



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		附註 NOTES
ZONES	地帶	USES	面積 HECTARES	
COMPREHENSIVE DEVELOPMENT AREA	綜合發展區	COMPREHENSIVE DEVELOPMENT AREA	1.37	附註 1: 此區之土地用途及面積，是根據 2015 年 11 月 1 日之規劃圖則所釐定。
RESIDENTIAL (GROUP A)	住宅 (甲類)	RESIDENTIAL (GROUP A)	12.88	
INDUSTRIAL	工業	INDUSTRIAL	6.10	附註 2: 此區之土地用途及面積，是根據 2015 年 11 月 1 日之規劃圖則所釐定。
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	70.38	
OPEN SPACE	休憩用地	OPEN SPACE	20.98	附註 3: 此區之土地用途及面積，是根據 2015 年 11 月 1 日之規劃圖則所釐定。
OTHER SPECIFIED USES	其他指定用途	OTHER SPECIFIED USES	88.15	
COASTAL PROTECTION AREA	海岸保護區	COASTAL PROTECTION AREA	191.33	附註 4: 此區之土地用途及面積，是根據 2015 年 11 月 1 日之規劃圖則所釐定。
COUNTRY PARK	郊野公園	COUNTRY PARK	5.98	
		MAJOR ROAD ETC.	115.43	附註 5: 此區之土地用途及面積，是根據 2015 年 11 月 1 日之規劃圖則所釐定。
			60.77	
		TOTAL PLANNING SCHEME AREA	913.58	

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/21
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Chai Wan Road, Wing Ping Street and San Ha Street from “Open Space” to “Residential (Group A)” and stipulation of building height restriction.
- Item B – Rezoning of a site at Cape Collinson Road from “Other Specified Uses” annotated “Funeral Parlour” to “Other Specified Uses” annotated “Columbarium” and stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “Other Specified Uses” annotated “Columbarium” zone.
- (b) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the “Industrial” zone and in Schedule II of the “Other Specified Uses” annotated “Business” zone, and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 in the same schedules by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

Town Planning Board

18 November 2016

List of Representers in respect of
Draft Chai Wan Outline Zoning Plan No. S/H20/22

Rep. No. (TPB/R/S/H20/22-)	Name of ‘Representer’
1	Lam Chi Yin
2	Angel Tse
3	Wong Yuen San
4	Mary Mulvihill

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/H20/22-1

參考編號

Reference Number:

161222-230559-29275

提交限期

Deadline for submission:

18/01/2017

提交日期及時間

Date and time of submission:

22/12/2016 23:05:59

提出此宗申述的人士

Person Making This Representation:

小姐 Miss lam chi yin

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/H20/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
公共房屋	支持 Support	港島區太少公屋

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

興建公屋

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/H20/22-2

參考編號

Reference Number:

160928-222051-24912

提交限期

Deadline for submission:

23/11/2016

提交日期及時間

Date and time of submission:

28/09/2016 22:20:51

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Angel Tse

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/H20/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
柴灣分區計劃 大綱核准圖編 號 S/H20/22, A. 項	支持 Support	因香港土地少,人口多,香港人急需政府找土地,增建住屋,解決香港住屋問題,作為香港公民,不能自私反對.支持政府在柴灣道、永平街及新廈街交界的一幅土地,改劃為「住宅(甲類)起公屋.
柴灣分區計劃 大綱核准圖編 號 S/H20/22, B 項,	支持 Support	因香港土地少,缺乏墓地,骨灰龕,靈灰安置,亦都需要政府"興建靈灰安置所"給亡人安息.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

無意見

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/H20/22-3

參考編號

Reference Number:

161130-165443-97692

提交限期

Deadline for submission:

18/01/2017

提交日期及時間

Date and time of submission:

30/11/2016 16:54:43

提出此宗申述的人士

Person Making This Representation:

