

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 3/23
For Consideration by the
Metro Planning Committee on 21.4.2023**

**PROPOSED AMENDMENTS TO
THE APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/25**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/25 (**Attachment I**) as shown on the draft OZP No. S/H20/25A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 4.5.2021, 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/H20/25. On 14.5.2021, the approved OZP No. S/H20/25 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 8.11.2022, the CE in C referred the approved Chai Wan OZP No. S/H20/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 18.11.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Feasibility Study for Proposed Public Housing Development near Chai Wan Swimming Pool, Chai Wan

- 3.1 As set out in various Policy Addresses in recent years, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting the housing and other development needs. To meet and expedite housing land supply in the short and medium terms, among other things, the Government has been carrying out various land use reviews on an on-going basis, including reviews on "Green Belt" ("GB") sites, with a view to identifying more suitable sites for conversion to residential use.

- 3.2 The review of “GB” sites (“GB” review) comprises three stages. The first stage of “GB” review mainly covered “GB” areas which were formed, deserted or de-vegetated, but possessed potential for residential development. The second stage covered “GB” zones in the fringe of built-up areas close to existing urban areas and new towns. Vegetated “GB” sites with a relatively lower buffer or conservation value and adjacent to existing transport and infrastructure facilities would be reviewed for housing purpose. Under the third stage, “GB” sites with higher gradient and farther away from the built-up area but still with roads in vicinity, and involving even private land, would be examined. Based on the second stage review, a site near Chai Wan Swimming Pool in Chai Wan (the Site) has been identified for development of public housing (**Amendment Item A**) by the Hong Kong Housing Authority (HKHA).
- 3.3 Engineering Feasibility Study (EFS) for the Site has been conducted by the Civil Engineering and Development Department (CEDD) to confirm the technical feasibility of the proposed public housing development. The technical assessments under the EFS have demonstrated no insurmountable technical problems arising from the development proposals. According to the EFS (**Plan 7a**), a Drainage Services Department (DSD) Maintenance Yard with a retention tank underneath will be provided at the area adjoining the north-eastern side of the Site to divert the additional runoff due to the proposed public housing development and from the upper catchment. The existing skateboard ground at the Site will be reprovisioned at the area to the northeast of the public housing development. A pedestrian walkway running along the reprovisioned skateboard ground is also proposed to facilitate the pedestrians travelling to Chai Wan west via Siu Sai Wan Road. The findings will be further elaborated in paragraphs 4.7 to 4.18. To take forward the recommendations of the proposed public housing development, rezoning of the Site with stipulation of appropriate development restriction is required.

Reflecting an As-Built Public Housing Development on the OZP

- 3.4 The in-situ conversion of ex-Chai Wan Factory Estate (CWFE) to the immediate west of Mass Transit Railway (MTR) Chai Wan Station to public rental housing estate (i.e. Wah Yan House, Wah Ha Estate (華廈邨華欣樓)) was completed in 2015. Opportunity is now taken to amend the zoning to reflect the as-built conditions (**Amendment Item B**).

4. Amendment Item A: Proposed Public Housing Development to the South of Chai Wan Swimming Pool

The Site and its Surroundings (Plans 1 to 6)

- 4.1 The Site (about 2.01 ha) to the immediate south of existing Chai Wan Swimming Pool is located at the southern fringe of the existing Chai Wan community. The Site falls within an area zoned “GB” (about 81% of the Site) and “Government, Institution or Community” (“G/IC”) (about 19% of the Site) on the OZP. The Site is located on a sloping terrain with level difference of about 50m (from 24mPD to 76mPD). It is a piece of government land currently occupied by the existing Chai Wan Pool-side Garden with a skateboard ground at the northern portion, while the southern portion is vacant land of former squatter area and located at the foothill of Pottinger Peak (about 311mPD) with vegetated slopes.

