

# **TOWN PLANNING BOARD**

**TPB Paper No. 10278  
For Consideration by the  
Town Planning Board on 19.5.2017**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/22  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H20/22-1 TO 4**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/22**  
**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H20/22-1 TO 4**

<b>Subject of Representation (Plan H-1)</b>	<b>Representers (No. TPB/R/S/H20/20-)</b>	<b>Commenters</b>
<b>Amendment Item A –</b> Rezoning of a site at the junction of Chai Wan Road, Wing Ping Street and San Ha Street from “Open Space” (“O”) to “Residential (Group A)” (“R(A)”) with the stipulation of a maximum building height of 120mPD.	<b>Total: 4</b>  <b><u>Support (2)</u></b> <b>R1:</b> Lam Chi Yin <b>R2:</b> Angel Tse  <b><u>Oppose (2)</u></b> <b>R3:</b> Wong Yuen San <b>R4:</b> Mary Mulvihill	Nil
<b>Amendment Item B –</b> Rezoning of a site at Cape Collinson Road from “Other Specified Uses” annotated “Funeral Parlour” (“OU(Funeral Parlour)”) to “Other Specified Uses” annotated “Columbarium” (“OU(Columbarium)”). The existing restriction of a maximum building height of 5 storeys (excluding any basement floor(s)) remains unchanged.	<b>Total: 2</b>  <b><u>Support (2)</u></b> <b>R2:</b> Angel Tse <b>R3:</b> Wong Yuen San	

**1. Introduction**

- 1.1 On 18.11.2016, the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/22 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**. The amendments mainly involve the rezoning of a site at the junction of Chai Wan Road, Wing Ping Street and San Ha Street from “O” to “R(A)” with the stipulation of a maximum building height of 120mPD (**Amendment Item A**); and the rezoning of a site at Cape Collinson Road from “OU(Funeral Parlour)” to “OU(Columbarium)” with the existing restriction of a maximum building height of 5 storeys (excluding any basement floor(s)) remaining unchanged (**Amendment Item B**).
- 1.2 The Notes of the OZP have also been amended by incorporating a new set of Notes for the “OU(Columbarium)” zone in relation to Amendment Item B, adding ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the “Industrial” (“I”) zone and in Schedule II of the “Other Specified Uses” annotated “Business” (“OU(B)”) zone, and 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)’.

- 1.3 During the two-month exhibition period, a total of four representations were received. On 10.2.2017, the representations were published for public comments and, in the first three weeks of the publication period, no comment was received. On 24.3.2017, the Town Planning Board (the Board) agreed to consider the representations (**R1 to R4**) in one group. This paper is to provide the Board with information for consideration of the representations. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

*Amendment Item A – Proposed public housing development at the junction of Chai Wan Road, Wing Ping Street and San Ha Street*

- 2.1 The rezoning of the site at the junction of Chai Wan Road, Wing Ping Street and San Ha Street from “O” to “R(A)” was to provide public housing to meet the housing needs of the community.
- 2.2 According to the Housing Department (HD)’s proposal, a public housing block on top of a podium will be developed with a plot ratio of 10 and a building height not exceeding 120mPD, providing about 800 flats for an estimated population of about 1,830. A Neighbourhood Elderly Centre Sub-base and an open space with children’s playground will be provided. The conceptual layout plans and sectional plan of the proposed development are at **Plans H-9 to H-12**.
- 2.3 Technical assessments including visual appraisal, traffic impact assessment (TIA), air ventilation assessment (AVA), preliminary landscape proposal and quantitative risk assessment (QRA) have been conducted by HD and the relevant government departments have confirmed that the proposed public housing development would not cause insurmountable problems from the visual, traffic, air ventilation, landscape and infrastructural aspects.

*Amendment Item B – Proposed public columbarium development at Cape Collinson Road*

- 2.4 The “OU(Funeral Parlour)” site at Cape Collinson Road is one of the sites proposed for public columbarium development by the Food and Environmental Hygiene Department (FEHD) in their public consultation on review of columbarium policy in 2010. The site has an area of about 3,940 m<sup>2</sup> and is proposed to be developed into a 6-storey (including one storey of basement) public columbarium development providing 25,000 niches.
- 2.5 Technical assessments including TIA, visual appraisal and landscape & tree preservation proposal have been conducted by FEHD and the relevant government departments have confirmed that the proposed public columbarium development would not cause insurmountable problems from the traffic, visual and landscape aspects.

### *Amendments to OZP*

- 2.6 The proposed OZP amendments for the proposed public housing and public columbarium developments were submitted to the Metro Planning Committee (MPC) of the Board for consideration on 26.8.2016. After taking into account all the relevant planning considerations, MPC agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance.
- 2.7 The OZP was amended accordingly and exhibited on 18.11.2016 for public inspection. The relevant MPC Paper No. 13/16 and the minutes of the MPC meeting are deposited at the Board's Secretariat for Members' inspection. The MPC Paper and minutes are also available at the Board's website.

### **3. Consultation with the Eastern District Council (EDC)**

Prior to the exhibition of the draft OZP No. S/H20/22, the Planning, Works and Housing Committee (PWHC) of EDC was consulted on the proposed public housing and columbarium developments on 27.6.2016. In general, PWHC members supported the amendments to the OZP, which would facilitate the provision of public housing units and public columbarium niches. Their main concerns were on the loss of "O" site, traffic arrangement of the two sites and potential noise problem arising from the flyover at the junction between Chai Wan Road and Wing Tai Road affecting the public housing site. PWHC's views were reported to MPC when the proposed amendments to the OZP were submitted to MPC for consideration on 26.8.2016.

### **4. The Representations**

#### **4.1 Subject of Representations**

- 4.1.1 Among the four representations, one representation (**R2**) supports all amendment items, one representation (**R1**) supports Amendment Item A, and two representations (**R3 and R4**) object to Amendment Item A, with **R3** also supports Amendment Item B. All four representations (**R1 to R4**) are submitted by members of the public. The full set of representations is at **Annex IV**.
- 4.1.2 A summary of the representations and PlanD's responses (in consultation with the relevant government departments) is at **Annex V**.

#### ***Amendment Item A – Proposed public housing development at the junction of Chai Wan Road, Wing Ping Street and San Ha Street***

#### **4.2 Supportive Representations**

The main grounds of the supportive representations (**R1 and R2**) are summarised below:

- 4.2.1 There is too little public rental housing (PRH) on Hong Kong Island. PRH is needed. (**R1**)

- 4.2.2 The Government needs to urgently find land for housing development to address the housing shortage problem. **(R2)**

#### 4.3 Adverse Representations

The main grounds of the adverse representations **(R3 and R4)** are summarised below:

##### *Open Space Provision*

- 4.3.1 The proposed PRH development would take away the playground from the residents and school children in the neighbourhood. **(R3 and R4)** Although HD indicated that the 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. **(R4)**
- 4.3.2 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. **(R4)**
- 4.3.3 The standard of open space provision proposed in the Hong Kong 2030+ Vision (2.5m<sup>2</sup> per person) could not be met. **(R4)**

##### *Visual / Air Ventilation Aspects*

- 4.3.4 The proposed PRH development would affect the visual openness, bring about a wall-effect and cause adverse air ventilation impacts to the surrounding area. **(R4)**

##### *Landscape Aspect*

- 4.3.5 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. **(R4)**

##### *Environmental Aspect*

- 4.3.6 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. **(R4)**

##### *Others*

- 4.3.7 The proposed PRH development would reduce the quality of life in the area. **(R4)**

## ***Amendment Item B – Proposed public columbarium development at Cape Collinson Road***

### **4.4 Supportive Representations**

The main grounds of the supportive representations (**R2 and R3**) are summarised below:

4.4.1 Hong Kong has little land and there is a shortage of cemeteries and columbaria. The government should build columbarium facilities for the general public. (**R2**)

4.4.2 The proposed columbarium development would help alleviate the shortage of columbarium facilities. (**R3**)

### ***Representers' Proposals***

4.5 The representers (**R1 to R4**) did not submit any proposal to amend the OZP.

## **5. Comments on Representations**

No comment was received during the first three weeks of the publication of the representations.

