

# **TOWN PLANNING BOARD**

**TPB Paper No. 10717  
For Consideration by the  
Town Planning Board on 29.1.2021**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/24**

**CONSIDERATION OF  
REPRESENTATIONS NO. TPB/R/S/H20/24-1 TO 2  
AND COMMENTS NO. TPB/R/S/H20/24-C1 TO C4**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/24**  
**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H20/24-1 TO 2**  
**AND COMMENTS NO. TPB/R/S/H20/24-C1 TO C4**

| <b>Subject of Representations<br/>(Amendment Items)</b>   | <b>Representers<br/>(No. TPB/R/S/H20/24-)</b>  | <b>Commenters<br/>(No. TPB/R/S/H20/24-)</b>   |
|---|--|---|
| <p><b><u>Item A</u></b><br/>Rezoning of a site at the junction of Sun Yip Street and Siu Sai Wan Road from “Government, Institution or Community” (“G/IC”) to “G/IC(4)” with the stipulation of a maximum building height (BH) of 100mPD</p> <p><b><u>Item B1</u></b><br/>Rezoning of a site at Cheung Man Road from “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group A)” (“R(A)”) with the stipulation of a maximum BH of 135mPD</p> <p><b><u>Item B2</u></b><br/>Rezoning of two strips of land near Cheung Man Road from “GB” to areas shown as ‘Road’</p> | <p><b>Total: 2</b></p> <p><b><u>Supporting Item B1 (1)</u></b><br/>R1: Individual</p> <p><b><u>Opposing All Items (1)</u></b><br/>R2: Individual</p> | <p><b>Total: 4</b></p> <p><b><u>Providing Views (1)</u></b><br/>C1: MTR Corporation Limited</p> <p><b><u>Supporting Item B1 (1)</u></b><br/>C2: Individual</p> <p><b><u>Supporting R2 (1)</u></b><br/>C3: Individual</p> <p><b><u>Opposing Item A (1)</u></b><br/>C4: Individual (<i>i.e.</i> R2)</p> |

Note: The names of all representers and commenters are attached at **Annex IV**. Soft copy of their submissions is sent to the Town Planning Board Members via electronic means; and is also available for public inspection at the Town Planning Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_H20\\_24.html](https://www.info.gov.hk/tpb/en/plan_making/S_H20_24.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Town Planning Board Secretariat for Members’ inspection.

## 1. **Introduction**

- 1.1 On 19.6.2020, the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/24 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plans H-1, H-2 and H-7**.
- 1.2 During the two-month exhibition period, a total of two valid representations were received. On 1.9.2020, the representations were published for public comments, and in the first three weeks of the publication period, a total of four valid comments were received.
- 1.3 On 13.11.2020, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group. This paper is to provide the Board with information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

### Amendment Item A - Proposed Ambulance Depot and Departmental Quarters (DQ) at the Junction of Sun Yip Street and Siu Sai Wan Road, Siu Sai Wan

- 2.1 On 28.7.2017, the Metro Planning Committee (MPC) of the Board partially agreed to a section 12A application (No. Y/H20/4)<sup>1</sup> submitted by the Fire Service Department (FSD) to rezone the site from “G/IC” to “G/IC(4)” with stipulation of a maximum building height (BH) restriction of 100mPD to facilitate the proposed composite development of ambulance depot and DQ. The MPC considered that the proposed development was compatible with its surroundings and noted that the technical assessments submitted, including Traffic Impact Assessment (TIA), Environmental Assessment, Visual Impact Assessment, Air Ventilation Assessment – Initial Study (AVA-IS), etc., were accepted by the relevant government departments. The relevant meeting minutes is at [https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m585mpc\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m585mpc_e.pdf).
- 2.2 According to the indicative scheme submitted by FSD, the proposed development would comprise a 31-storey composite building with 4 storeys of ambulance depot on the lower floors and 27 storeys of DQ above. The proposed ambulance depot would have a 4-bay appliance room, a drill yard and other ancillary facilities such as offices, barracks and stores. It is for reprovisioning of the existing sub-standard ambulance depot at Hing Wah Estate to meet service needs and current standard and to expedite DQ projects for

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<sup>1</sup> The application covered a larger site mainly zoned “G/IC” with a minor portion zoned “Open Space” (“O”) on the OZP. While a strip of land zoned “O” was included in the application, no zoning amendment was proposed for the “O” portion which would be kept as a non-building landscaped area in the proposed development. The current proposed amendment to the OZP covers only the “G/IC” portion of the application site.

disciplined services departments.

