Hong Kong Island. A road tunnel has been proposed to connect Island Eastern Corridor via Wan Tsui Road and Fei Tsui Road with Tai Tam. It is also proposed to widen Cape Collinson Road. However, there are no firm programmes for these proposals.

8.2 Mass Transit Railway (MTR)

The Area is served by the MTR Island Line with Chai Wan Station and Heng Fa Chuen Station. The railway is elevated and traverses the Area in a north-south direction.

8.3 Public Transport Termini and Ferry Pier

8.3.1 There are several existing public transport termini within the Area, *including the A new public transport terminus ones at MTR Chai Wan Station, Siu Sai Wan Estate, Heng Fa Chuen, Sheung On Street and is provided* within the Island Resort at the waterfront of Siu Sai Wan.

8.3.2 ~~As the Area is at a periphery location in Hong Kong Island, ferry services which could be an integral part of the planned public transport network is proposed as an additional external mode of public transport. At present, there is no programme for construction of the proposed pier at Siu Sai Wan which is mainly to cater for future public transport demand and to allow flexibility.~~

9. UTILITY SERVICES

9.1 Fresh water supply to the Area is served by ~~four~~ *five* fresh water service reservoirs beside *the Eastern Hospital*, Heng Fa Chuen, Shan Tsui Court, Hing Wah Estate and Siu Sai Wan Estate respectively. Salt water supply to the Area is served by a salt water service reservoir to the east of Fung Wah Estate.

9.2 There is a sewage screening plant and a refuse transfer station at Sun Yip Street.

9.3 *Three electricity substations are located respectively at Shing Tai Road, Chai Wan Road and Cheung Lee Street to serve the Area.* There is a telephone exchange in the Area within "OU(B)" zone to the west of Lee Chung Street to provide telephone services to the community.

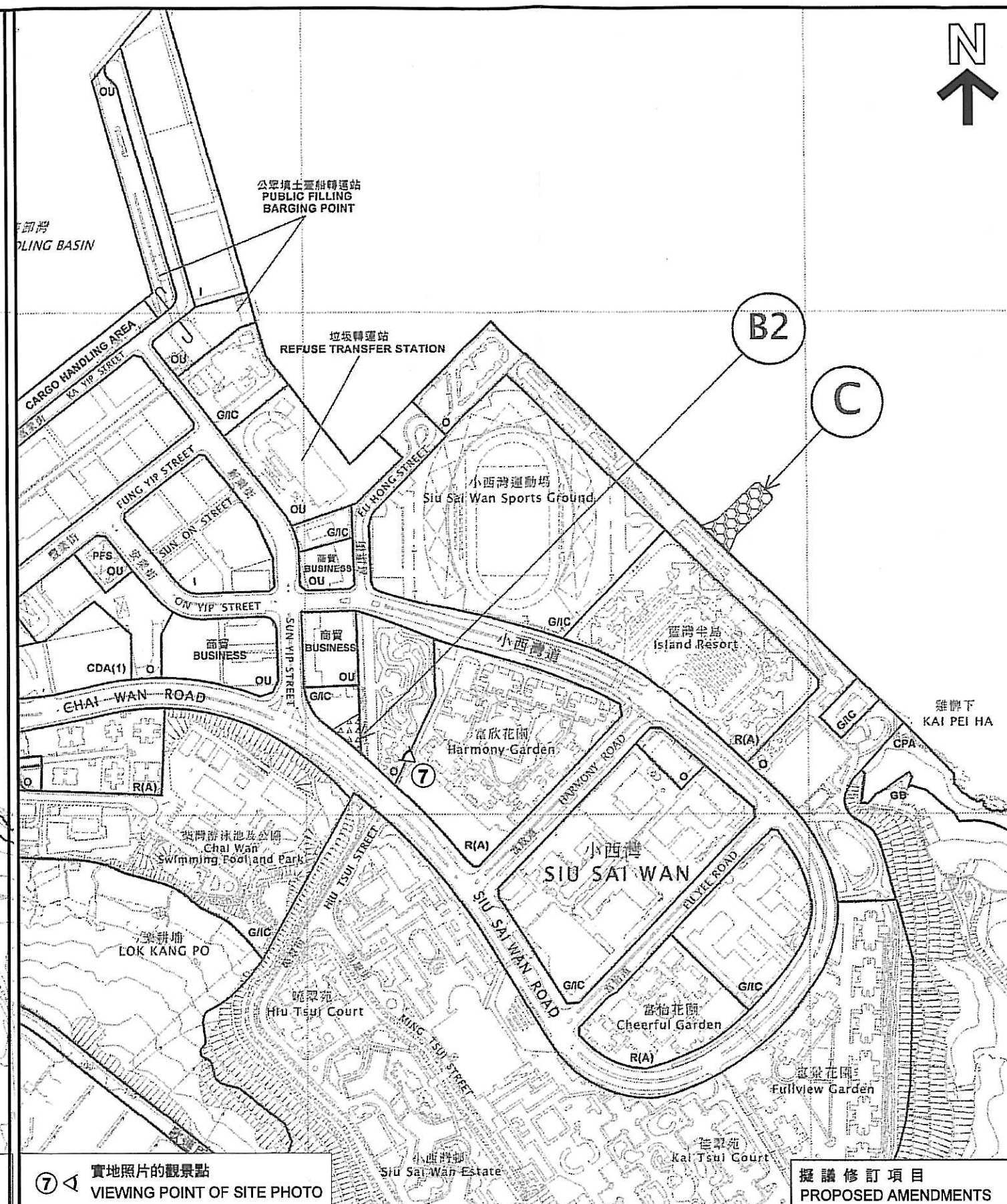
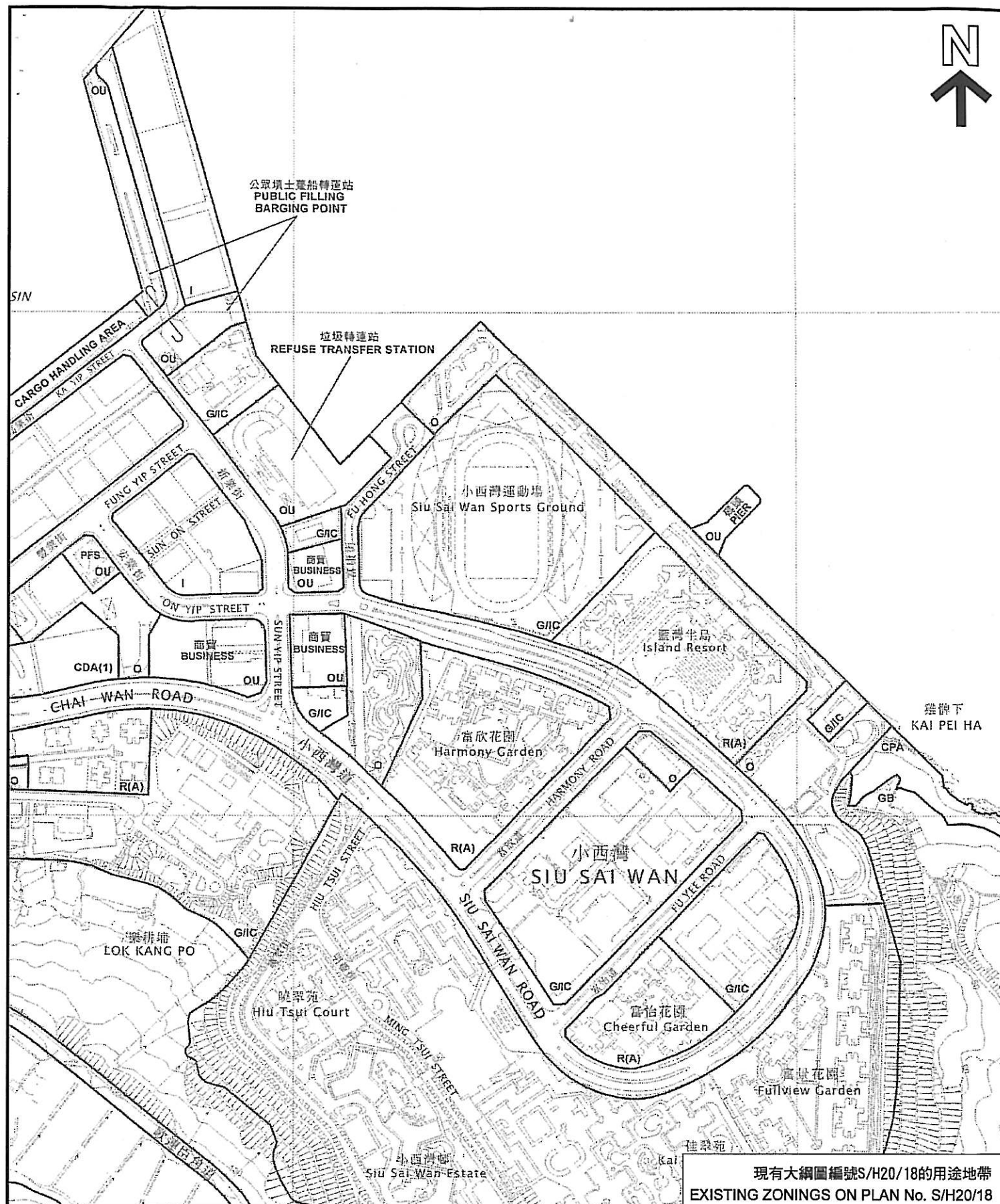
9.4 No great difficulty is envisaged in meeting the future requirements for services and public utilities.