## **6. Planning Considerations and Assessment**

### **6.1 The Representation Sites and their Surrounding Area (Plans H-1 to H-8)**

#### ***Amendment Item A***

6.1.1 The representation site has an area of about 0.37 ha (net site of about 0.33 ha). It is a piece of Government land currently used as a plant nursery by the Leisure and Cultural Services Department (LCSD).

6.1.2 The representation site is located in a neighbourhood comprising mainly of residential and Government, institution and community (GIC) developments. To the east of the site on both sides of the nearby Hong Ping Street are private residential developments, while the public housing estates of Chai Wan Estate and Yue Wan Estate are located to the south-west and north-west of the site respectively.

6.1.3 The CNEC Lau Wing Sang Secondary School and SKH Chai Wan St. Michael's Primary School are located to the immediate west of the representation site, while the Caritas Chai Wan Marden Foundation School and the Precious Blood Secondary School are located to the immediate south of the representation site. To the north of the representation site is an existing bus terminus and the ex-bus depot of China Motor Bus Company Limited (the ex-CMB depot), for which planning permission for a proposed comprehensive residential

development with public transport terminus (Application No. A/H20/177) was granted by the Board on 23.8.2013.

*Amendment Item B*

- 6.1.4 The representation site has an area of about 3,940m<sup>2</sup> (including the columbarium site of about 3,400m<sup>2</sup> and related road works of about 540m<sup>2</sup>) and is located at Cape Collinson Road opposite Cape Collinson Chinese Permanent Cemetery. It is on a natural slope with height varying from +48.0mPD to +68.0mPD.
- 6.1.5 The representation site is surrounded by the Wan Tsui Estate Park to its immediate northwest, an extensive piece of “Green Belt” to its immediate north, and the Chinese Permanent Cemetery to its southeast across Cape Collinson Road.

6.2 Planning Intentions

- 6.2.1 The “R(A)” 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.
- 6.2.2 The “OU(Columbarium)” zone is primarily for land intended for columbarium and garden of remembrance use.

6.3 Responses to Grounds of Representations

*Supportive Representations (Amendment Items A and B)*

- 6.3.1 The supportive views expressed by **R1 to R3** for the rezoning of the proposed public housing and public columbarium sites are noted.

*Adverse Representations (Amendment Item A)*

Open Space Provision

- 6.3.2 Based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the existing and planned provision of public open space for both Eastern District as a whole and the planning scheme area of Chai Wan 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<sup>1</sup>, 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 (**Annex VI**).
- 6.3.3 Besides, an open space of about 1,800 m<sup>2</sup> with children’s playground is to

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<sup>1</sup> Including usual residents and mobile residents, but excluding transients.

be provided on the podium of the public housing development. 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.

- 6.3.4 A total of 2.23m<sup>2</sup> 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.

#### Visual / Air Ventilation Aspects

- 6.3.5 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 GIC developments. According to the Visual Appraisal carried out by HD (**Plans H-13 to H-16**), 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 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.
- 6.3.6 On the air ventilation impacts, the 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 (**Plan H-17**).
- 6.3.7 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 environment.

#### Landscape Aspect

- 6.3.8 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.

#### Environmental Aspect

6.3.9 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.

#### Others

6.3.10 The technical assessments conducted for the proposed public housing development demonstrated that no adverse impact or insurmountable technical problem on 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.

## **7. Consultation**

The following government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Director of Housing;
- (b) Director of Food and Environmental Hygiene;
- (c) Commissioner for Transport;
- (d) Secretary for Development;
- (e) Secretary for Food and Health;
- (f) Secretary for Education;
- (g) District Lands Officer/Hong Kong East, Lands Department;
- (h) Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- (i) Chief Architect/Central Management Division 2, Architectural Services Department;
- (j) Director of Agriculture, Fisheries and Conservation;
- (k) Director of Environmental Protection;
- (l) District Officer (Eastern), Home Affairs Department;
- (m) Chief Highway Engineer/Hong Kong, Highways Department;
- (n) Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department;
- (o) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (p) Chief Engineer/Construction, Water Supplies Department;
- (q) Chief Engineer/Hong Kong & Islands, Drainage Services Department;

- (r) Director of Electrical and Mechanical Services;
- (s) Director of Leisure and Cultural Services;
- (t) Commissioner of Police;
- (u) Director of Fire Services;
- (v) Director of Social Welfare;
- (w) Director of Health; and
- (x) CTP/UD&L, PlanD.

## **8. Planning Department's Views**

- 8.1 The supportive views of **R1 to R3** (part) on **Amendment Items A and B** are noted.
- 8.2 Based on the assessment in paragraph 6 above, PlanD does not support R4 and the remaining part of **R3** and considers that the Plan should not be amended to meet the representations for the following reasons:
  - (a) the rezoning of the site for public housing development to meet the pressing demand for housing is considered appropriate as the site is suitable for residential development;
  - (b) the proposed residential development at the representation site would not generate insurmountable adverse impacts on the surrounding areas from the visual, traffic, air ventilation, landscape and infrastructural aspects; and
  - (c) there is no shortfall of open space provision in the area as per HKPSG requirement.

## **9. Decision Sought**

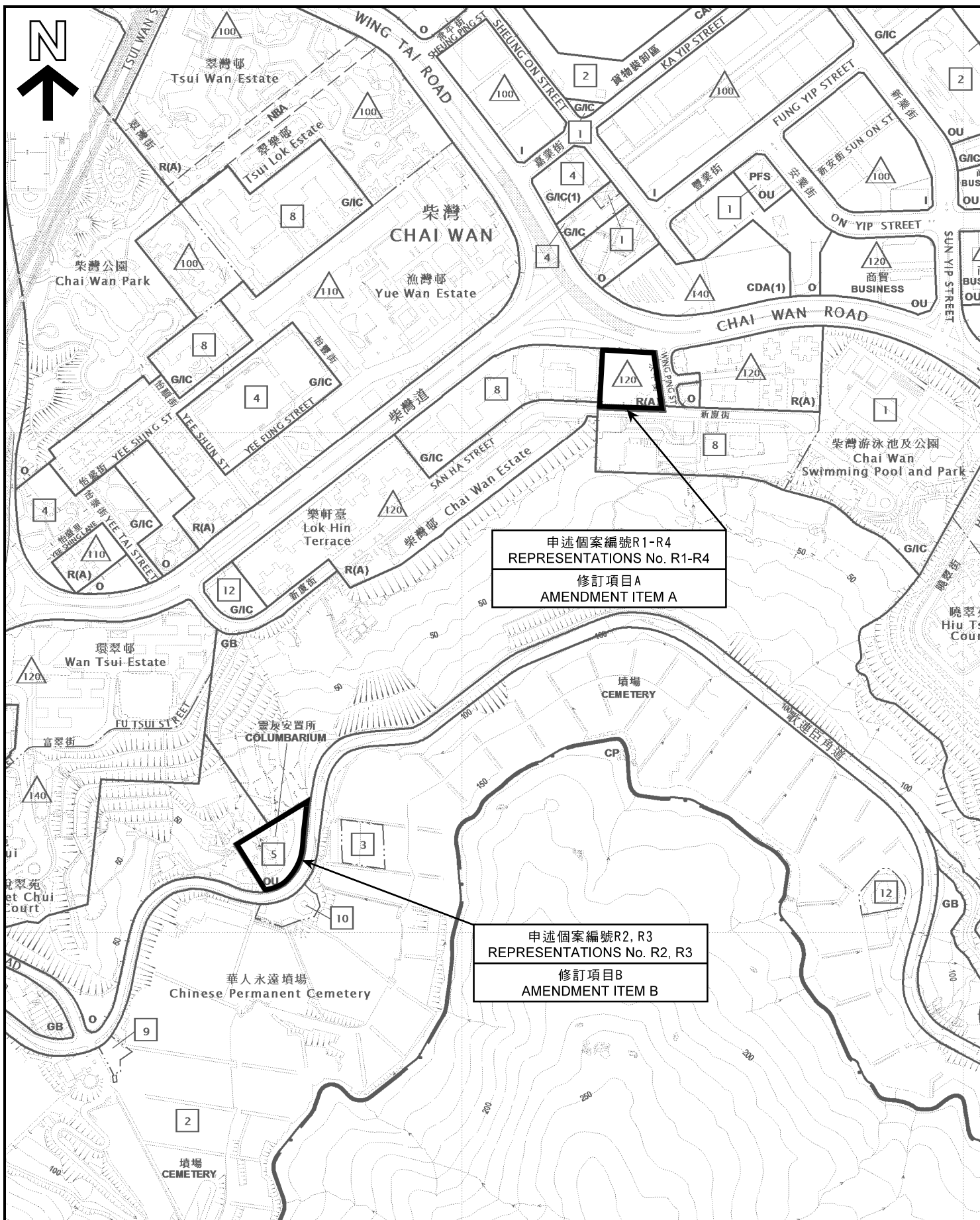
The Board is invited to give consideration to the representations and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