女士 Ms. Wong Yuen San

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/H20/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	反對 Oppose	Rezoning of site at the junction of Wing Ping St. & San Ha St. from OPEN SPACE to RESIDENTIAL (Group A) will eliminate the playground area provided for residents & School Children in the neighbourhood.
Item B	支持 Support	Rezoning of a site at Cape Collinson Rd. from "Other Specified Uses" annotated Funeral Parlour to Columbarium will help to alleviate the shortage problem.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

寄件者:
寄件日期:
收件者:
主旨:

23日11月2016年星期三 1:12
tpbpd
S/H20/21 Chai Wan OZP OS

TPB/R/S/H20/22-4

Dear TPB Members,

CHAI WAN OUTLINE ZONING PLAN NO. S/H20/21

Item A: Rezone the site junction Chai Wan/Wing Pin/San Ha Roads from "O" to "Residential (Group A)" ("R(A)") for a public housing development with a building height of 120mPD.

I strongly object to this land grab of open space under the excuse of need for land for public housing.

The site is surrounded by low rise GIC facilities, mostly schools. There is a large CDA site opposite, the ex-CMB depot, that has approval to be developed into a residential complex of 140m.

Not only would the proposed development detract from the visual openness of the locality, it is quite obvious from the extensive AVA that there are significant ventilation issues that will affect not only the many schools but also the eventual residents of the CDA.

The longer the AVA and the number of times the word mitigation is used indicates that the impact of the development would have a serious negative impact, particularly as the entire site would be covered by the podium.

The 120m tower would create a wall affect casting a shadow on nearby schools and negatively affect the visual outlook for the students. Local students should enjoy the same level of attractive green surroundings as those provided at International schools. It is no wonder many students have stunted development and suffer from a lack of creativity when all they look out at is concrete. Broad horizons and a green environment stimulate the imagination.

Approximately 102 trees within and adjoining the site would be felled and in view of the 100% site coverage it is obvious that there can be no planting. The proposed trees on the podium will be no more than the usual potted plants, ornamental in nature.

While the OS quota for the district is adequate under the current 2sqmts per resident, it would not be enough to comply with the 2030+ vision of 2.5sqmts per resident.

Unfortunately the 2016 Census is not yet released so an accurate figure cannot be calculated. HD indicated that a public open space with children's playground would be provided at the proposed development but this is impossible because residents would certainly and rightfully object to open entry to outsiders to facilities in their building.

Moreover the intention of this particular OS is to serve the surrounding residences and the schools.

It is also obvious that there are significant noise pollution issues arising from the nearby flyover. Of course a mitigation has been trotted out, the provision of noise-reduction balconies. This is ridiculous, if residents have balconies they should be able to enjoy them in peace.

The 2030+ talks about enhancing the community, but this plan would obviously reduce the quality of life in the area.

The population is growing. Open Space is an essential facility, particularly at a time when the size of residential units is being significantly reduced and the number of elderly is expected double. Each district must have space where people can have some room to stretch and get away from their cramped home

surroundings. It is essential that the elderly do not have to walk far to find a place where they can meet and socialize.

TPB must reject this plan and encourage the administration to turn the site into a well planned community recreational facility to reflect its planning intention.

Mary Mulvihill.

tpbpd

寄件者: [REDACTED]
寄件日期: 17日01月2017年星期二 23:46
收件者: tpbpd
主旨: S/H20/21 Chai Wan GIC

AMENDMENTS TO THE APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/21

Objections as set out below upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, December 15, 2016 1:11:00 AM
Subject: Y/H20/4 Chai Wan GIC

Y/H20/4

Government Land at the junction of Sun Yip Street and Siu Sai Wan Road, Chai Wan

Site area : About 2,730 m²

Zoning : "GIC" and "Open Space"

Proposed Amendment(s) : Rezone to "GIC (4)" and "Open Space"

Dear TPB Members,

This GIC site is adjacent to a park and opposite a public swimming pool with green space in front. The intention of the zoning is obviously to cater for the recreation needs of a growing community. As industrial buildings are redeveloped there will be an increase in local population.