- 4.2 The Site is located in a residential neighbourhood. To the immediate northeast and northwest of the Site are the existing Chai Wan Swimming Pool, the Precious Blood Secondary School and the Caritas Chai Wan Marden Foundation Secondary School. To its further northwest along Hong Ping Street is a cluster of private residential developments with building height (BH) ranging from about 49mPD to 90mPD and the subsidised housing development, Dip Tsui Court (蝶翠苑) with BH of about 120mPD. To its immediate east is Hiu Tsui Court (曉翠苑) with BH of about 112mPD and to the further east is Siu Sai Wan Estate (小西灣邨) with BH ranging from 80mPD to 118mPD. The Cape Collinson Chinese Permanent Cemetery is located on top of the slope to the south. While the topography of the Chai Wan area within the OZP boundary rises further uphill in the northern, western and southern peripheries, the building height restrictions (BHRs) within “R(A)” zones is in the range of 100mPD (at the town centre and Siu Sai Wan waterfront area) to 210mPD (in the western periphery area near the foothills of Mount Parker).

Rezoning Proposal

- 4.3 Having regard to the site context, the land use compatibility with surrounding development, infrastructural capacity and recommendations of the EFS, it is proposed to rezone the Site from “GB” and “G/IC” to “R(A)” for public housing development subject to a maximum BH of 190mPD (**Plan 1**). The planning intention of “R(A)” zone is primarily for high-density residential development with provision of GIC facilities and commercial uses. The indicative layout and section plans for the proposed public housing development are at **Plans 7a and 7b**. The key development parameters of the proposed development are summarized as follows:

Zoning Area	About 2.01 ha ⁽ⁱ⁾
Development Site Area ⁽ⁱⁱ⁾	About 1.9 ha
Maximum Domestic Plot Ratio (PR)	Not more than 8 ⁽ⁱⁱⁱ⁾
Maximum BH	190mPD ^(iv)
No. of Domestic Blocks	3 blocks
No. of Flats	About 2,700
Population ^(v)	About 7,290
Local Open Space and Recreational Facilities	Provision of local open space at 1m ² per person in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. not less than 7,290m ²). Recreational facilities and children play area will also be provided.
Greenery Coverage	Minimum 20% of the housing site in accordance with HKPSG requirement
Car Parking Provision	No. of private car parking spaces and loading/unloading bays to be provided in accordance with HKPSG requirement

Other Facilities ^(vi)	<p>(a) Social welfare facilities^(vii) including integrated Community Centre for Mental Wellness, 100-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Unit, 60-place Day Care Centre for the Elderly, 50-place Day Activity Centre and 50-place Hostel for Severely Mentally Handicapped Persons</p> <p>(b) 6-classroom kindergarten; and</p> <p>(c) retail facilities</p>
Anticipated Completion Year	2033-34

Notes

- (i) The total zoning area of about 2.01 ha includes a small portion of the adjoining slope.
- (ii) The development site area is subject to review at the detailed design stage.
- (iii) According to the Buildings (Planning) Regulation, the maximum domestic plot ratio for Class A site is 8.
- (iv) Given the proposed platform levels for the proposed public housing development of about 30mPD and 41mPD, the absolute building height of the proposed three residential towers would be ranging from about 109m to 160m, which has taken into account the adoption of the Modular Integrated Construction.
- (v) Based on assumed 2.7 person per flat.
- (vi) The actual provision of the facilities will be subject to confirmation by relevant government departments at detailed design stage.
- (vii) Gross floor area (GFA) equivalent to about 5% of the attainable domestic GFA of the public housing development will be reserved for the provision of social welfare facilities as per advice from Social Welfare Department (SWD). The proposed social welfare facilities have been included for assessment under the EFS. The location, type and actual provision of social welfare facilities will be subject to advice from SWD and Housing Department (HD) at the detailed design stage.

- 4.4 The conceptual development scheme is subject to refinement at detailed design stage. The proposed public housing development will be guided by administrative planning brief prepared by HD in consultation with relevant bureaux/departments, which would set out planning parameters, design requirements, provision of GIC, local open space, recreational, social welfare and parking facilities, as well as any further technical assessments to be conducted.