## **Attachments**

<b>Annex I</b>	Draft Chai Wan Outline Zoning Plan No. S/H20/22 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the approved Chai Wan Outline Zoning Plan No. S/H20/21
<b>Annex III</b>	List of Representers
<b>Annex IV</b>	Representations on the draft Chai Wan Outline Zoning Plan No. S/H20/22
<b>Annex V</b>	Summary of Representations and PlanD's Responses

<b>Annex VI</b>	Provision of Open Space and Major Community Facilities for the Planning Scheme Area of Chai Wan OZP
<b>Plan H-1</b>	Location Plan of Representation Sites
<b>Plans H-2 to H-5</b>	Site Plan, Aerial Photo and Site Photo of Amendment Item A
<b>Plans H-6 to H-8</b>	Site Plan, Aerial Photo and Site Photo of Amendment Item B
<b>Plans H-9 to H-12</b>	Layout Plans and Sectional Plan of Amendment Item A
<b>Plans H-13 to H-16</b>	Photomontages of Amendment Item A
<b>Plan H-17</b>	Proposed Mitigation Measures in Air Ventilation Assessment (Expert Evaluation) for Amendment Item A

**PLANNING DEPARTMENT**  
**MAY 2017**



### 位置圖 LOCATION PLAN

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

SCALE 1 : 5 000 比例尺  
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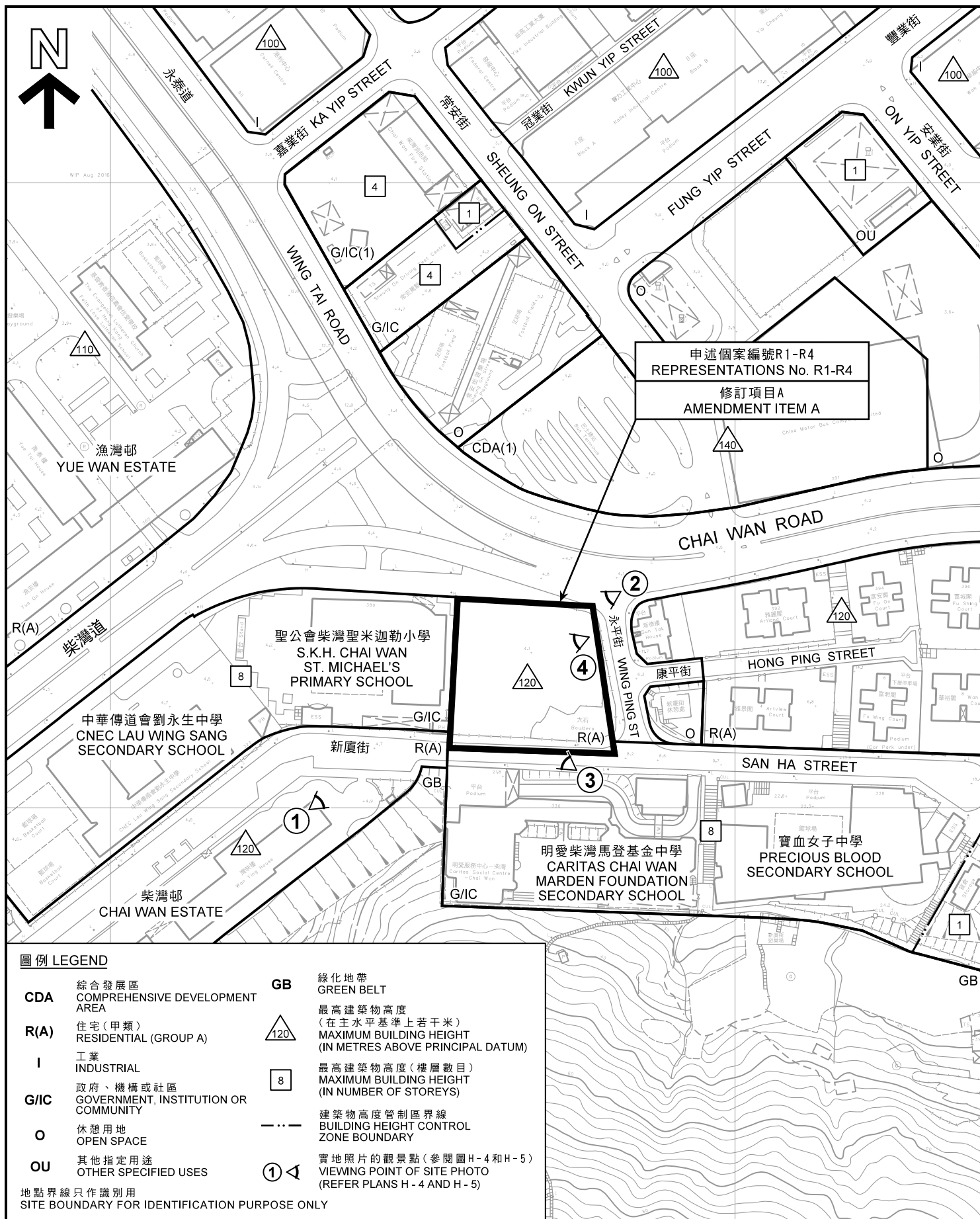
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 1

本摘要圖於2017年5月10日擬備，  
所根據的資料為於2016年11月18日  
展示的分區計劃大綱圖編號S/H20/22  
EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON OUTLINE ZONING PLAN  
No. S/H20/22 EXHIBITED ON 18.11.2016



# 圖例 LEGEND

**CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**I** 工業  
INDUSTRIAL

**G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

**OU** 其他指定用途  
OTHER SPECIFIED USES

地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**GB**

綠化地帶  
GREEN BELT



最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)



建築物高度管制區界線  
BUILDING HEIGHT CONTROL  
ZONE BOUNDARY



實地照片的觀景點(參閱圖H-4和H-5)  
VIEWING POINT OF SITE PHOTO  
(REFER PLANS H-4 AND H-5)