Amendment Items B1 & B2 - Proposed Public Housing Development at Cheung Man Road, Chai Wan

- 2.3 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use.
- 2.4 Upon a land use review and subsequent confirmed by relevant departments on its technical feasibility, the site at Cheung Man Road was identified for public housing development by the Hong Kong Housing Authority (HKHA) to meet the pressing housing need.
- 2.5 The site fell previously within an area zoned “GB” with a minor portion shown as ‘Road’ on the then OZP. According to the conceptual scheme as prepared by the Housing Department (HD), the proposed public housing development would comprise one residential tower with a BH of not exceeding 135mPD. It would provide about 850 units with other facilities including parking, open space, a 60-place Day Care Centre for the Elderly and one team of Home Care Services for Elderly Persons (no-kitchen based), subject to detailed design and liaison with relevant departments.

Proposed Amendments to the OZP

- 2.6 The proposed amendments to the OZP to facilitate the development of a composite building with ambulance depot and DQ for the FSD and public housing by HKHA were submitted to the MPC for consideration on 29.5.2020<sup>2</sup>. After taking into account all the relevant planning considerations, the MPC agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance, and to adopt the revised Explanatory Statement (ES). Accordingly, the OZP renumbered to S/H20/24 was gazetted on 19.6.2020.
- 2.7 The relevant MPC Paper No. 2/20 is available at the Board’s website at [https://www.info.gov.hk/tpb/en/papers/MPC/649-mpc\\_2-20.pdf](https://www.info.gov.hk/tpb/en/papers/MPC/649-mpc_2-20.pdf) and the minutes of the said MPC meeting is also available at [https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m649mpc\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m649mpc_e.pdf).

**3. Consultation with the Eastern District Council**

Prior to the submission of the proposed amendments to OZP for consideration by the MPC, the Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) was consulted on the proposed amendments on 24.4.2020. EDC members generally supported the proposed amendments and considered that HD should ensure an appropriate flat mix for the new public housing development to meet the

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<sup>2</sup> The proposed amendments are set out at the Schedule of Amendments at **Annex II**.

housing needs of small and large families, review the provision of day care centre for the elderly at the site given its accessibility, and consider providing retail facilities in the proposed development. Responses of PlanD and HD to the EDC members' concerns were recorded in the minutes of the PWHC meeting held on 24.4.2020. An extract of the relevant minutes is at **Annex III**.

#### **4. The Representation Sites and their Surrounding Areas**

##### **4.1 The Representation Sites (Plans H-1 to H-11) and their Surrounding Areas**

###### ***Representation Site A (zoned "G/IC(4)")***

- 4.1.1 The Representation Site A (about 2,356m<sup>2</sup>) is located at the junction of Sun Yip Street and Siu Sai Wan Road. It is a piece of government land currently occupied by the Highways Department (HyD) as works area under temporary government land allocation (**Plans H-3 and H-4**).
- 4.1.2 The Representation Site A is located in a mixed land-use area comprising open space, Government, institution and community (GIC), industrial and residential developments. To the north and northwest of the site are industrial buildings and data centres, namely Honour Industrial Centre and Mega-iAdvantage. To the east is Siu Sai Wan Road Garden and a residential development, namely Harmony Garden. To the south across Chai Wan Road is the Chai Wan Swimming Pool and Park. Further to the south is Siu Sai Wan Estate.

###### ***Representation Site B1 (zoned "R(A)")***

- 4.1.3 The Representation Site B1 (about 0.49 ha) is located at Cheung Man Road to the west of Chai Wan Park. It is a piece of vacant government land situated on a vegetated slope and is currently fenced off.
- 4.1.4 The Representation Site B1 is located in a mixed land-use area comprising of open space, GIC uses, industrial, commercial and residential developments (**Plans H-8 and H-9**). Abutting the site is Cheung Man Road Rest Garden, and a number of schools, such as The French International School, Chong Gene Hang College and Meng Tak Catholic School are located further north. To the immediate southwest of the site is a cluster of industrial/industrial-office buildings, and various residential developments, namely Greenwood Terrace and Neptune Terrace are located further west. The site is about 150m away from the MTR Chai Wan Station.