10. CULTURAL HERITAGE

Law Uk Hakka House is a declared monument. ~~Lyemun Barracks Compound and a number of buildings within the Compound are graded historical site and~~ *The Cape Collinson Muslim Cemetery, Mosque and the Cape Collinson Light house are gGraded 3* historical buildings respectively. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals might affect the monument/site/structures.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of Guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the Guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council would be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.



位置圖 LOCATION PLAN

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18

修訂項目 B2及C
AMENDMENTS ITEMS B2 & C

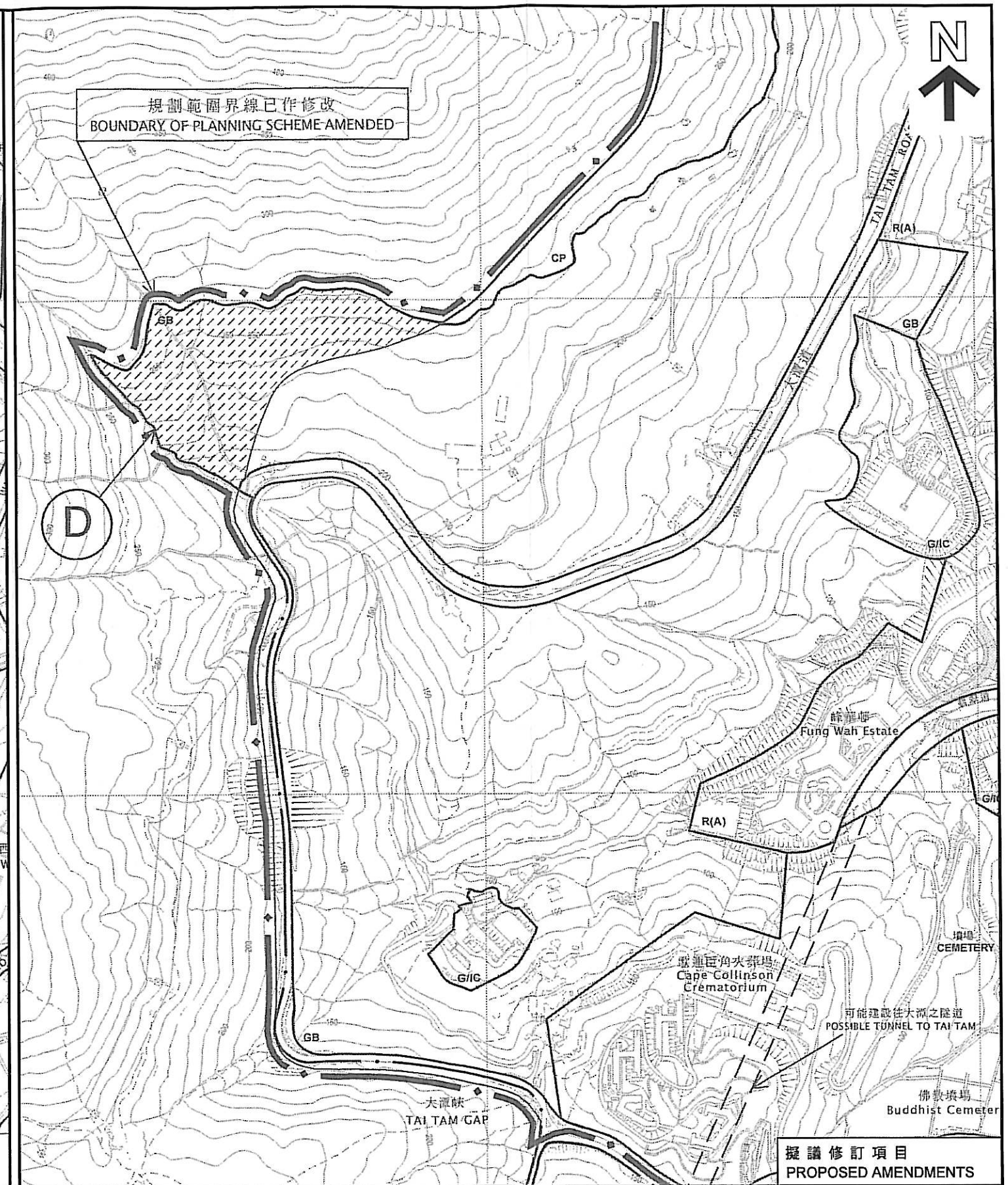
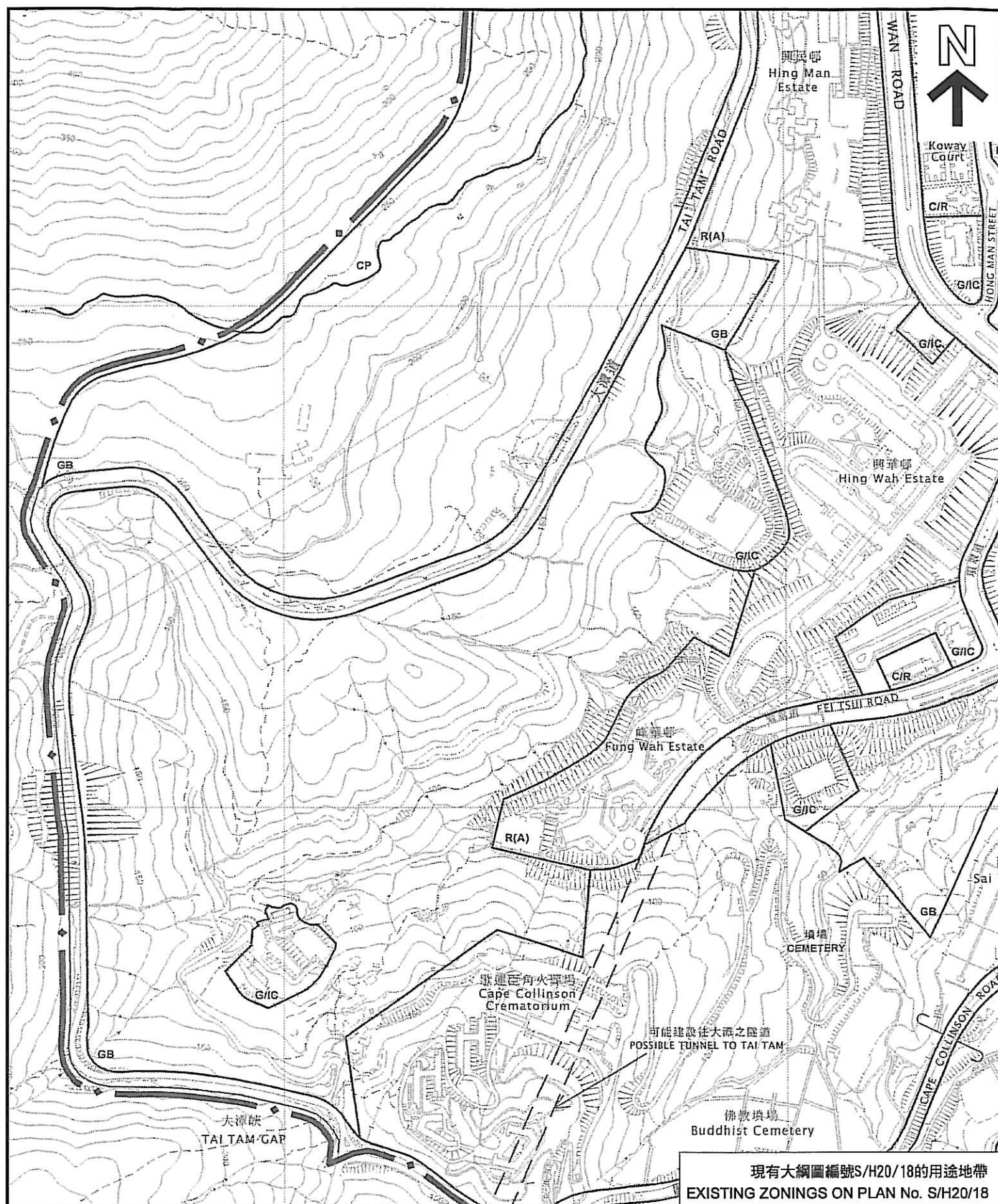
SCALE 1:5 000 比例尺
METRES 100 0 100 200 300 400 METRES