## 平面圖 SITE PLAN

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 2





申述個案編號R1-R4  
REPRESENTATIONS No. R1-R4

修訂項目A  
AMENDMENT ITEM A

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本摘要圖於2017年5月10日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62497

EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON AERIAL PHOTO No. CS62497  
TAKEN ON 1.1.2016 BY  
LANDS DEPARTMENT

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

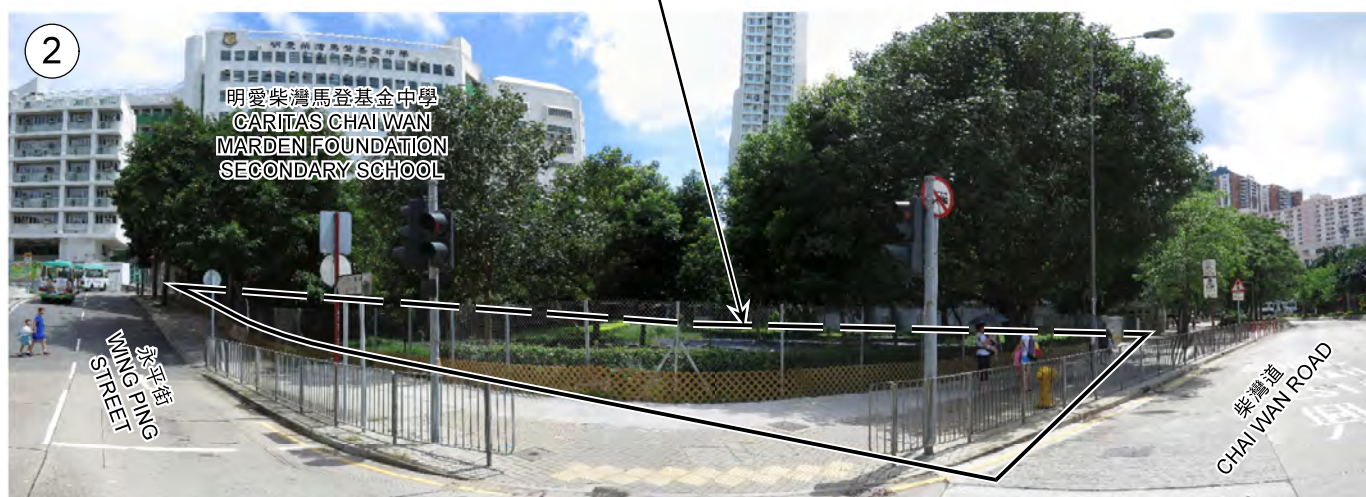
圖 PLAN  
H - 3





申述個案編號R1-R4  
REPRESENTATIONS No. R1-R4

修訂項目A  
AMENDMENT ITEM A



地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2017年5月10日擬備，所根據的資料為攝於2016年7月5日的實地照片  
EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON SITE PHOTOS TAKEN ON 5.7.2016

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 4



3



申述個案編號R1-R4  
REPRESENTATIONS No. R1-R4

修訂項目A  
AMENDMENT ITEM A

4



地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2017年5月10日擬備，所根據的資料為攝於2017年5月10日的實地照片  
EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON SITE PHOTOS TAKEN ON 10.5.2017

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

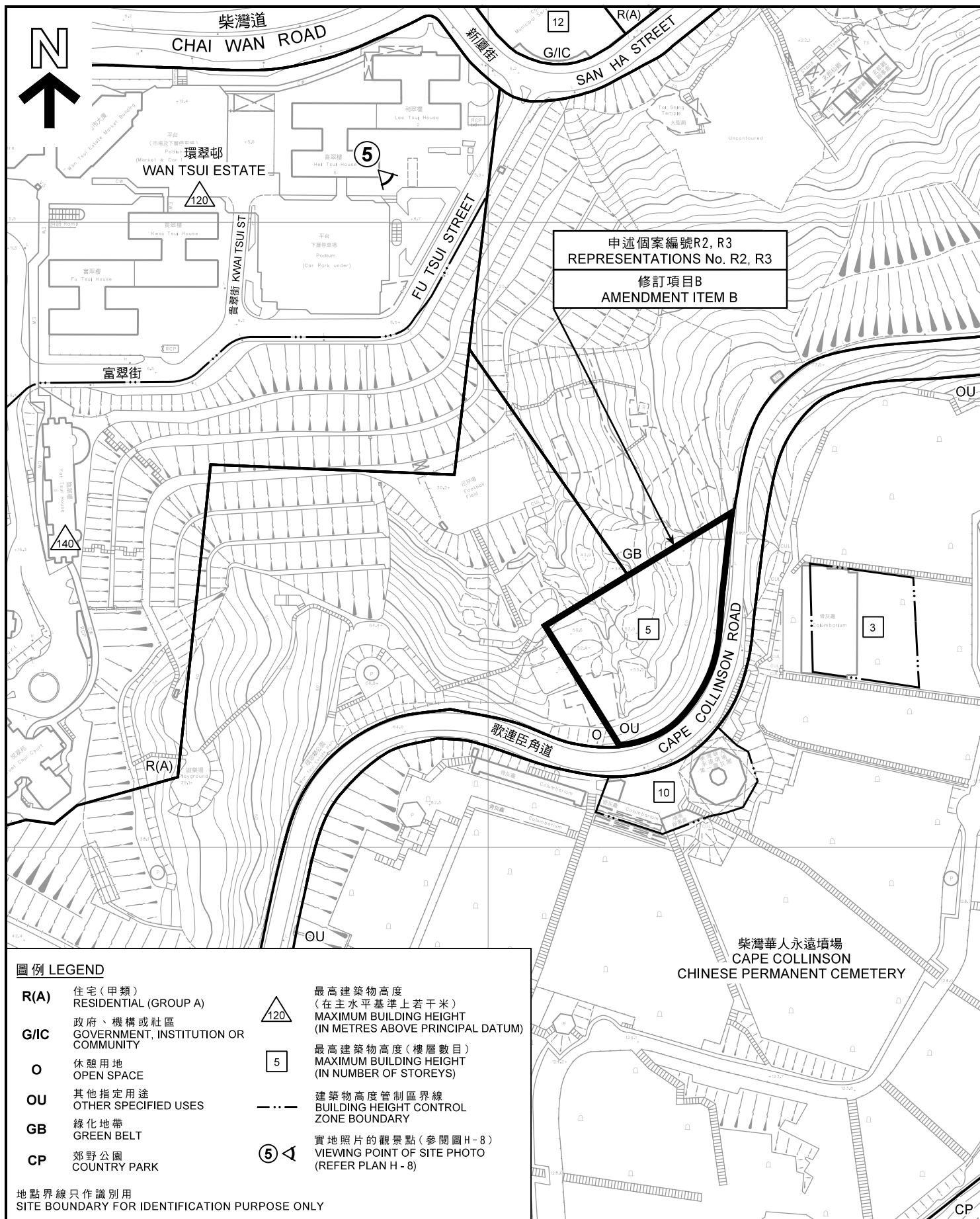
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 5





### 平面圖 SITE PLAN

本摘要圖於2017年5月10日擬備，  
所根據的資料為測量圖編號  
11-SE-19A、B、C及D  
EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON SURVEY SHEETS No.  
11-SE-19A, B, C & D

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

SCALE 1 : 2 000 比例尺

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METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 6





申述個案編號R2, R3  
REPRESENTATIONS No. R2, R3  
修訂項目B  
AMENDMENT ITEM B

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本摘要圖於2017年5月10日擬備，所根據的資料為地政總署於2016年1月1日拍得的航攝照片編號CS62497

EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON AERIAL PHOTO No. CS62497  
TAKEN ON 1.1.2016 BY  
LANDS DEPARTMENT

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 7





地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2017年5月10日擬備，所根據的  
資料為攝於2016年7月5日的實地照片  
EXTRACT PLAN PREPARED ON 10.5.2017  
BASED ON SITE PHOTO TAKEN ON 5.7.2016

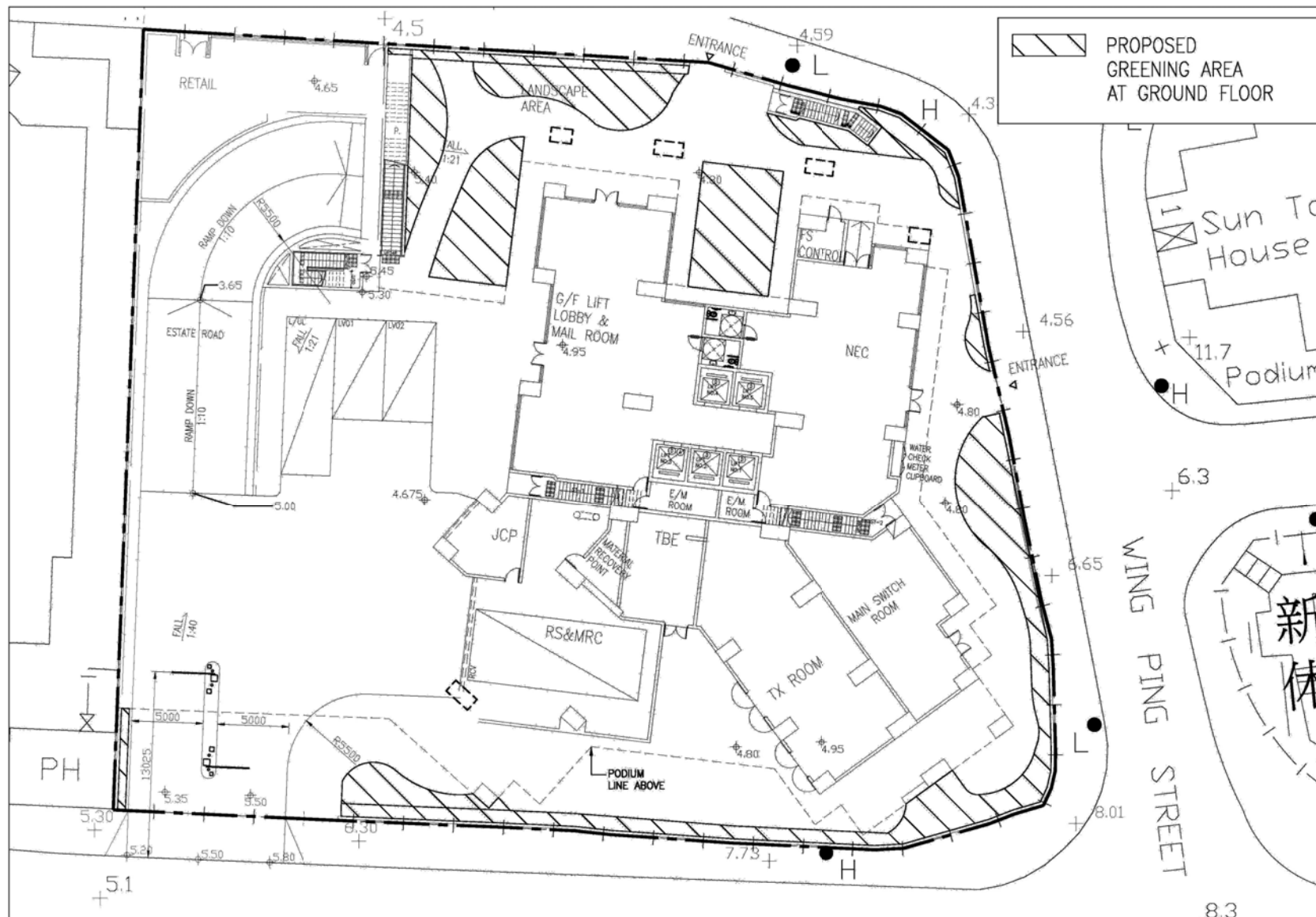
就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 8



# 地面樓層布局設計圖 GROUND FLOOR LAYOUT PLAN

本圖於2017年5月10日擬備  
EXTRACT PLAN PREPARED ON 10.5.2017

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT

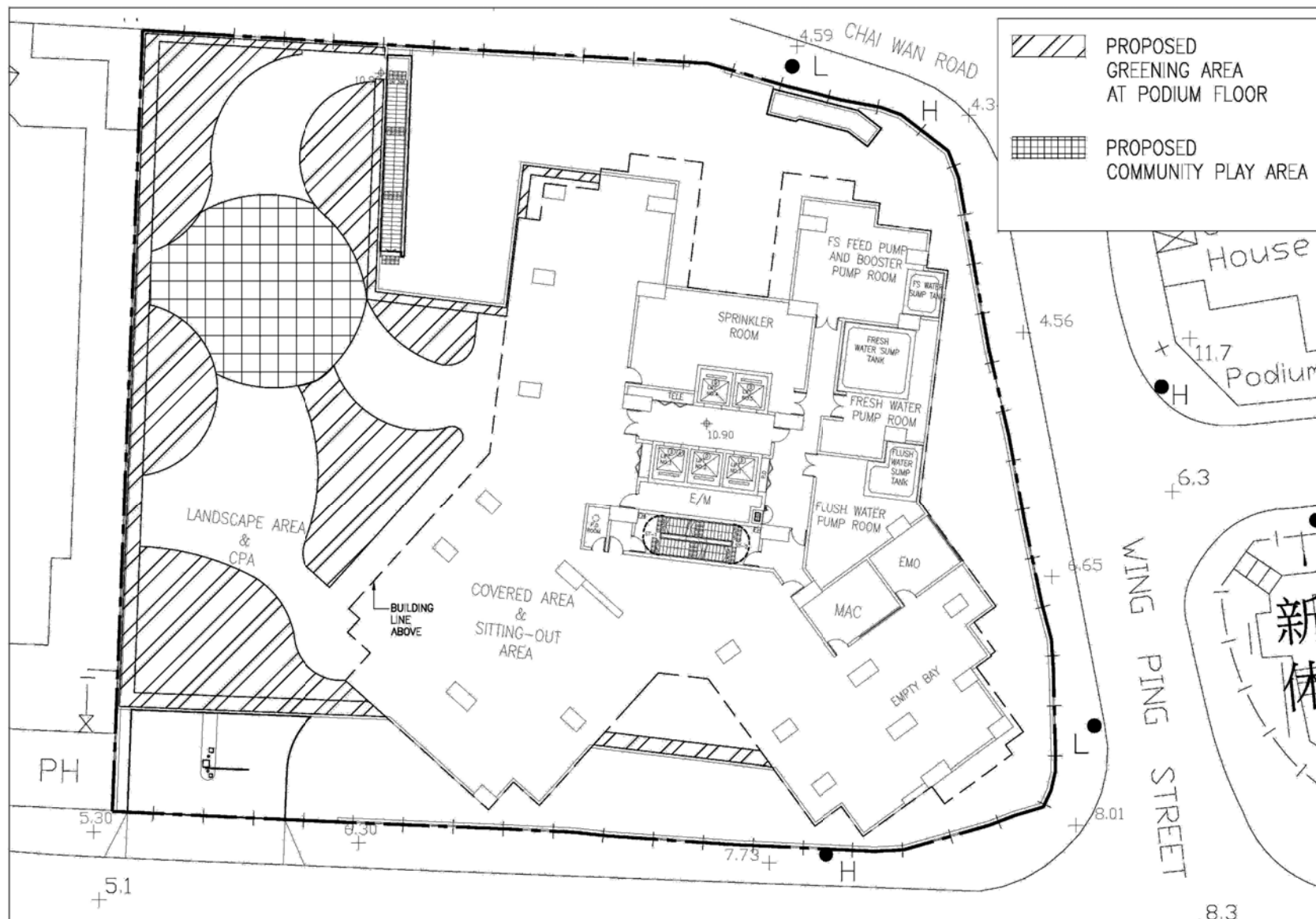


參考編號  
REFERENCE No.