###### ***Representation Sites B2 (shown as 'Road')***

- 4.1.5 The Representation Sites B2 are two residual strips of land (about 638 m<sup>2</sup>) resulting from the Amendment Item B1 above. They consist of the existing pedestrian staircase/passageway connecting Cheung Man Road and MTR Chai Wan Station and area required for the proposed road widening works at Cheung Man Road near the proposed public housing

development (**Plans H-8, H-9 and H-13a**).

#### 4.2 Planning Intention

4.2.1 The planning intention of the zones in relation to the above representation sites are as follows:

- (a) The “G/IC(4)” zone is intended primarily for the provision of 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, organisations providing social services to meet community needs, and other institutional establishments.
- (b) 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.
- (c) Area shown as ‘Road’ mainly depicts the road network or area reserved for road purpose.

### 5. The Representations and Comments on Representations

#### 5.1 Subject of Representations

5.1.1 There are a total of two valid representations. **R1** is submitted by an individual and is supportive to Amendment Item B1. **R2** is submitted by an individual objecting to all amendment items (i.e. Amendment Items A, B1 and B2).

5.1.2 The major grounds of representations and PlanD’s responses, in consultation with the relevant government departments, are at **Annex V** and summarised in the paragraphs 5.2 to 5.3 below.

#### 5.2 Major Grounds of and Responses to Supportive Representation

##### 5.2.1 **Rezoning of Proposed Public Housing Site at Cheung Man Road (Amendment Items B1 and B2)**

| Major Grounds/Proposals  | Representation |
|--|----------------|
| (1) Supports Amendment Item B1.  | <b>R1</b>      |
| (2) Elevators or escalators be installed for the public to travel between Cheung Man Road and Island Eastern Corridor for easier access to Eastern Hospital and the adjoining schools from the MTR Chai Wan Station. | <b>R1</b>      |

| Responses |  |
|-----------|--|
| (a)       | In response to (1) above, the supportive view is noted.  |
| (b)       | In response to (2) above, HD had conducted a TIA for the proposed public housing development at Cheung Man Road for rezoning purpose. According to the TIA, the existing staircase connecting the site to MTR Chai Wan Station will have ample spare capacity. To improve the overall pedestrian accessibility, however, the Government will explore feasibility of enhancing the pedestrian connection (e.g. footbridge, elevator or escalator) between the Representation Site B1 and MTR Chai Wan Station subject to detailed design ( <b>Plan H-13b</b> ). Detailed design of the proposed connection will be finalised at the implementation stage of the proposed housing site having regard to the associated traffic impacts and other technical considerations. |

### 5.3 Major Grounds and Responses to Opposing Representation

#### 5.3.1 **Rezoning of Proposed Public Housing Site at Cheung Man Road (Amendment Items B1 and B2)**

##### *Landscape, visual, air ventilation and environmental aspects*

| Major Grounds/Proposals   | Representations |
|---|-----------------|
| (1) Considers that Representation Site B1 is currently vegetated areas zoned “GB” and being an integral part of the green lung. The areas should be preserved in densely populated area for visual, environmental and ecological concerns. The public housing development would involve felling of trees and vegetation and compensation planting would not improve local air quality.  | <b>R2</b>       |
| (2) Air ventilation assessment and visual impact assessment showed negative impacts arisen from the proposed public housing development. The use of acoustic installations with non-openable windows at the proposed building will block natural ventilation. The impacts arising from the existing liquefied petroleum gas (LPG) storage facility near Cheung Man Road and traffic noise have been downplayed.   | <b>R2</b>       |
| Responses   |                 |
| (a) The Representation site B1 was identified suitable for public housing development to meet the pressing need of the community, as it is a sizeable site, in close proximity to existing settlements, and near and accessible to existing roads. The proposed public housing development is also found feasible by the findings of various technical assessments undertaken by HD including Visual Appraisal (VA), AVA-IS, Landscape Assessment (LA), TIA and Quantitative Risk Assessment (QRA). |                 |