本摘要圖於2011年10月18日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號 S/H20/18
EXTRACT PLAN PREPARED ON 18.10.2011
BASED ON OUTLINE ZONING PLAN No.
S/H18/20 EXHIBITED ON 30.6.2011

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H20/11/74

圖 PLAN
1b



本摘要圖於2011年10月17日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號 S/H20/18
EXTRACT PLAN PREPARED ON 17.10.2011
BASED ON OUTLINE ZONING PLAN No.
S/H18/20 EXHIBITED ON 30.6.2011

位置圖 LOCATION PLAN
柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18
修訂項目 D
AMENDMENT ITEM D

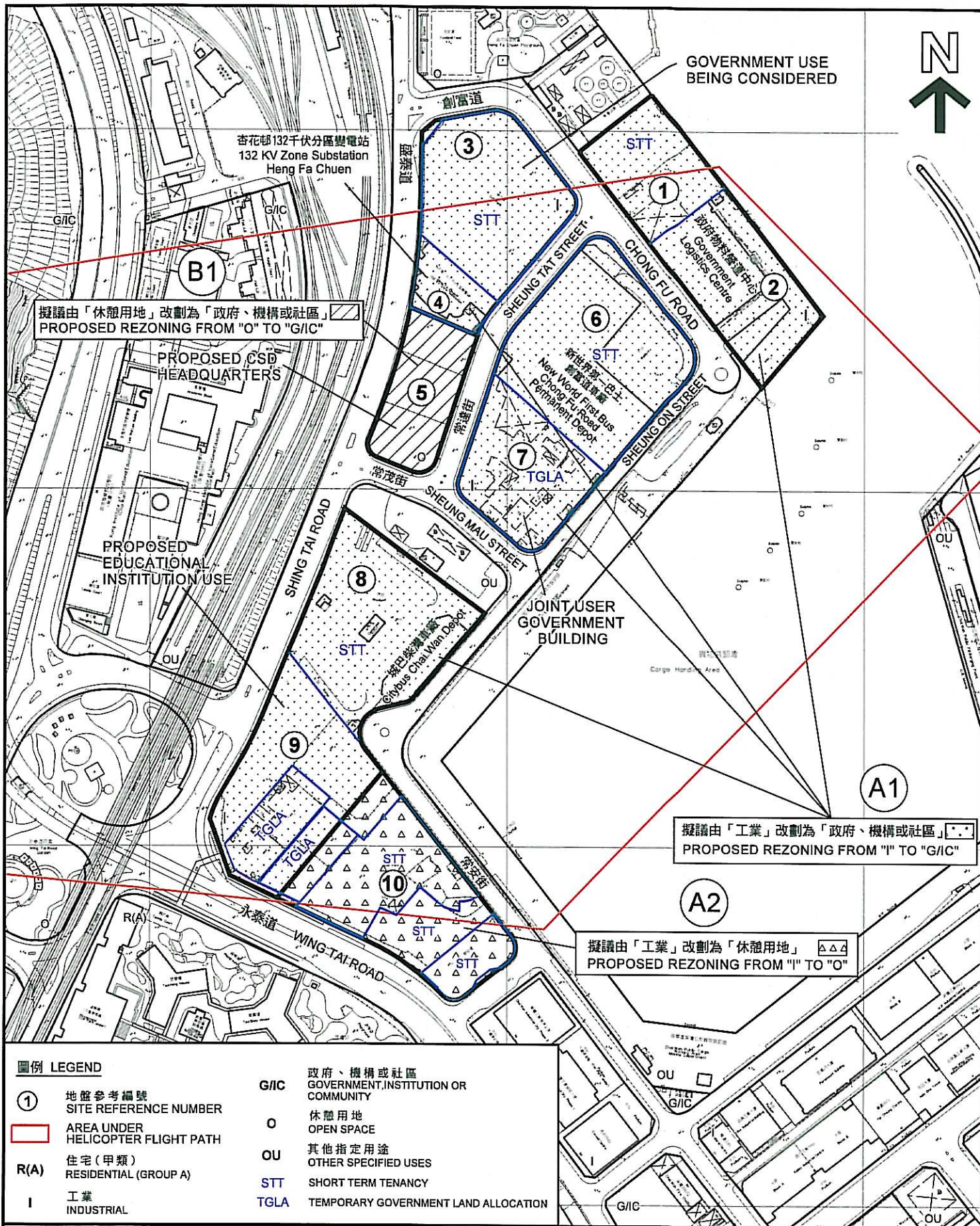
SCALE 1:5 000 比例尺
METRES 100 0 100 200 300 400 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.