R/S/H20/22

圖 PLAN

H - 9



# 平台樓層布局設計圖 PODIUM FLOOR LAYOUT PLAN

本圖於2017年5月10日擬備  
EXTRACT PLAN PREPARED ON 10.5.2017

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT

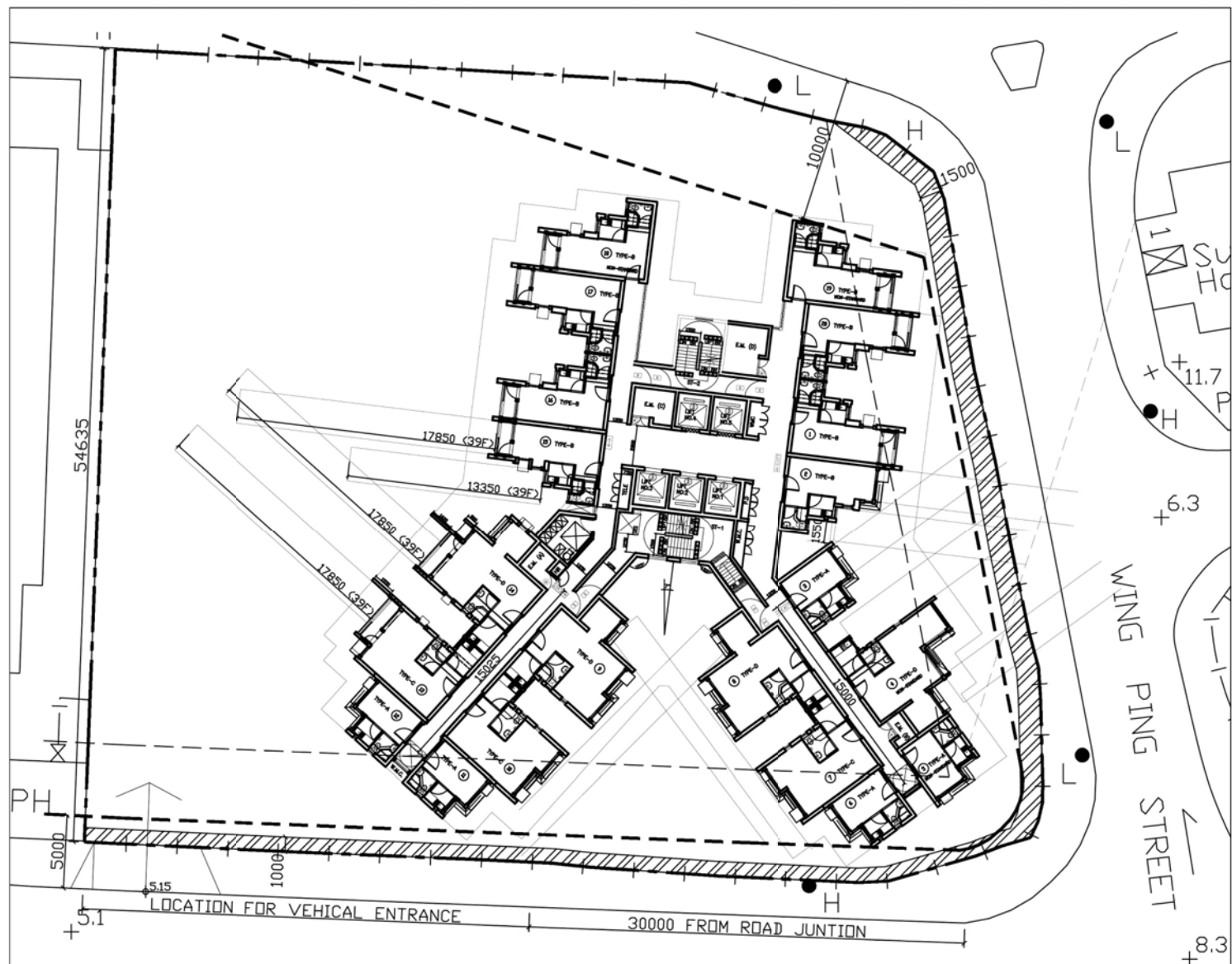


參考編號  
REFERENCE No.

