

# **TOWN PLANNING BOARD**

**TPB Paper No. 10947**

**For Consideration by the  
Town Planning Board on 15.12.2023**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/26**

**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/H20/26-R1  
AND COMMENT NO. TPB/R/S/H20/26-C1**

**DRAFT CHAI WAN OUTLINE ZONING PLAN NO. S/H20/26**

**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/H20/26-R1 AND  
COMMENT NO. TPB/R/S/H20/26-C1**

<b>Subject of Representation (Amendment Items) (Plan H-1)</b>	<b>Representer (No. TPB/R/S/H20/26-)</b>	<b>Commenter (No. TPB/R/S/H20/26-)</b>
<p><b><u>Item A</u></b> Rezoning of a site to the south of Chai Wan Swimming Pool from “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction (BHR).</p> <p><b><u>Item B</u></b> Rezoning of a site to the immediate west of the Mass Transit Railway (MTR) Chai Wan Station from “Comprehensive Development Area” (“CDA”) to “R(A)” with stipulation of BHR.</p>	<p><b>Total: 1</b></p> <p><b><u>Opposes Item A and Provides Views on Item B</u></b></p> <p><b>R1: Individual</b></p>	<p><b>Total: 1</b></p> <p><b><u>Provides Adverse Views</u></b></p> <p><b>C1 (also R1): Individual</b></p>

Notes: The name of representer and commenter is attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_H20\\_26.html](https://www.tpb.gov.hk/en/plan_making/S_H20_26.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 Board’s Secretariat for Members’ inspection.

**1. Introduction**

1.1 On 12.5.2023, the draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26 (**Annex I**) was exhibited for public inspection under section 5 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance)<sup>1</sup>. The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.

1.2 During the two-month statutory exhibition period, one representation was received. On 1.9.2023, the representation was published for three weeks for public comment. Upon expiry of the statutory publication period, one comment was received.

<sup>1</sup> The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

- 1.3 On 6.10.2023, the Board agreed to consider the representation and comment collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representation and comment. The list of representer and commenter is at **Annex III**. The representer/commenter has been invited to attend the meeting in accordance with section 6B(3) of the pre-amended Ordinance<sup>2</sup>.

## 2. **Background**

### **Item A - Proposed Public Housing Development near Chai Wan Swimming Pool, Chai Wan**

- 2.1 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 others, the Government has been carrying out various land use reviews on an on-going basis, including reviews of “GB” sites (“GB” review), with the purpose of identifying more suitable sites for conversion to residential use.
- 2.2 Under the second stage “GB” review<sup>3</sup>, a site near Chai Wan Swimming Pool in Chai Wan has been identified for development of public housing by the Hong Kong Housing Authority (HKHA).
- 2.3 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 proposal. According to the EFS (**Plan H-4a**), 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 proposed public housing development. A pedestrian walkway with barrier-free access running along the reprovisioned skateboard ground<sup>4</sup> is also proposed to facilitate the pedestrians travelling to Chai Wan west via Siu Sai Wan Road, which would benefit the future residents of the proposed public housing development and also users of the swimming pool and skateboard ground.

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<sup>2</sup> Pursuant to sections 29(1) and 29(3) of the Town Planning Ordinance currently in force (the Ordinance), sections 6 and 6A to 6H of the pre-amended Ordinance apply to the draft OZP.

<sup>3</sup> The second stage of “GB” review 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.

<sup>4</sup> The reprovisioned skateboard ground (**Plan H-4a**) falls within an area zoned “G/IC” and is a permitted use on the OZP, which does not form part of amendment Item A.

## **Item B – Reflecting the As-Built Development to the Immediate West of MTR Chai Wan Station**

- 2.4 The in-situ conversion of ex-Chai Wan Factory Estate (CWFE) to the immediate west of 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. In 2019, the Metro Planning Committee (MPC) of the Board agreed to rezone the site under the review of “CDA” sites to reflect the conversion of CWFE and its existing use. The site is rezoned from “CDA” to “R(A)” with stipulation of BHR of 25mPD to reflect the as-built condition of the site including the BH of the existing building.

### **Amendments to the Notes and the Explanatory Statement of the OZP**

- 2.5 In relation to the above amendment items, the Notes and the Explanatory Statement of the OZP have been revised accordingly. 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.
- 2.6 On 21.4.2023, MPC agreed that the above amendments to the approved Chai Wan OZP No. S/H20/25 were suitable for exhibition under section 5 of the pre-amended Ordinance. The MPC Paper No. 3/23 is available at the Board’s website<sup>5</sup> and at the Board’s Secretariat for Members’ inspection, while the extract of the minutes of the said MPC meeting is at **Annex IV**. Subsequently, the draft Chai Wan OZP No. S/H20/26 was gazetted on 12.5.2023.