M/H20/11/72

圖 PLAN
1c



平面圖 SITE PLAN

柴灣分區計劃大綱草圖編號S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT OF CHAI WAN
OUTLINE ZONING PLAN No. S/H20/18

修訂項目A1、A2及B1
AMENDMENT ITEMS A1, A2 & B1

SCALE 1 : 3 500 比例尺

本摘要圖於2011年10月3日擬備，
所根據的資料為測量圖編號
11-SE-14A、B、C及D
EXTRACT PLAN PREPARED ON 3.10.2011
BASED ON SURVEY SHEETS No.
11-SE-14A, B, C & D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/10/146

圖 PLAN
2



B1

擬議由「休憩用地」改劃為「政府、機構或社區」
PROPOSED REZONING FROM "O" TO "G/IC"

A1

擬議由「工業」改劃為「政府、機構或社區」
PROPOSED REZONING FROM "I" TO "G/IC"

A2

擬議由「工業」改劃為「休憩用地」
PROPOSED REZONING FROM "I" TO "O"

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2011年9月16日擬備，所根據的資料為地政總署於2010年拍得的航攝照片編號RS00905

EXTRACT PLAN PREPARED ON 16.9.2011
BASED ON AERIAL PHOTO No. RS00905
TAKEN ON 2010 BY LANDS DEPARTMENT

柴灣分區計劃大綱草圖編號S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT OF CHAI WAN
OUTLINE ZONING PLAN No. S/H20/18

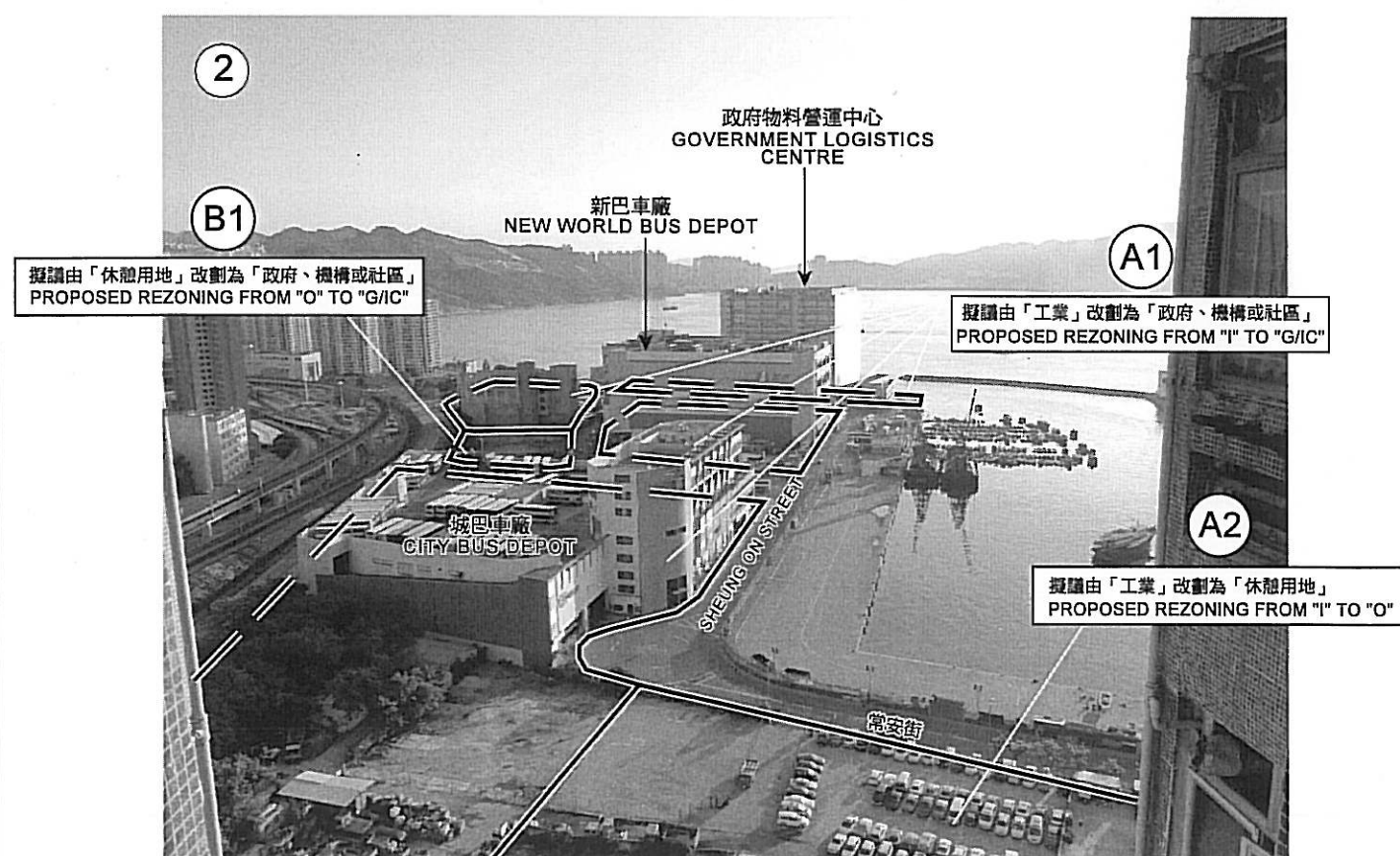
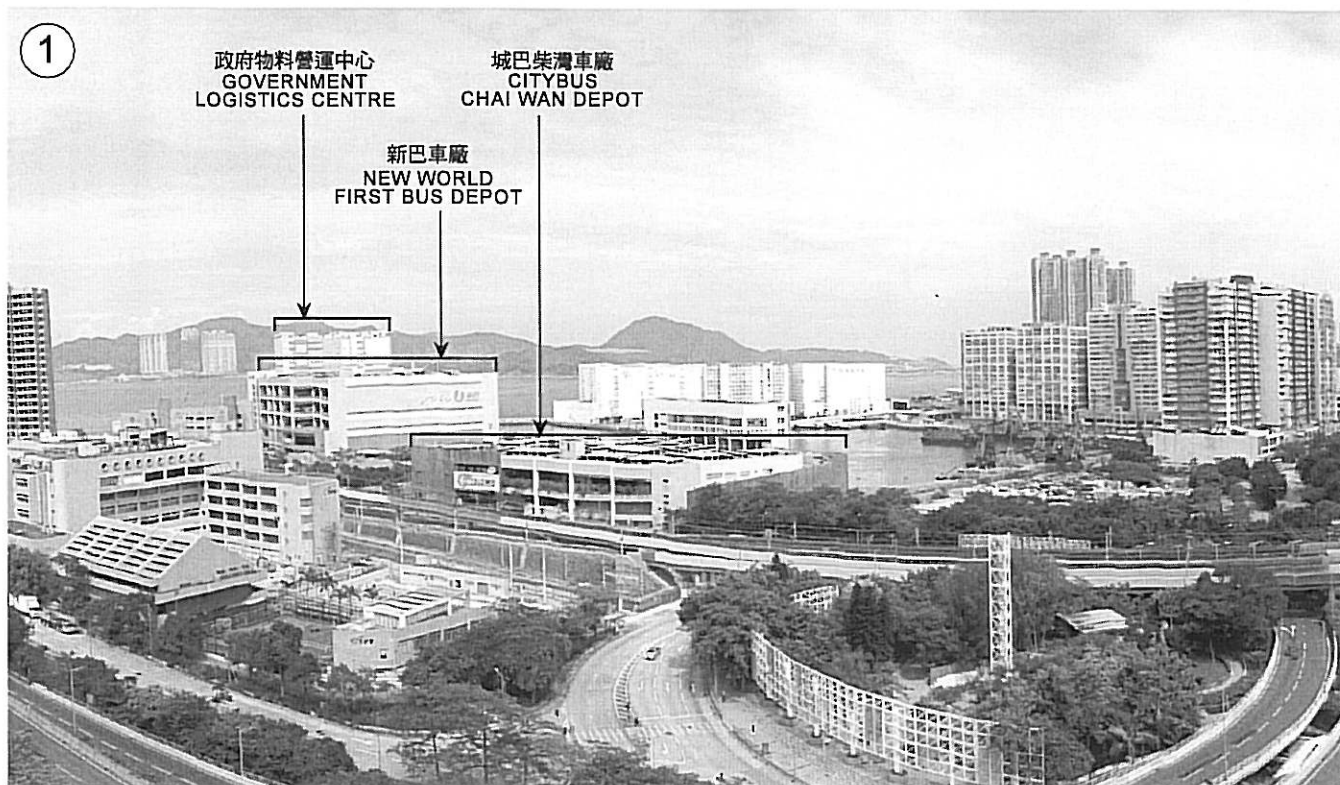
修訂項目A1、A2及B1
AMENDMENT ITEMS A1, A2 & B1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/10/97