According to the TIA, all critical junctions will operate at their ample capacities during both the construction and operational phases with the proposed junction improvement measures implemented including modification to the method of control for the junctions of Chai Wan Road/Tai Tam Road and Chai Wan Road/Lok Man Road and adjustment to the pedestrian green time at the junction of Chai Wan Road/Hong Man Road as well as widening of a section of Cheung Man Road (**Plan H-13a**). To further improve the overall pedestrian accessibility, the Government will explore the feasibility of enhancing the pedestrian connection from the site to the MTR Chai Wan Station at the implementation stage (**Plan H-13b**). All concerned departments have no objection to the proposed public housing development.

- (b) In response to (1) above, the LA submitted indicates that no registered Old and Valuable Tree as well as flora with important conservation value were identified within the Representation Site B1. Mitigation measures of landscape design and greening will be adopted to alleviate the impacts on the existing landscape arising from the proposed development. The loss of trees will also be compensated in accordance with the latest Development Bureau Technical Circular (Works) on Tree Preservation as far as possible.
- (c) In response to (2) above, according to the submitted VA, the proposed public housing development with a BH of 135mPD would integrate with existing built environment as a cluster and would not cause significant visual incompatibility when viewed from a longer distance. While the visual impact would be moderately adverse when viewed from a shorter distance (**Plans H-12a to H-12f**), appropriate and careful mitigation measures, including terraced podium design, responsive building disposition and orientation, façade treatment with harmonious colour scheme, and at-grade and vertical greening, would be explored at detailed design stage to soften the visual impact.
- (d) As for the air ventilation, an AVA-IS using computational fluid dynamics was conducted. According to the AVA-IS, the proposed development would improve the overall annual wind environment in the vicinity and further surrounding of the site while impacting on the summer wind. No significant impact is anticipated to the surrounding pedestrian wind environment due to the proposed scheme. Building design features to enhance wind performance will be considered at detailed design stage (**Plan H-14**).
- (e) As for the LPG storage facility near Cheung Man Road (**Plan H-15**), a QRA was conducted to ascertain the risk levels are acceptable in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The Electrical and Mechanical Services Department (EMSD) has no comment on the QRA report submitted from LPG safety point of view.
- (f) In addition, an Environmental Assessment Study (EAS) will be conducted at detailed design stage for the review and approval of the



Environmental Protection Department (EPD). Any necessary noise mitigation measures will be implemented to ensure full compliance with statutory requirements. With the implementation of building design and noise mitigation measures where appropriate, no insurmountable noise impact upon noise sensitive receivers (NSR) in the proposed public housing development is anticipated. Noise mitigation installations such as acoustic windows and acoustic balconies will fulfil the requirement of lighting and ventilation in accordance with the Building (Planning) Regulations.

### 5.3.2 Rezoning of the Ambulance Depot and Departmental Quarters Site (Amendment Item A)

| Major Grounds/Proposals   | Representations |
|---|-----------------|
| (3) Query why the ambulance depot and DQ have to be developed at the Representation Site A and considers that the “G/IC” site should be used to meet community needs especially in providing elderly and child care facilities.   | <b>R2</b>       |
| (4) Query that there will be noise impact arising from the operation of ambulance depot, i.e. the sirens of ambulance especially at night time, even with the mitigation measures implemented.  | <b>R2</b>       |
| Responses   |                 |
| (g) In response to (3) above, as mentioned in paragraph 2.2 above, the Representation Site A is reserved for an ambulance depot for reprovisioning of the existing sub-standard ambulance depot at Hing Wah Estate and to expedite DQ projects for disciplined services departments. Besides, when identifying a suitable site for the development of ambulance depot, a number of factors including the distance between a potential site and populated area, land use and size of the site, etc. have to be considered to ensure that resources could be used effectively, emergency services could be provided to the service area to cope with the anticipated rising demand and providing room for future expansion. The Representation Site A is able to meet these criteria. |                 |
| (h) Based on the existing and planned provision of major GIC facilities in the Chai Wan area ( <b>Annex VI</b> ), there are shortfall in the provisions of child care centres and centre-based Day Care Centres/Units for the Elderly and Residential Care Homes for the Elderly (RCHE) according to the requirements of the HKPSG. A 60-place Day Care Centre for the Elderly will be provided at the proposed public housing development at Cheung Man Road to serve the locals. After further liaising with Social Welfare Department (SWD) and reviewing of the proposed layout, HD would further consider providing additional elderly facility, tentatively for one team of Home Care Services for Elderly Persons (no-kitchen based) in the proposed public housing site     |                 |