Land Use and Development Intensity

- 4.5 Chai Wan district is dominated by high-density public and private residential developments inter-mixed with GIC uses and industrial area. The proposed public housing development is generally compatible with the surrounding context in respect of development type and built form (**Plan 2**).
- 4.6 According to the conceptual scheme comprising three residential towers (**Plans 7a and 7b**), the proposed development intensity has taken into account various site-specific and technical considerations, including sloping terrain with level difference of about 50m, requirements of specific building design, layout and disposition for mitigating air ventilation and visual impacts, limited traffic capacity of key road junctions and the need to optimise land resources. Besides, the Site is connected to the major roads and pedestrian network and is easier accessible by public transportation. Given that the Site is located on a sloping terrain (the foothill of Pottinger Peak) in the inland area of

Siu Sai Wan (with the site formation level of about 30mPD and 41mPD), the proposed BHR of 190mPD for the proposed public housing development (residential blocks ranging from +149.5mPD to +189.5mPD) with absolute BH ranging from around 109m to 160m is considered not incompatible with the surrounding developments and planned BH profile of the OZP.

Technical Assessments

- 4.7 Concerned government departments have confirmed that the proposed amendments to the OZP for the proposed public housing development would not cause insurmountable problems on traffic, visual, air ventilation, landscape, environmental and ecological, cultural heritage aspects as well as infrastructural capacity and land requirements, as detailed in the ensuing paragraphs.

Traffic Aspect

- 4.8 A preliminary traffic and transport impact assessment (TTIA) has been conducted under the EFS (Section 4 at **Attachment V**), which has ascertained the technical feasibility of the proposed public housing development at the Site from traffic engineering perspective. According to the findings of the preliminary TTIA, some road works and traffic improvement measures are proposed to ensure adequate traffic capacity to address the anticipated demand arising from the proposed public housing development. These include upgrading of the existing emergency vehicular access (currently serving the Chai Wan Swimming Pool) to a public road connecting to Chai Wan Road via Wing Ping Street and San Ha Street (**Plan 8a**). Traffic improvement works at various junctions including Wing Ping Street/Chai Wan Road Junction, Chai Wan Road/San Ha Street Junction, Wing Tai Road/Ka Yip Street Junction and the roundabout at Chai Wan Road/Wan Tsui Road/Island Eastern Corridor are proposed (**Plan 8b**). A pedestrian walkway running along the reprovisioned site for skateboard ground will be proposed to provide convenient access from the proposed public housing development to Siu Sai Wan Road (**Plan 7a**). The walking distance to the bus terminus near Siu Sai Wan Estate will be further reduced (**Plan 2**). The Commissioner for Transport (C for T) has no adverse comments on the findings of the preliminary TTIA and no in-principle objection to the rezoning proposal.

Visual Aspect

- 4.9 The proposed public housing development with maximum BH of 190mPD (three residential blocks ranging from +149.5mPD to +189.5mPD) at the Site with large mountain face of Pottinger Peak as a backdrop is generally not incompatible with the surrounding BH profile of existing/planned residential developments as well as the BHRs of the adjacent “R(A)” zone (ranging from 120mPD to 140mPD) (**Plan 6**). As illustrated by the photomontages under the preliminary Landscape and Visual Impact Assessment (LVIA) (Section 9 at **Attachment V**), the proposed development would not cause significant visual impacts to the surrounding environment (**Plans 9a to 9c**). With incorporation of good design measures including careful layout design, the control of development massing and maximization of greening provision at at-grade and podium level to enhance visual permeability and visual relief, the visual impact arising from proposed development is considered acceptable. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and Chief Architect/Central Management Division 2, Architectural Services Department

(CA/CMD2, ArchSD) have no adverse comment on the proposed rezoning from urban design and visual point of view.

Air Ventilation Aspect

- 4.10 A quantitative air ventilation assessment (AVA) in the form of Initial Study has been carried out (Section 10 at **Attachment V**) to assess the potential impacts arising from the proposed public housing development. Given that the building design of the proposed residential blocks would incorporate a number of wind enhancement features, in particular the minimum 15m building separation in between the residential towers (**Plan 7b**) and the geographical location of the Site is at the foothill of Pottinger Peak, the proposed development should have limited air ventilation impacts to the surroundings. Additional mitigation measures will also be taken on board for the purpose of fine-tuning the proposed development layouts in detailed design stage.