圖 PLAN
3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

柴灣分區計劃大綱草圖編號S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT OF CHAI WAN
OUTLINE ZONING PLAN No. S/H20/18

修訂項目A1、A2及B1
AMENDMENT ITEMS A1, A2 & B1

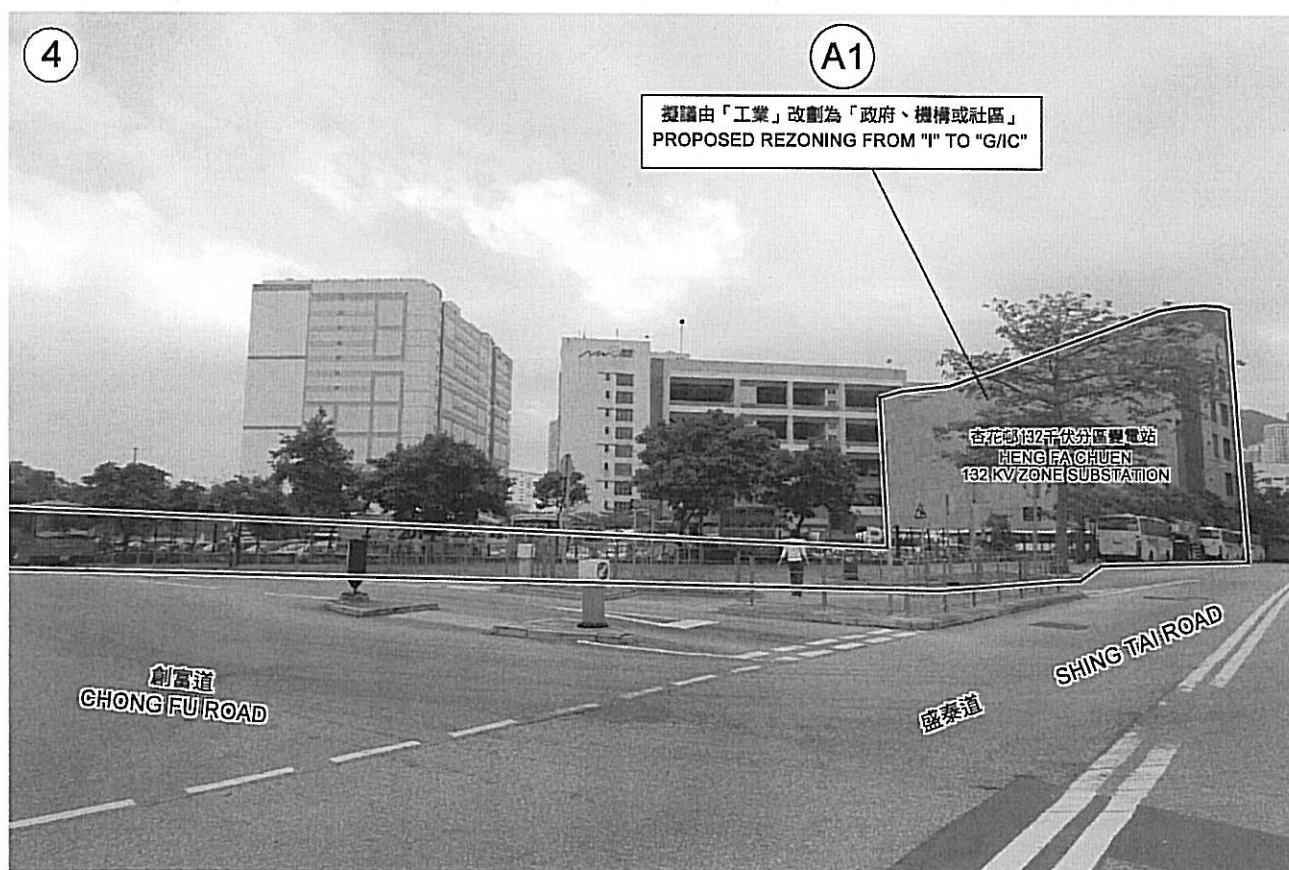
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/11/69

圖 PLAN
4

本圖於2011年9月30日製備，所根據的資料為攝於2010年9月5日(上)及2009年6月20日(下)的實地照片
EXTRACT PLAN PREPARED ON 30.9.2011
BASED ON SITE PHOTOS TAKEN ON
5.9.2010 (UPPER) & 20.6.2009 (LOWER)



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

柴灣分區計劃大綱草圖編號S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT OF CHAI WAN
OUTLINE ZONING PLAN No. S/H20/18

修訂項目A1
AMENDMENT ITEM A1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/10/77

圖 PLAN
5

本摘要圖於2011年9月30日擬備，所根據的
資料為攝於2010年5月26日的實地照片
EXTRACT PREPARED ON 30.9.2011
BASED ON SITE PHOTOS TAKEN ON 26.5.2010



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

柴灣分區計劃大綱草圖編號S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO DRAFT OF CHAI WAN
OUTLINE ZONING PLAN No. S/H20/18