R/S/H20/22

圖 PLAN

H - 10



# 標準樓層布局設計圖 TYPICAL FLOOR LAYOUT PLAN

本圖於2017年5月10日擬備  
EXTRACT PLAN PREPARED ON 10.5.2017

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT

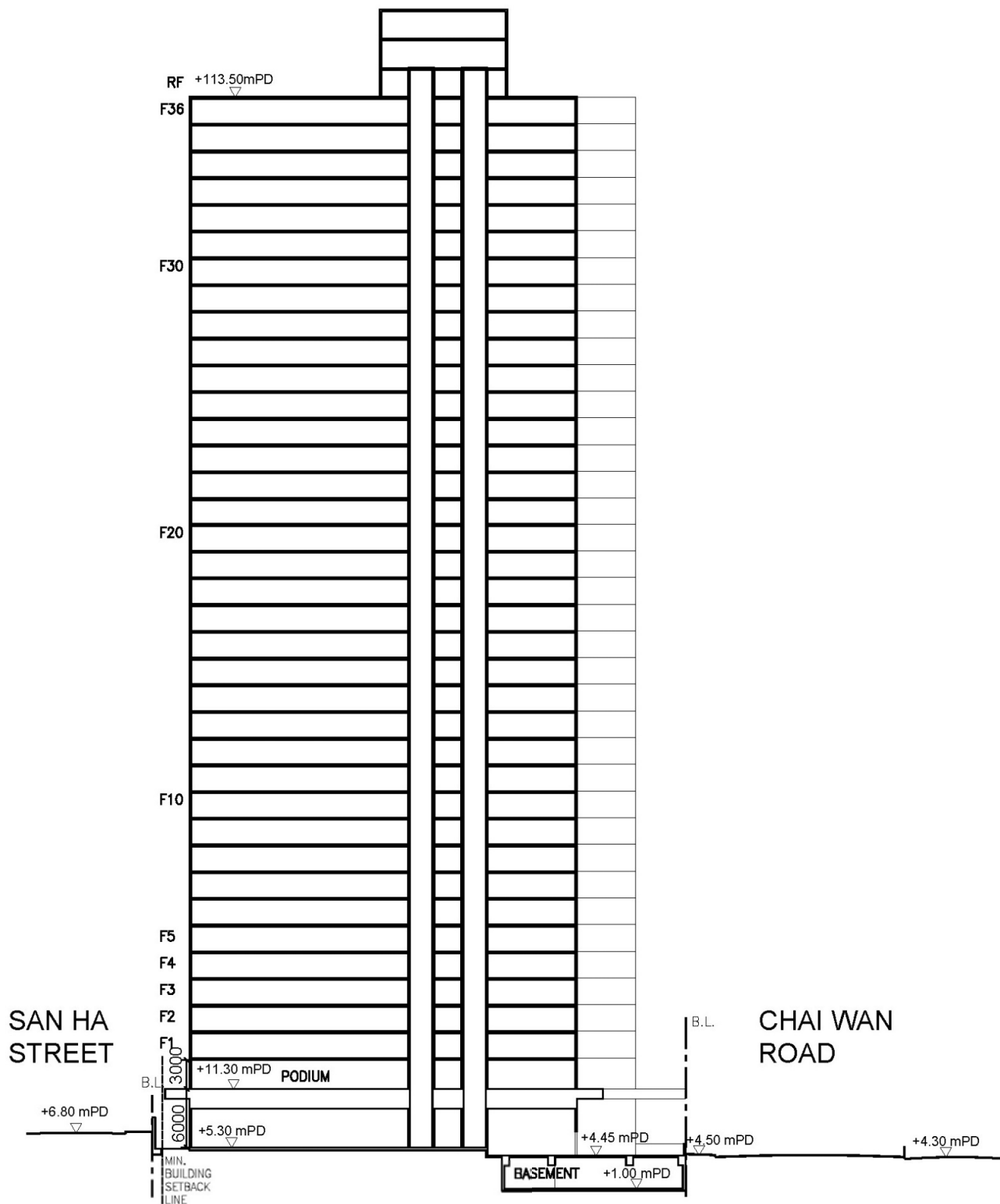


參考編號  
REFERENCE No.

R/S/H20/22

圖 PLAN

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# 截視圖 SECTIONAL PLAN

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 12

本圖於2017年5月10日擬備  
EXTRACT PLAN PREPARED ON 10.5.2017





### 合成照片 PHOTOMONTAGE

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

觀景點1 - 前中華汽車巴士廠外  
VP1 - OUTSIDE FORMER  
CHINA MOTOR BUS DEPOT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 13

本圖於2017年5月10日擬備，  
所根據的資料由房屋署規劃組提供  
PLAN PREPARED ON 10.5.2017  
BASED ON PLAN PROVIDED BY  
PLANNING SECTION OF  
HOUSING DEPARTMENT

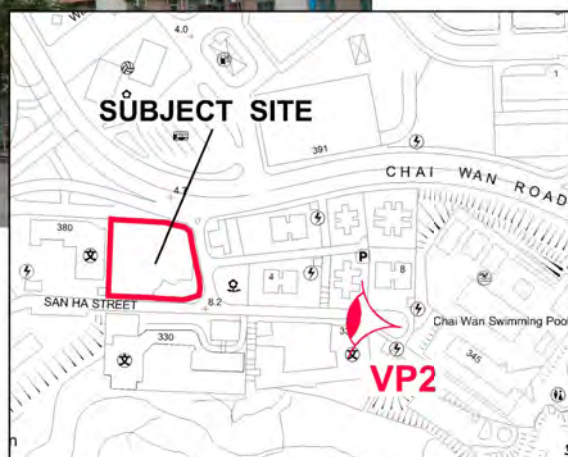




With  
Existing  
View



With  
Proposed  
Development



本圖於2017年5月10日擬備，  
所根據的資料由房屋署規劃組提供  
PLAN PREPARED ON 10.5.2017  
BASED ON PLAN PROVIDED BY  
PLANNING SECTION OF  
HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE  
就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22  
觀景點2 - 柴灣游泳池外  
VP2 - OUTSIDE CHAI WAN SWIMMING POOL

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 14

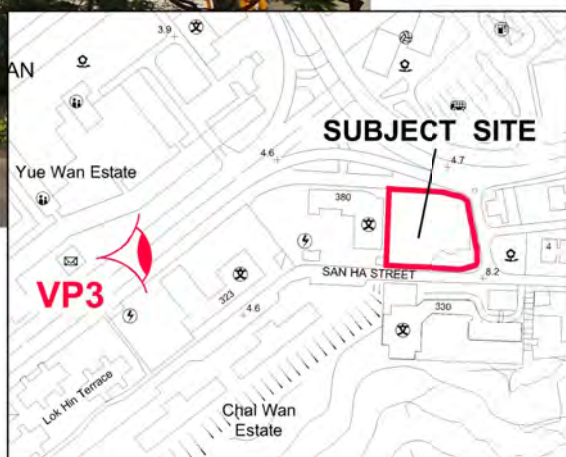


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With  
Existing  
View



With  
Proposed  
Development



### 合成照片 PHOTOMONTAGE

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

觀景點3 - 漁灣邨漁安樓外  
VP3 - OUTSIDE YUE ON HOUSE  
OF YUE WAN ESTATE

本圖於2017年5月10日擬備，  
所根據的資料由房屋署規劃組提供  
PLAN PREPARED ON 10.5.2017  
BASED ON PLAN PROVIDED BY  
PLANNING SECTION OF  
HOUSING DEPARTMENT

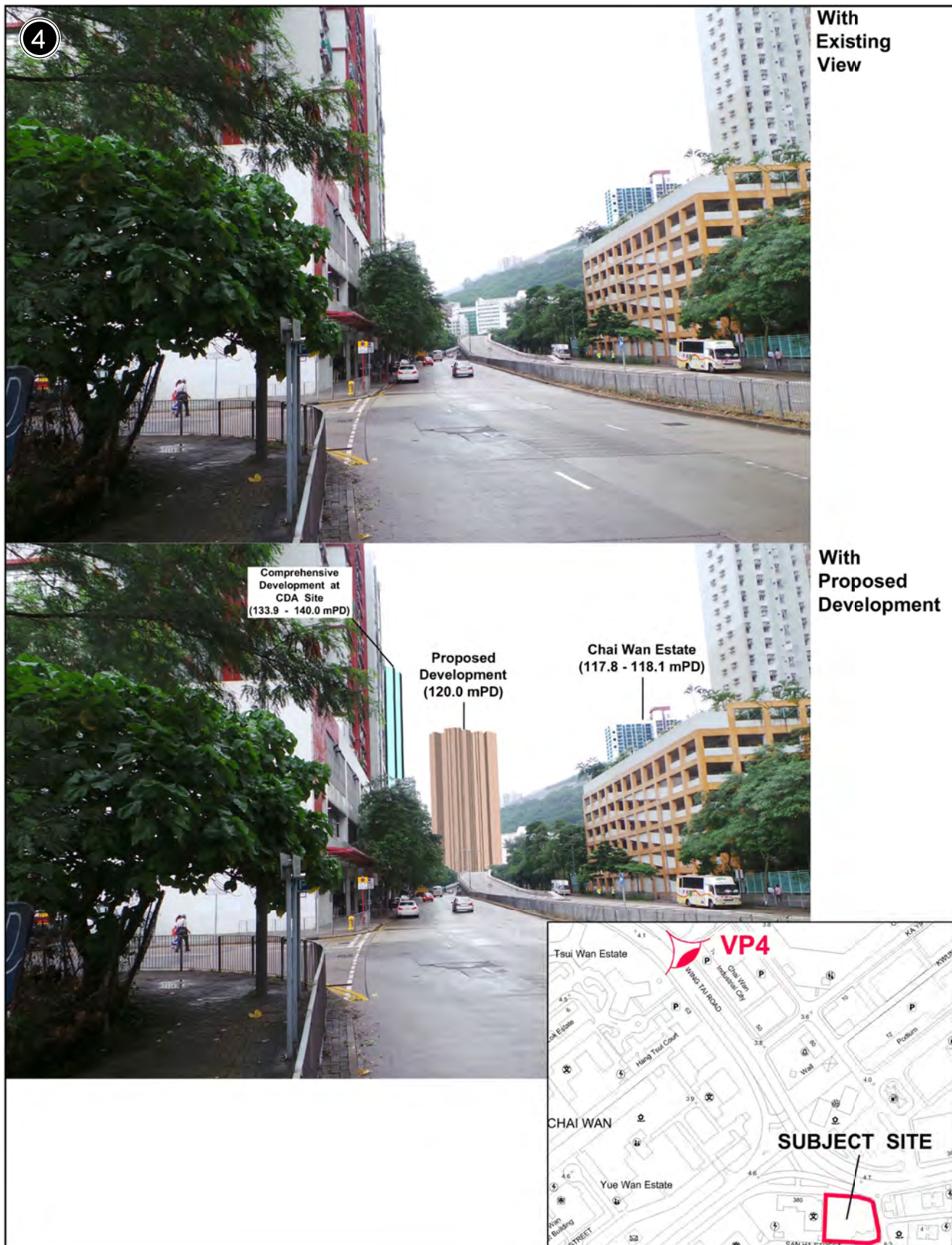
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 15