## **3. Local Consultation**

### **Prior to Submission of the Proposed Amendments to the MPC**

- 3.1 Prior to the submission of the proposed OZP amendments for consideration by MPC, PlanD, Housing Department (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 on 28.2.2023. PWHC in general supported the proposed amendments to the OZP and the proposed public housing development. They expressed concerns mainly on Item A with respect to the mitigation measures to minimise the potential traffic impact and the pedestrian connection from Siu Sai Wan Road to the proposed public housing development, as well as the potential noise impact generated from the reprovisioned skateboard ground.
- 3.2 Detailed views and comments of the PWHC of EDC are set out in the minutes of PWHC meeting at **Annex V**.

### **Upon Gazettal of the Draft OZP**

- 3.3 During the exhibition period of the draft OZP, EDC members were invited to submit their views on the amendments in writing to the Secretary of the Board. No representation or comment on the amendments from members of EDC was received.

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<sup>5</sup> The MPC Paper No. 3/23 and its attachments are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/MPC/Agenda/717\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/717_mpc_agenda.html).

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

##### 4.1 Representation Site under Item A (Plans H-2a to H-2d, H-3, H-4a and H-4b)

- 4.1.1 Representation site under Item A (about 2.01 ha) is zoned “R(A)” on the OZP. The site at the immediate south of the existing Chai Wan swimming pool is situated 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 310mPD) with vegetated slopes.
- 4.1.2 The site is located in a residential neighbourhood. To the immediate northwest of the site is 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 BH ranging from 49mPD to 90mPD and the subsidised housing development, Dip Tsui Court (蝶翠苑) with BH of 120mPD. To the immediate east is Hiu Tsui Court (曉翠苑) with BH of 112mPD and to its further southeast 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 of the site. While the topography of the Chai Wan area within the OZP boundary rises further uphill in the northern, western and southern peripheries, the 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) (**Plan H-3**).
- 4.1.3 The indicative layout and section plans for the proposed public housing development at the representation site under Item A are at **Plans H-4a and H-4b**. The development scheme is subject to refinement at the detailed design stage. The key development parameters of the proposed public housing development are summarized as follows:

Zoning Area	About 2.01 ha <sup>(i)</sup>
Development Site Area <sup>(ii)</sup>	About 1.9 ha
Maximum Domestic Plot Ratio (PR)	Not more than 8 <sup>(iii)</sup>
Maximum BH	190mPD <sup>(iv)</sup>
No. of Domestic Blocks	3 blocks
No. of Flats	About 2,700
Population <sup>(v)</sup>	About 7,290
Local Open Space and Recreational Facilities	Provision of local open space at 1m <sup>2</sup> per person in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. not less than 7,290m <sup>2</sup> ). Recreational facilities and children play area will also be provided.

Greenery Coverage	Minimum 20% of the development site area 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 <sup>(vi)</sup>	(a) Social welfare facilities <sup>(vii)</sup> 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 (b) 6-classroom kindergarten; and (c) retail facilities
Anticipated Completion Year	2034-35

#### 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 (B(P)R), 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 BH 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 the 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 further advice from SWD and HD at the detailed design stage.

### **Representation Site under Item B (Plans H-7a to H-7c)**

4.1.4 Representation site under Item B (about 0.34 ha) at 2 Kut Shing Street, which is currently occupied by the public rental housing development, known as ‘Wah Yan House, Wah Ha Estate (華廈邨華欣樓)’, is zoned “R(A)” on the OZP. 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.

## **4.2 Planning Intention**

4.2.1 The planning intention of “R(A)” zone is primarily for high-density residential development with provision of GIC facilities and commercial uses.