修訂項目A2及B1
AMENDMENT ITEMS A2 & B1

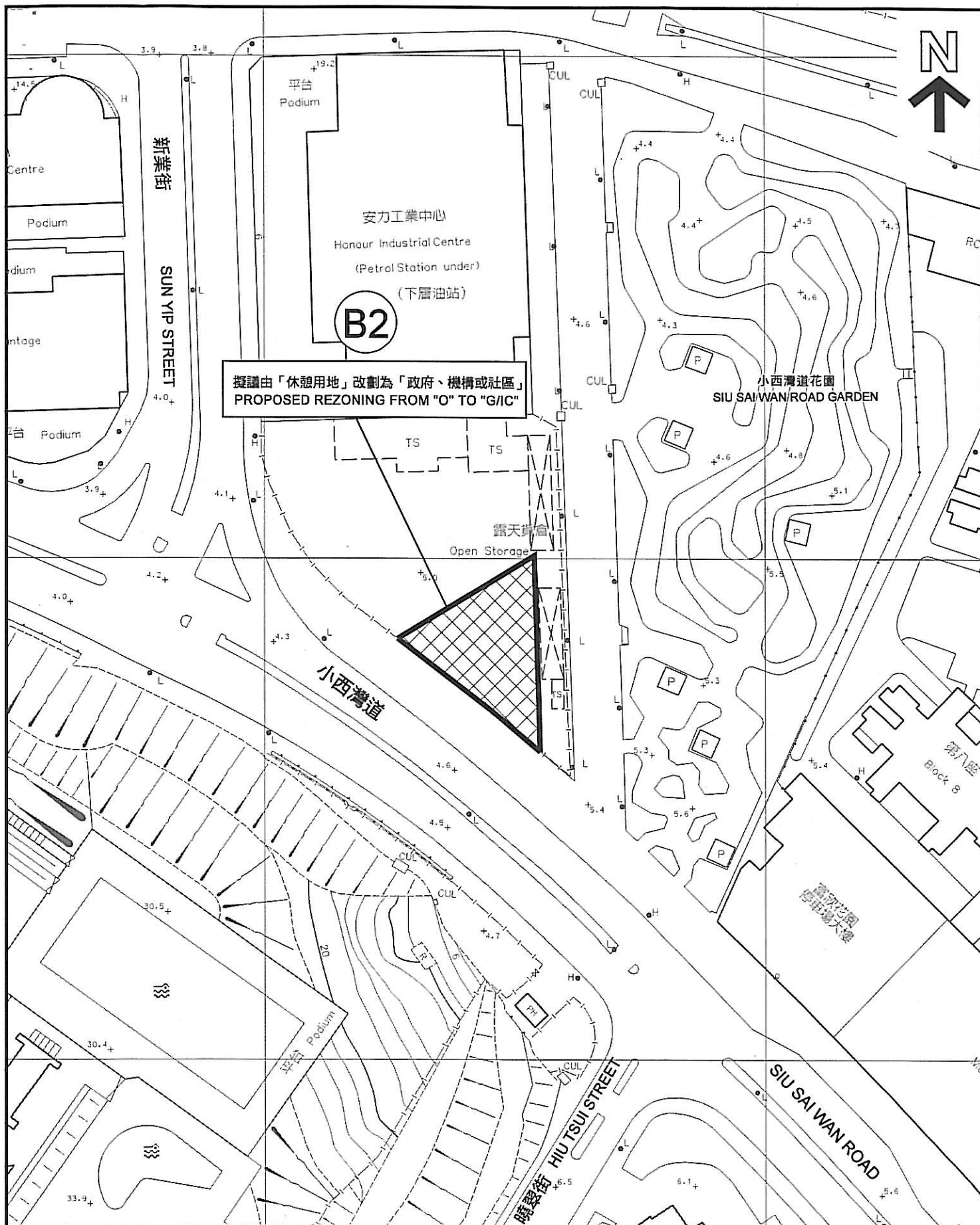
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/10/192

圖 PLAN
6

本摘要圖於2011年9月30日擬備，所根據的
資料為攝於2010年6月20日的實地照片
EXTRACT PREPARED ON 30.9.2011
BASED ON SITE PHOTOS TAKEN ON 20.6.2010



平面圖 SITE PLAN

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
 PROPOSED AMENDMENTS TO
 DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18
 修訂項目B2

AMENDMENT ITEM B2

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/H20/11/19

圖 PLAN

7

本摘要圖於2011年10月17日擬備，
 所根據的資料為測量圖編號
 11-SE-14A, C, B, D, 19A及B
 EXTRACT PLAN PREPARED ON 17.10.2011
 BASED ON SURVEY SHEETS No.
 11-SE-14A,C,B,D,19A & B



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2011年10月3日擬備，所根據的資料為攝於2011年7月13日的實地照片
EXTRACT PREPARED ON 3.10.2011
BASED ON SITE PHOTO TAKEN ON 13.7.2011

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18

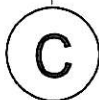
修訂項目B2
AMENDMENT ITEM B2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/11/23

圖 PLAN
8



藍灣半島
ISLAND RESORT

[illegible]