at Cheung Man Road (Amendment Item B1). The Government has adopted a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

- (i) In response to (4) above, Amendment Item A is to take forward the MPC's decision on the s.12A planning application No. Y/H20/4. According to the Environmental Assessment submitted in the application, with implementation of the recommended mitigation measures, such as lower the loudness of sirens of ambulance during night-time mission and full enclosure of the 3 nos. of existing chillers on podium of the nearby building, Mega-iAdvantage (**Plans H-3 and H-4**), the relevant noise criteria under the HKPSG at the existing and planned NSRs will be complied. As such, EPD is satisfied that adverse noise impact from the proposed ambulance depot is not anticipated. Besides, as advised by FSD, when vehicles responding to scene of incident to provide emergency services, there is a need to remind other road users and the siren will be sound in accordance with the Road Traffic Ordinance in general. If the road condition is safe and clear such as during mid-night time, the volume of siren will be adjusted appropriately to reduce the impact to the public.

#### 5.4 Comments on Representations

5.4.1 There are four valid comments on representations submitted by MTR Corporation Limited (**C1**) and three individuals (**C2** to **C4**). **C1** has no objection to all the amendments but expressing some views. **C2** supports Amendment Item B1 whereas **C3** supports **R2** against Amendment Item B1. **C4** opposes Amendment Item A and is also a representer (i.e. **R2**).

5.4.2 The major grounds of comments and PlanD's responses, in consultation with the relevant government departments, are at **Annex V**.

| Major Grounds of Comments/Proposals   | Comments  |
|---|-----------|
| (1) No objection to all amendment items but noise from train operations could be a concern to the future occupants of the proposed housing site at Cheung Man Road under Amendment Items B1 and B2. HD should conduct an EAS including a Railway Noise Impact Assessment, to be reviewed and approved by EPD, and implement any necessary noise mitigation measures at the site at Cheung Man Road to ensure full compliance with statutory requirements. | <b>C1</b> |

|   |           |
|---|-----------|
| (2) Supports Amendment Item B1 for developing idle area for residential use. The Government should adopt a multi-pronged approach in increasing housing land supply.  | <b>C2</b> |
| (3) Supports <b>R2</b> against Amendment Item B1 regarding rezoning of “GB” to “R(A)” on the following grounds:<br><br>(i) there are land in the New Territories that can be developed for residential use and hence land issue is not a problem; and<br><br>(ii) traffic conditions of Cheung Man Road and the whole Chai Wan area would suffer after the public housing development at Cheung Man Road is completed.  | <b>C3</b> |
| (4) Opposes the rezoning of “G/IC” site under Amendment Item A.<br><br>There is a shortage of elderly facilities in the district and the site should be developed for elderly facilities.   | <b>C4</b> |
| <b>Responses</b>  |           |
| (a) The supportive views of <b>C1</b> and <b>C2</b> are noted.<br><br>(b) In response to (1) above, the response to <b>R2</b> in paragraph 5.3.1 (f) above is relevant.<br><br>(c) In response to (2) and (3) above, to meet the acute housing need of the community, the Government has already adopted a multi-pronged approach for increasing land supply. As for the traffic impact, the response to <b>R2</b> in paragraph 5.3.1 (a) above is relevant.<br><br>(d) In response to (4) above, the response to <b>R2</b> in paragraph 5.3.2 (h) is relevant. |           |

## 6. **Departmental Consultation**

The following Government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs and **Annex V**, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Director of Housing;
- (d) Director of Fire Services;