### 合成照片 PHOTOMONTAGE

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

觀景點4 - 永泰道與常平街交接處  
VP4 - JUNCTION OF WING TAI ROAD  
AND SHEUNG PING STREET

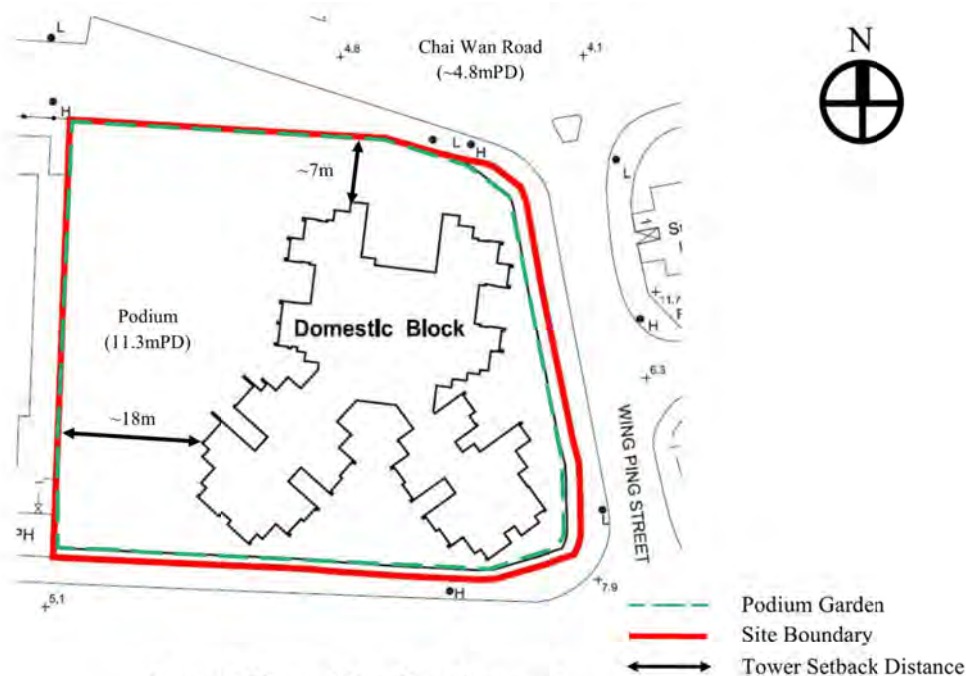
規劃署  
PLANNING  
DEPARTMENT



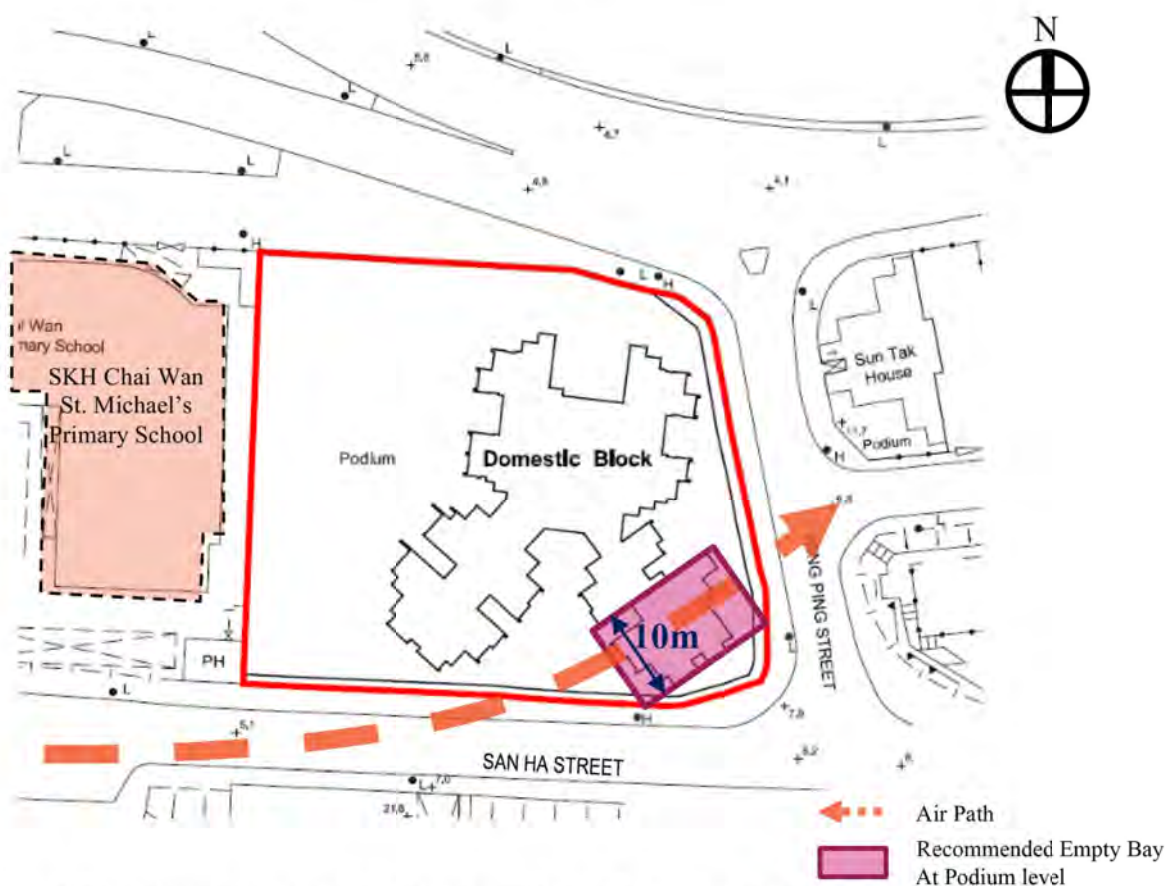
參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
H - 16

本圖於2017年5月10日擬備，  
所根據的資料由房屋署規劃組提供  
PLAN PREPARED ON 10.5.2017  
BASED ON PLAN PROVIDED BY  
PLANNING SECTION OF  
HOUSING DEPARTMENT



**Layout Plan of the Development  
(Subject to Future Design)**



**Recommended Podium Level Empty Bay for Summer Wind Condition  
(Subject to Future Design)**

本圖於2017年5月10日擬備  
PLAN PREPARED ON 10.5.2017

就柴灣分區計劃大綱草圖編號 S/H20/22  
提出的申述個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
TO THE DRAFT CHAI WAN  
OUTLINE ZONING PLAN No. S/H20/22

就修訂項目A之空氣流通評估(專家評估)的擬議緩解措施  
PROPOSED MITIGATION MEASURES IN  
AIR VENTILATION ASSESSMENT (EXPERT EVALUATION)  
FOR AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H20/22

圖 PLAN  
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