Landscape Aspect

- 4.11 According to the broad-brush tree survey (Section 8 at **Attachment V**) under the preliminary LVIA, about 1,162 nos. of trees will be affected by the proposed public housing development. While no Registered Old and Valuable Trees is found, there are three Trees of Particular Interest (TPIs) within the Site, including a *Ficus virens* (大葉榕) and 2 nos. of *Artocarpus hypargyreus* (白桂木) which are also listed in Rare and Precious Plants of Hong Kong. 2 nos. of *Pavetta hongkongensis* (香港大沙葉), a flora species of conservation importance protect under the Forests and Countryside Ordinance (Cap. 96), are also found. Except for a *Ficus virens*¹, the aforesaid TPIs and flora would be transplanted to the reprovisioning site of skateboard ground. The remaining affected trees within the Site, most of which are in average to poor health condition with low to medium amenity value and are of common species², would be removed as a result of the associated site formation works.
- 4.12 Suitable mitigation measures and amenity planting/landscape treatment will be provided within the Site to alleviate the landscape impact (**Plan 10**). Subject to detailed design, about 24 new trees would also be planted at the sites for the proposed DSD maintenance yard and reprovisioning of skateboard ground as well as at the entrance to the proposed pedestrian walkway near Siu Sai Wan Road. Furthermore, a minimum of 20% overall green coverage and local open space (i.e. 1m² per person) with new tree planting will be provided in the proposed public housing development to contribute to a desirable landscape setting to enhance living environment. Details of the compensatory planting proposal, including off-site planning, will be explored at the detailed design stage in accordance with the relevant technical circular.
- 4.13 In general, the proposed public housing development at the Site will not result in adverse landscape impact with the implementation of the proposed mitigation measures. CTP/UD&L of PlanD and Director of Agricultural, Fisheries and Conservation (DAFC) have no adverse comment on the rezoning proposal.

¹ As per the finding of the preliminary LVIA, while transplanting is impracticable given its large size including substantial root ball, the retaining of the tree (being in close proximity to the only possible ingress /egress point to the development site) would impose serious constraints to the proposed housing development. It is proposed to remove the tree.

² The species include *Acacia confusa*, *Ficus hispida*, *Leucaena leucocephala*, *Ligustrum sinense*, *Macaranga tanarius* var. *tomentosa*, *Mallotus paniculatus*, *Morus alba*, *Schefflera heptaphylla* and *Sterculia lanceolate*.

Environmental Aspect

- 4.14 Based on the findings of the preliminary environmental review (ER) (Section 7 of **Attachment V**), there is no insurmountable environmental impact on air quality, noise, water quality, waste management, land contamination and ecology aspects arising from the proposed public housing development with implementation of the proposed mitigation measures. More detailed assessment will be carried out at the detailed design stage to formulate appropriate mitigation measures.
- 4.15 The findings of the ecological assessment under the preliminary ER indicate that the Site covers some developed area, mixed woodland, grassland and natural watercourses, in which no site of conservation importance has been identified. It is anticipated that loss of associated vegetation and flora associated with the mixed woodland habitat is unavoidable upon development. One of the natural watercourses to the west of the Site is found with moderate ecological value given its naturalness and its value to a few fauna species of conservation importance. A pre-emptive measure of setting out a buffer zone with a minimum width of 15m on both sides of the watercourse was adopted during the early stage of planning. The actual boundary of the proposed scheme is now about 40m away from the watercourse with a view to further forestalling direct impact to the watercourse and its riparian habitat. Besides, for preservation of the mixed woodland habitat so as to allow a linkage for the wildlife across different wooded habitats, an ecological corridor with a minimum width of 15m south of the Site would also be maintained (**Plan 7a and 10**). The Director of Environmental Protection (DEP) and DAFC have no adverse comment on the rezoning proposal.
- 4.16 According to the review on cultural heritage under the preliminary ER, there is no feature or resource with cultural heritage value identified within the Site. While a Tin Hau Temple held by Chai Wan Area Kai Fong Welfare Advancement Association (Hong Kong) Limited under the Government Land Licence is found within the Site, it is of no cultural heritage significance and as advised by DLO/HKE of LandsD, the licence is terminable by advance notice.