Seawall
小西灣海濱花園

SIU SAI WAN PROMENADE

米 SCALE 1:1 000 比例尺 米
METRES 20 0 20 40 METRES



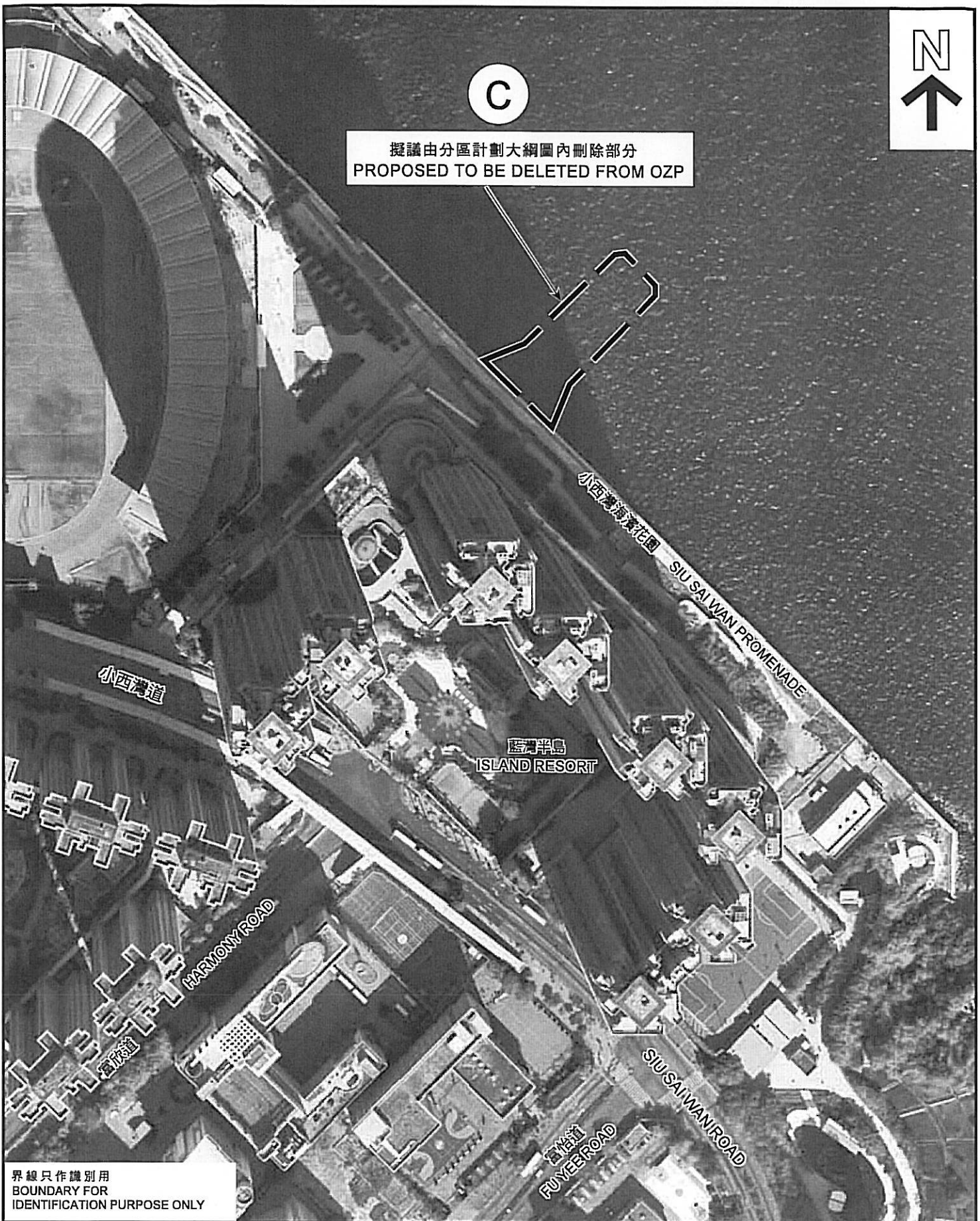
9

EXTRACT PLAN PREPARED ON 30.9.2011
BASED ON SURVEY SHEETS No.
11-SE-20A



C

擬議由分區計劃大綱圖內刪除部分
PROPOSED TO BE DELETED FROM OZP



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2011年10月17日擬備，所根據的資料為地政總署於2010年拍得的航攝照片編號RS00904

EXTRACT PLAN PREPARED ON 17.10.2011
BASED ON AERIAL PHOTO No. RS00904
TAKEN ON 2010 BY LANDS DEPARTMENT

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18

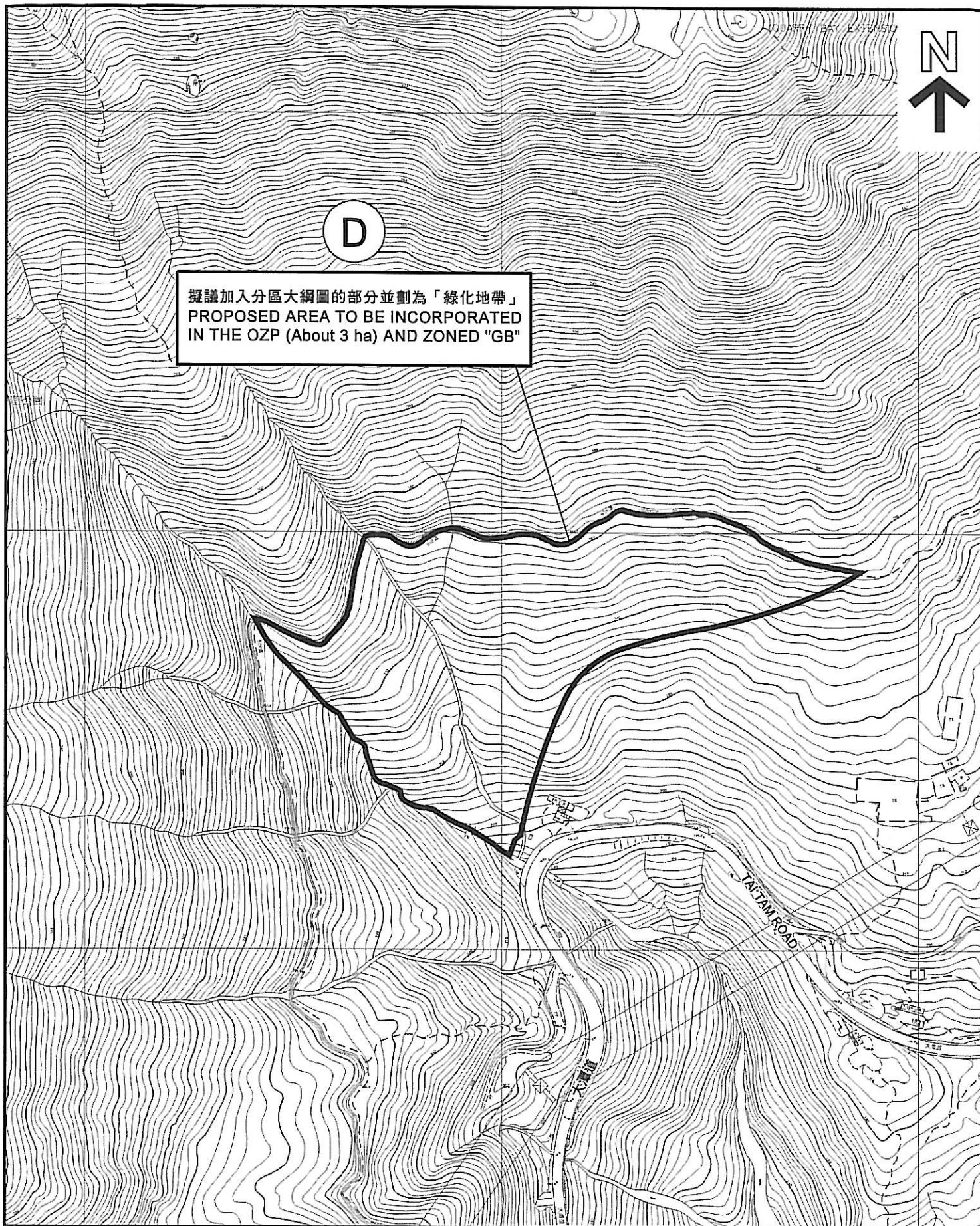
修訂項目C
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/10/117

圖 PLAN
10



D

擬議加入分區大綱圖的部分並劃為「綠化地帶」
PROPOSED AREA TO BE INCORPORATED
IN THE OZP (About 3 ha) AND ZONED "GB"

平面圖 SITE PLAN

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
PROPOSED AMENDMENTS TO
DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18