According to TPB Guidelines :Some GIC developments, especially the low-rise and low-density ones, also serve as "breathing space" within a high-rise and high-density environment. Some areas/sites are also zoned "GIC" to cater for unforeseen future demands and for which no specific GIC uses have been designated for the time being.

A tall L shape development on this site is not compatible with these guidelines.

Also the Applicant does not explain why the facility should be removed from its current GIC location and what are the future plans for the Sheung On Street GIC.

GIC sites are intended for community purposes. There must be full transparency and disclosure of relevant details with regard to rezoning plans in order to assist residents to make an informed comment. The very short preamble is certainly not adequate.

Mary Mulvihill

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
1	Lam Chi Yin	Support Amendment Item A <u>Grounds of representation:</u> 1.1 There is too little public rental housing (PRH) on Hong Kong Island. PRH is needed.	(A) Noted.
2	Angel Tse	Support Amendment Items A and B <u>Grounds of representation:</u> <u>Item A</u> 2.1 The Government needs to urgently find land for housing development to address the housing shortage problem. 2.2 Support PRH development at the site. <u>Item B</u> 2.3 Hong Kong has little land and there is a shortage of cemeteries and columbaria. The government should build columbarium facilities for the general public.	(A) Noted. (B) Noted. (C) Noted.
3	Wong Yuen San	Oppose Amendment Item A <u>Grounds of representation:</u> 3.1 The proposed PRH development would take away the playground from the residents and school children in the neighbourhood.	(A) Based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the existing and planned provision of public open space for both

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
		<p>Support Amendment Item B</p> <p><u>Grounds of representation:</u> 3.2 The proposed columbarium would help alleviate the shortage of columbarium facilities.</p>	<p>Eastern District as a whole and the Chai Wan planning scheme area is more than adequate to meet the needs of the population in the area even upon the rezoning of the representation site from “O” to “R(A)”. For the Eastern District with a planned population of about 538,600, there will be an overall surplus provision of 12.63 ha of open space (taking account of 53.34 ha of district open space and 67.01 ha of local open space). As for the planning scheme area of Chai Wan OZP (including the proposed public housing development under Amendment Item A), there will be an overall surplus of 6.67 ha of open space. Besides, an open space of about 1,800 m² with children’s playground is to be provided on the podium of the public housing development. The Housing Department (HD) has also affirmed that the future open space would be accessible to the general public. Barrier free access to the open space would also be provided.</p> <p>(B) Noted.</p>
4	Mary Mulvihill	<p>Oppose Amendment Item A</p> <p><u>Grounds of representation:</u> 4.1 Object the land-grapping of open space in providing PRH. The intention of the subject open space is to serve the nearby residents and schools. Although</p>	<p>(A) Please refer to the response (A) to R3 above.</p>

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
		<p>Housing Department (HD) indicated that public open space with children's playground would be provided at the proposed PRH development, the future residents would oppose opening up the facilities to outsiders.</p> <p>4.2 Open space is an essential facility particularly when the population is growing, flat size is reducing, and the number of elderly people is increasing. Open space that is accessible by the elderly is especially important.</p> <p>4.3 The standard of open space provision proposed in the Hong Kong 2030+ Vision (2.5m² per person) could not be met.</p> <p>4.4 The proposed PRH development would affect the visual openness, cause wall-effect and adverse air ventilation impacts to the surrounding area.</p>	<p>(B) Please refer to the response (A) to R3 above.</p> <p>(C) A total of 2.23m² per person can be achieved for the overall provision of open space in the Eastern District. It should also be noted that the proposed public open space provision target under the Hong Kong 2030+ is still under consultation and, if endorsed, may not be achieved all at once nor uniformly throughout the territory. The intention is that new development areas would be planned to meet those targets, whereas for the existing built-up area, opportunities will be seized as far as practicable.</p> <p>(D) The proposed public housing development is situated in a predominantly built-up area with high-rise residential developments and industrial buildings mingled with low-rise Government, institution and community developments. According to the Visual Appraisal carried out by HD, although the proposed development would detract from the visual openness of the locality, the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) considers that the development is not incompatible</p>