Infrastructural and Land Requirement Aspects

- 4.17 The EFS has covered the technical assessments for infrastructural aspects including sewerage, drainage, utilities and water supply as well as geotechnical and site formation works (Sections 5 and 6 of **Attachment V**). It is concluded that the proposed public housing development is technically feasible and would not result in insurmountable problem with the implementation of mitigation measures and improvement works proposed, namely provision of DSD maintenance yard with a retention tank underneath for storage of stormwater and upgrading of the existing sewerage network. Relevant departments have no in-principle objection to or no adverse comment on the rezoning proposal from infrastructural and geotechnical perspectives.
- 4.18 According to the land status record (Section 11 of **Attachment V**), as the Site is a piece of the Government land, no major land resumption/clearance is anticipated for the proposed public housing development. Regarding the graves, kam taps, urns or shrines and temporary structures (including the Tin Hau Temple) identified within the Site, subject to further confirmation at the detailed design stage, the clearance and

compensation of affect structures will be handled according to established procedures. DLO/HKE of LandsD and District Officer (East) and Home Affairs Department (DO(E), HAD) have no in-principle objection to the rezoning proposal.

5. **Amendment Item B: Rezoning a “CDA” Site to the Immediate West of MTR Chai Wan Station to Reflect the As-Built Development (Plans 11 to 14)**

- 5.1 The site (about 0.34 ha) at 2 Kut Shing Street to the immediate west of MTR Chai Wan Station is zoned “CDA” on the OZP. It is currently occupied by the public rental housing development, known as ‘Wah Yan House, Wah Ha Estate (華廈邨華欣樓)’. It is ex-CWFE, the last “H” type factory building in Hong Kong, which was developed by the Government in 1959 under the management of the HD. CWFE is a Grade 2 historic building. Given the conservation value of CWFE and the public aspiration for conserving CWFE, HKHA undertook to convert CWFE for public rental housing development, which was completed in 2015. On 17.9.2019, the Committee of the Board agreed to rezone the site under the review of “CDA” sites to reflect the conversion of CWFE and its existing use.
- 5.2 To reflect the as-built condition of the site including the BH of the existing building, it is proposed to rezone the site from “CDA” to “R(A)” with stipulation of BHR of 25mPD.

6. **Minor Boundary Adjustment**

Opportunity has been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries to reflect existing/planned developments. These adjustments would not have any material implications on the land use zonings.

7. **Provision of GIC Facilities and Open Space**

- 7.1 Taking into account the proposed development, the planned population of the Planning Scheme Area is estimated to be about 177,000 persons. As shown in **Attachment VI**, the planned provision for various community facilities and open space is generally sufficient, except for some facilities stated in paragraph 7.2 below, to meet the demand in accordance with the requirements of the HKPSG and concerned bureaux/departments’ assessments.

GIC Facilities

- 7.2 According to the population-based planning standards for community facilities under HKPSG, there would be a shortfall in the provision of primary school classrooms, community care services (CCS), RCHE, child care centres (CCC) and residential care services (RCS). The shortfall of the primary school can be catered by the surplus of classrooms in the surrounding area, in particular the Shau Kei Wan area which is within the same school net. The provision standards of CCS, RCHE, CCC and RCS were reinstated in the HKPSG in 2018, 2020 and 2022 respectively. The revised standards reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. SWD adopts a wider spatial context/cluster in the assessment of provision for such facilities. Moreover, to cope

with the rising demand for welfare services, the proposed public housing development would include the provision of elderly and mentally handicapped persons services (paragraph 4.3 refers), equivalent to about 5% of the attainable domestic GFA. The location, type and actual provision of social welfare facilities will be subject to further advice from SWD and HD at the detailed design stage.

Open Space

- 7.3 Although there is a deficit of about 2.22 ha of planned district open space within the Chai Wan Planning Area, there will be a surplus of about 7.94 ha existing and planned local open space within the planning area. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

8. Proposed Amendments to Matters shown on the OZP

The proposed amendments as shown on the draft Chai Wan OZP No. S/H20/25A (**Attachment II**) are as follows:

Amendment Item A (about 2.01 ha)

- (a) Rezoning of a site to the south of Chai Wan Swimming Pool from “GB” and “G/IC” to “R(A)” with the stipulation of a maximum BH of 190mPD.

Amendment Item B1 (about 0.34 ha)

- (b) Rezoning of a site to the immediate west of MTR Chai Wan Station from “CDA” to “R(A)” with the stipulation of a maximum BH of 25mPD.