- (e) Commissioner of Transport;
- (f) Director of Environmental Protection;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Director of Social Welfare;
- (i) Project Manager (South), Civil Engineering and Development Department (CEDD);
- (j) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (k) District Lands Officer/Hong Kong East, Lands Department;
- (l) Antiquities and Monuments Office;
- (m) Government Property Agency;
- (n) Chief Highway Engineer/Hong Kong, HyD;
- (o) Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- (p) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Food and Environmental Hygiene;
- (s) Commissioner of Police;
- (t) District Officer (Eastern), Home Affairs Department;
- (u) Chief Architect/Central Management Division 2, Architectural Services Department;
- (v) Director of Agriculture, Fisheries and Conservation;
- (w) Head of Geotechnical Engineering Office, CEDD;
- (x) Chief Engineer/Construction, Water Supplies Department;
- (y) Director of Electrical and Mechanical Services; and
- (z) Director of Health.

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

- 7.1 The supportive views of **R1** are noted.
- 7.2 Based on the assessments in paragraphs 4 and 5 above, and for the following reasons, PlanD does not support the representation **R2** and considers that the OZP should not be amended to meet the representation:

### **Amendment Item A**

- (a) The "G/IC(4)" zone with a BH restriction of 100mPD is considered appropriate for the proposed joint ambulance depot and DQ development. Relevant technical assessments have been conducted to demonstrate the feasibility of the proposed development. No noise issue is anticipated as suitable mitigation measures would be implemented.
- (b) The Government has adopted a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand. Elderly facilities will be provided in the proposed public housing development at Cheung Man Road in Chai Wan to address the current shortfall.

### **Amendment Items B1 and B2**

- (c) The "R(A)" zone with a BH restriction of 135mPD is considered

appropriate to facilitate the proposed public development to meet the housing need of the community. Relevant technical assessments have been conducted to demonstrate the feasibility of the proposed public housing development. There is no insurmountable technical problems after the implementation of all the relevant building design and mitigation measures.

## **8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft Chai Wan OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft Chai Wan OZP to meet the representations, Members are also invited to agree that the OZP, together with their respective Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

## **9. Attachments**

|                  |   |
|------------------|---|
| <b>Annex I</b>   | Draft Chai Wan OZP No. S/H20/24 (reduced size)  |
| <b>Annex II</b>  | Schedule of Amendments to the Approved Chai Wan OZP No. S/H20/23  |
| <b>Annex III</b> | Minutes of PWHC of EDC on 24.4.2020 (in Chinese only) (Extracted)   |
| <b>Annex IV</b>  | List of Representers ( <b>R1</b> to <b>R2</b> ) and Commenters ( <b>C1</b> to <b>C4</b> ) in respect to the draft Chai Wan OZP No. S/H20/24 |
| <b>Annex V</b>   | Summary of Representations and Comments and Responses   |
| <b>Annex VI</b>  | Provision of Major Community Facilities and Open Space in Chai Wan  |

|                 |  |
|-----------------|--|
| <b>Plan H-1</b> | Amendments incorporated into the draft Chai Wan OZP No. S/H20/24 |
|-----------------|--|

### Amendment Item A

|                         |   |
|-------------------------|---|
| <b>Plan H-2</b>         | Comparison of Existing and Proposed Zonings |
| <b>Plans H-3 to H-6</b> | Site Plan, Aerial Photo and Site Photos     |

### Amendment Items B1 and B2

|                              |   |
|------------------------------|---|
| <b>Plan H-7</b>              | Comparison of Existing and Proposed Zonings         |
| <b>Plans H-8 to H-11</b>     | Site Plan, Aerial Photo and Site Photos             |
| <b>Plans H-12a to H-12f</b>  | Photomontages                                       |
| <b>Plans H-13a and H-13b</b> | Proposed Road Improvement and Pedestrian Footbridge |

|                  |   |
|------------------|---|
| <b>Plan H-14</b> | Building Design Features for Enhancement of Air Ventilation |
| <b>Plan H-15</b> | Existing Liquefied Petroleum Gas Storage Facility           |

**PLANNING DEPARTMENT**  
**JANUARY 2021**