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
			<p>with the surrounding developments in terms of height. It is noted that the existing residential developments to the east of the representation site ranges from 50mPD to 90mPD, while Chai Wan Estate to the southwest of the site is about 118mPD and a planned comprehensive residential development to the north of the site is about 140mPD.</p> <p>(E) On the air ventilation impacts, the Air Ventilation Assessment (AVA) Expert Evaluation (EE) concluded that the proposed public housing development would not significantly affect the ventilation performance of the major breezeway of Chai Wan Road under the annual wind condition. Although some localized ventilation impact would be induced at the school sites under annual condition and at Chai Wan Road and the planned comprehensive residential development under summer condition, the wind environment is expected to be alleviated with the provision of a 7m tower setback from Chai Wan Road, 18m tower setback from the adjacent SKH Chai Wan St. Michael's Primary School and 10m wide podium level empty bay.</p> <p>(F) The planning brief for the proposed public housing development has already specified that a quantitative AVA will be conducted at detailed design stage. The configuration, disposition and orientation of the proposed development will incorporate the mitigation measures suggested by the quantitative AVA to avoid any adverse environmental effect to the neighbourhood in terms of the natural ventilation and wind</p>

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
		<p>4.5 About 102 trees would be felled in and adjoining the site. No compensatory planting can be provided at grade, and any compensatory planting on the podium would only be ornamental potted plants.</p> <p>4.6 Noise-reducing balconies are proposed to mitigate the noise impacts arising from the nearby flyover. However, these balconies should be provided as a place for residents to enjoy.</p> <p>4.7 The proposed PRH development would reduce the quality of life in the area.</p>	<p>environment.</p> <p>(G) According to HD's preliminary landscape proposal, one tree of higher landscape and amenity value is recommended to be transplanted, and 15 roadside trees outside the site will be retained as far as practicable except those affected by the run-in/out of the proposed public housing development. Compensatory tree planting at a 1:1 ratio will be adopted as far as practicable in accordance with Development Bureau Technical Circular (Works) No. 7/2015 and full justifications will be provided by HD in case of deviation. Moreover, all trees will be provided in fixed planters rather than potted planters at appropriate locations within the site. HD also endeavours to maximise the amount of greenery within the development site and targets to achieve 20% minimum green coverage.</p> <p>(H) Though the primary function of the acoustic balcony is to mitigate traffic noise, the balcony would still be accessible for use by the residents. The planning brief for the proposed public housing development has specified that an Environmental Assessment Study will be carried out and submitted to the Environmental Protection Department for agreement. No insurmountable noise problem is anticipated.</p> <p>(I) The technical assessments conducted for the proposed public housing development demonstrated that no adverse impact or insurmountable technical problem on</p>

Representation No. (TPB/R/S/H20/22-)	Representer	Subject of Representation	Responses to Representations
			visual, traffic, air ventilation, landscape and infrastructural aspects is envisaged. In this regard, the proposal would unlikely reduce the quality of life of residents in the area.

**Provision of Open Space and Major Community Facilities for
the Planning Scheme Area of Chai Wan OZP**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	17.08ha	14.34	15.52	-1.56ha
Local Open Space	10 ha per 100,000 persons	17.08ha	23.20	25.31	+8.23ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	189 classrooms	418	418	+229 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	261 classrooms	210	210	-51 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	69 classrooms	127	127	+58 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Clinic/Health Centre	1 per 100,000 persons	2	3	4	+2
Post Office	No set standard	NA	3	3	NA
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	4	4	+2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1	2	2	+1
Library	1 district library for every 200,000 persons	1	2	2	+1
Sport Centre	1 per 50,000 to 65,000 persons	2	2	2	0

Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	1	1	0

Note:

The planned population for the area is 178,509 (usual residents, mobile residents and transients).