9. Proposed Amendments to the Notes of the OZP

- 9.1 In relation to the Amendment Item B as mentioned in paragraph 8 above, the Remark for “CDA” zone will be deleted.
- 9.2 The proposed Amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘crossed out’) are at **Attachment III** for Members’ consideration.

10. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘crossed out’) are at **Attachment IV** for Members’ consideration.

11. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H20/26.

12. Consultation

Consultation with District Council

12.1 On 28.2.2023, PlanD, HD and CEDD jointly consulted the Planning, Works and Housing Committee (PWHC) of Eastern District Council (EDC) on the proposed amendments to the OZP and the related public housing development and infrastructural works. PWHC in general supported the proposed amendments to the OZP and the proposed public housing development. Their major concerns raised at the meeting are summarised as below:

- (a) queried whether the traffic and pedestrian flow assessments had been conducted for the proposed public housing development and there would be any mitigation measures to minimise the potential traffic impact; and
- (b) queried whether there was any pedestrian connection from Siu Sai Wan Road to the proposed public housing development to facilitate the future residents.

12.2 Responses from the relevant Government departments are as follows:

- (a) according to the findings of the preliminary TTIA conducted under the EFS, the existing San Ha Street of 7.3m wide and the adjacent road junctions with the implementation of improvement works would have sufficient capacity to cope with the increase in population arising from the proposed public housing development. The residents would easily get access to the adjacent bus terminus along Siu Sai Wan Road via the proposed pedestrian walkway or take about 10-minute walk to the Chai Wan MTR Station.
- (b) a barrier-free pedestrian walkway would be provided from Siu Sai Wan Road to the proposed development. Different design options of the proposed pedestrian walkway connecting to Siu Sai Wan Road including the inclined lift would be explored at the detailed design stage.

Departmental Circulation

12.3 The proposed amendments have been circulated to the relevant Government departments for comments. Comments from relevant bureaux/departments have been incorporated into the above paragraphs, where appropriate. The following bureaux/departments have no objection to/no adverse comment on the proposed amendments:

- Secretary for Development;
- Secretary for Education;
- C for T;
- CA/CMD2, ArchSD;
- Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Hong Kong & Island, DSD;
- Chief Highway Engineer/Hong Kong, Highways Department;
- Commissioner of Police;
- CTP/UD&L, PlanD;

- Director of Agriculture, Fishers and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- Director of Food and Environmental Hygiene;
- Director of Social Welfare;
- DEP;
- DLCS;
- DLO/HKE, LandsD;
- DO(E), HAD;
- Executive Secretary (Antiquities & Monuments), Development Bureau;
- Government Property Administrator;
- Head of Geotechnical Engineering Office, CEDD; and
- Project Manager (South), CEDD

Public Consultation

- 12.4 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/H20/26 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period. EDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

13. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Chai Wan OZP No. S/H20/25 and that the draft Chai Wan OZP No. S/H20/25A at **Attachment II** (to be renumbered to S/H20/26 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES for the draft Chai Wan OZP No. S/H20/25A at **Attachment IV** an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

14. Attachments

Attachment I	Approved Chai Wan OZP No. S/H20/25 (Reduced Size)
Attachment II	Draft Chai Wan OZP No. S/H20/25A
Attachment III	Revised Notes of Draft Chai Wan OZP No. S/H20/25A
Attachment IV	Revised ES of Draft Chai Wan OZP No. S/H20/25A
Attachment V	Report for Zoning Amendment (for Amendment Item A)
Attachment VI	Provision of Major GIC Facilities and Open Space in Chai Wan
Plan 1	Comparison of Existing and Proposed Zonings for Amendment Item A
Plans 2 to 5	Site Plan, Aerial Photo and Site Photos for Amendment Item A
Plan 6	Existing Building Height Restrictions as Stipulated on the Chai Wan OZP
Plans 7a and 7b	Indicative Layout and Section Plan for the Proposed Development
Plans 8a and 8b	Proposed Traffic Improvement Measures

Plans 9a to 9c	Photomontages
Plan 10	Conceptual Landscape Plan
Plan 11	Comparison of Existing and Proposed Zonings for Amendment Item B
Plans 12 to 14	Site Plan, Aerial Photo and Site Photos for Amendment Item B

PLANNING DEPARTMENT
APRIL 2023