修訂項目D
AMENDMENT ITEM D

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 METRES 米

本摘要圖於2011年10月17日擬備，
所根據的資料為測量圖編號
11-SE-14B及D

EXTRACT PLAN PREPARED ON 17.10.2011
BASED ON SURVEY SHEET Nos.
11-SE-14B & D

規劃署
PLANNING
DEPARTMENT

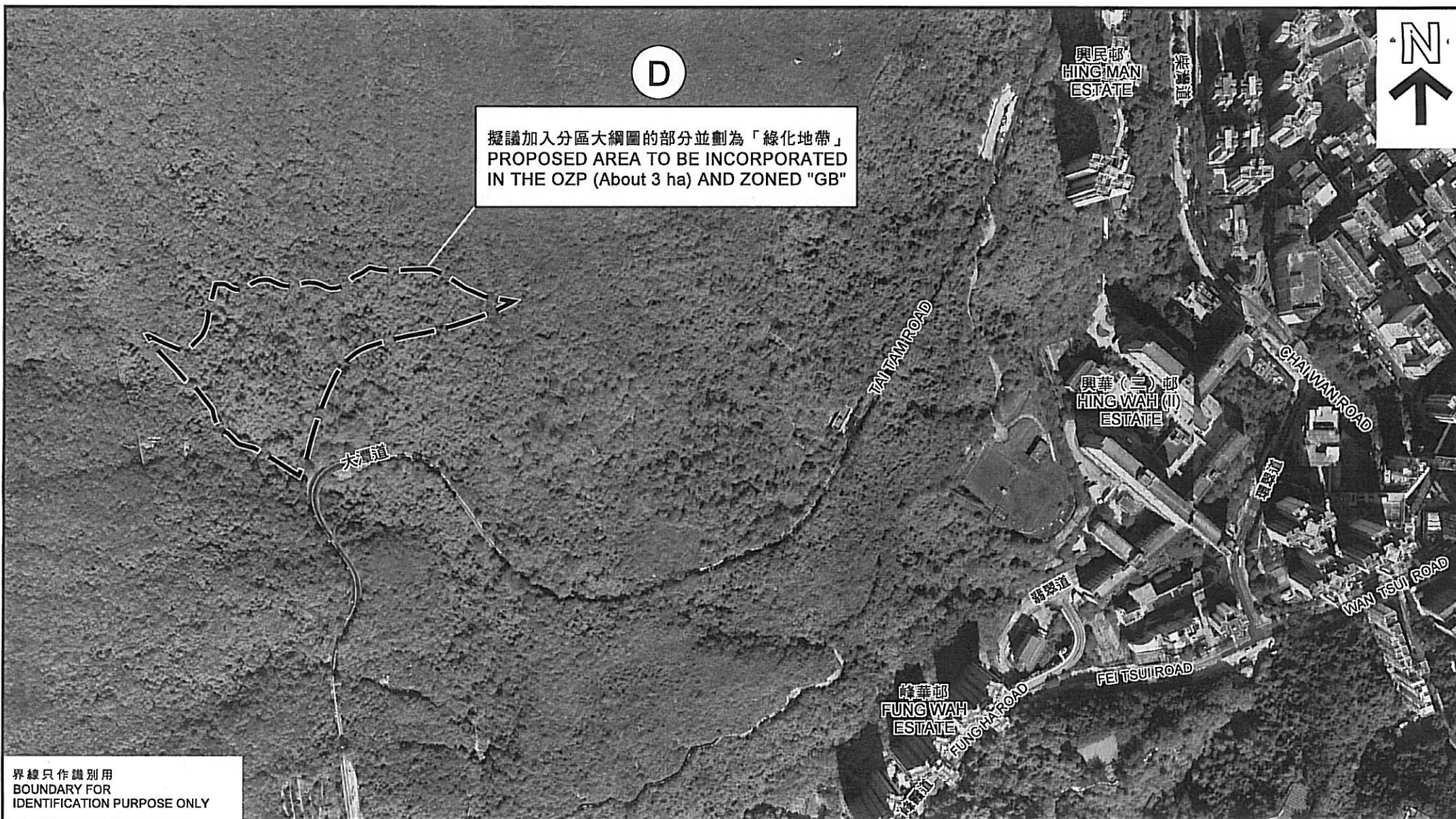


參考編號
REFERENCE No.

M/H20/10/123

圖 PLAN

11



航攝照片 AERIAL PHOTO

柴灣分區計劃大綱草圖編號 S/H20/18的擬議修訂項目
 PROPOSED AMENDMENTS TO
 DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/18

修訂項目D
 AMENDMENT ITEM D

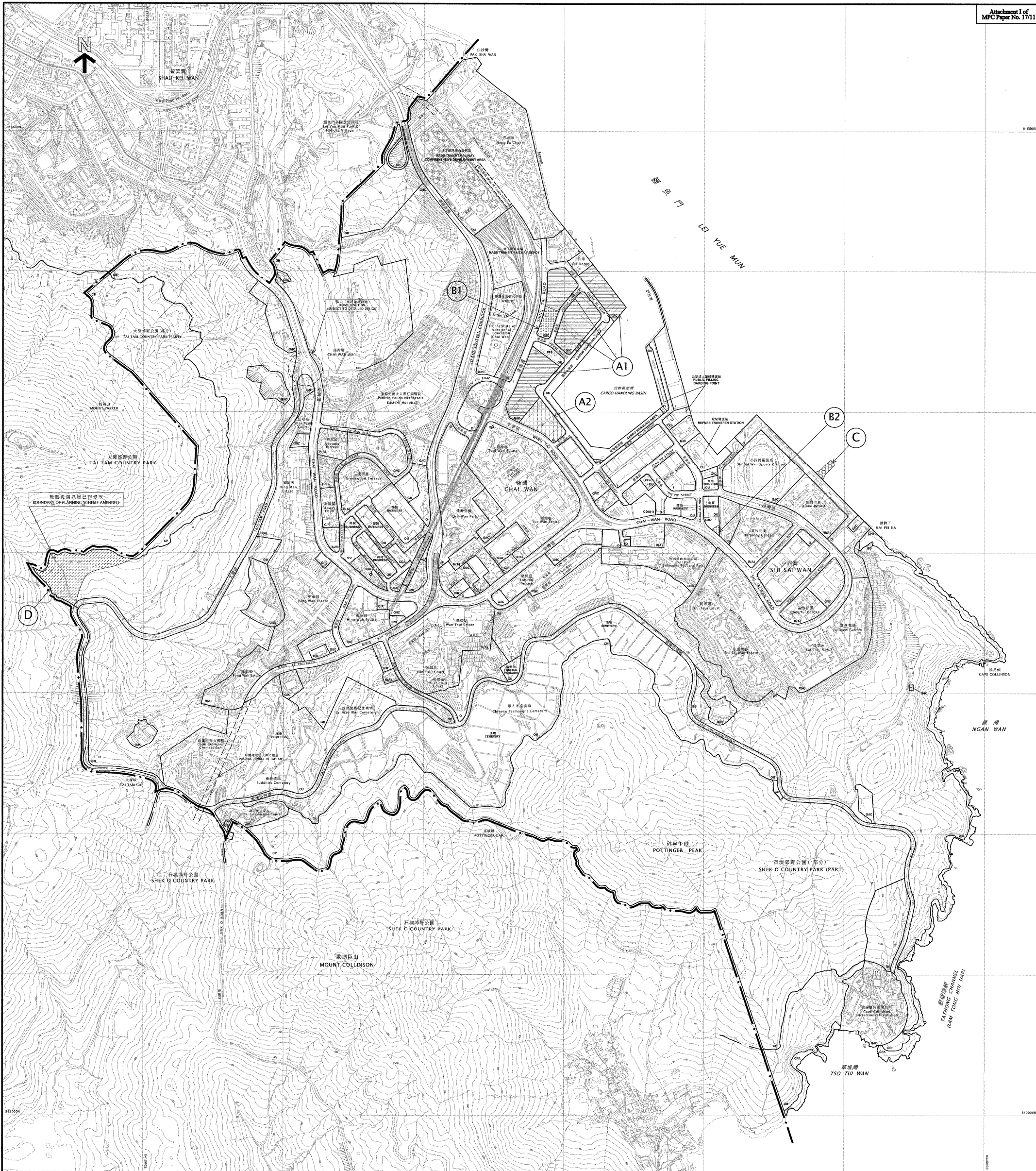
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/H20/10/118

圖 PLAN
 12

本摘要圖於2011年10月17日擬備，所根據的資料為地政總署於2010年拍得的航攝照片編號RS01078
 EXTRACT PLAN PREPARED ON 17.10.2011
 BASED ON AERIAL PHOTO No. RS01078
 TAKEN ON 2010 BY LANDS DEPARTMENT



<

草圖編號 S/H20/18 的修訂
AMENDMENTS TO DRAFT PLAN No. S/H20/18 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的柴灣 (港島規劃區第 20 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 20 - CHAI WAN - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺

0 100 200 300 400 500 600 700 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H20/18A