## 5. The Representation

### 5.1 Subject of Representation

- 5.1.1 **R1**, lodged by an individual, opposes Item A and provides views on Item B. The major grounds/comments of representation and PlanD's responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

### 5.2 Major Grounds of Representation and PlanD's Responses

#### 5.2.1 **Item A**

##### Loss of "GB" Areas and Recreational Space

<b>Major Grounds/Comments</b>	
(1)	The amendments would result in a loss of considerable "GB" areas and community recreational space.
<b>Responses</b>	
(a)	<p><u>In response to (1) above:</u></p> <p>Based on the findings of the second stage "GB" review, the representation site under Item A is identified for the proposed public housing development to meet the acute housing demand. An EFS conducted by the CEDD has confirmed the technical feasibility and no unacceptable adverse impacts with the implementation of mitigation measures for developing the proposed public housing.</p> <p>Though the area currently occupied by the existing skateboard ground and part of the existing Chai Wan Pool-side Garden would be taken for the proposed public housing development, the affected skateboard ground will be reprovisioned at the area of similar size to the northeast of the representation site under Item A (<b>Plan H-4a</b>) and the overall provision of open space is considered generally adequate to meet the demand of the planned population in Chai Wan district (<b>Annex VI</b>).</p>

##### Visual and Air Ventilation Aspects

<b>Major Grounds/Comments</b>	
(2)	The residential towers of the proposed development would create a wall effect and wipe out the ridgeline and the green panorama currently enjoyed by the local residents.
(3)	The large podium structure and towers will have impact on the penetration of ventilation from the mountain side to the area.
<b>Responses</b>	
(b)	<u>In response to (2) above:</u>

	<p>According to the Landscape and Visual Impact Assessment (LVIA) conducted under the EFS, the proposed public housing development with maximum BH of 190mPD at the site with mountainous backdrop of Pottinger Peak (about 310 mPD) is generally compatible with the surrounding BH profile of existing/planned residential developments as well as the BHRs of the adjacent “R(A)” zone (<b>Plan H-3</b>). Besides, BH of three residential blocks gradually descending from west to east (i.e. +189.5mPD to +149.5mPD) has been proposed with a view to respecting and better integrating with the neighbouring developments.</p> <p>As illustrated by the photomontages (<b>Plans H-5a to H-5c</b>) under the LVIA, the proposed development would not cause significant visual impacts on the surrounding environment. With incorporation of good design measures in the proposed housing development including careful layout design, use of compatible materials and finishing, and maximization of greening provision at at-grade and podium levels to enhance visual permeability and visual relief, the visual impact arising from proposed development is considered acceptable.</p> <p>Both Chief Town Planning/Urban Design and Landscape, PlanD (CTP/UD&amp;L, PlanD) and Chief Architect/Central Management Division 2, Architectural Services Department (ArchSD) have no adverse comment on the rezoning proposal from urban design and visual point of view.</p>
(c)	<p><u>In response to (3) above:</u></p> <p>A quantitative air ventilation assessment in the form of initial study has been conducted for the proposed works to assess the air ventilation impacts by comparing the wind environment at the surroundings with and without the proposed development. Considering the geographical location of the proposed public housing development and incorporation of the good air ventilation design measures into design layout, the proposed public housing development should have limited air ventilation impacts on the surrounding areas.</p> <p>At the detailed designed stage, further air ventilation design measures, including provision of suitable building separations in between the residential towers, minimisation of bulk podiums, incorporation of building setbacks, and avoidance of long continuous façade with shorter frontages of the proposed buildings facing the prevailing wind directions, etc. will be considered as appropriate.</p>

### Ecological and Landscape Aspects

Major Grounds/Comments	
(4)	There is a loss of 1,162 trees with a mere 24 new tree to be planted. The transplanted trees will be isolated and deprived of the ecosystem, and subject to constant noise and other abuses.
(5)	A mature ecosystem that has developed and undisturbed on the periphery of the graveyards will be severely impacted. The importance of the natural



	watercourses to the west of the site is played down. The effectiveness of imposing 15m wide ecological corridor for preservation of the habitats is questionable.
<b>Responses</b>	
(d)	<p><u>In response to (4) above:</u></p> <p>Based on the tree survey under the LVIA, about 1,162 trees will be affected by the proposed public housing development. There is no Registered Old and Valuable Trees within the site, but three Trees of Particular Interest (TPIs) are found, including a <i>Ficus virens</i> (大葉榕) and two <i>Artocarpus hypargyreus</i> (白桂木) which are also listed in Rare and Precious Plants of Hong Kong. Two <i>Pavetta hongkongensis</i> (香港大沙葉), a flora species of conservation importance protected under the Forests and Countryside Ordinance (Cap. 96), are also found. Except for a <i>Ficus virens</i><sup>6</sup>, the aforesaid TPIs and flora would be transplanted to the reprovisioning site of skateboard ground.</p> <p>To develop the proposed public housing at the site, the site formation works will involve extensive excavation for lowering the existing ground levels by 15m to 25m to form the platforms required for building construction. In view of the site constraints with significant level difference between the site and the surroundings, substantial space will be required for slope works with steep gradient where extensive tree planting within the site is not practical. The 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 species<sup>7</sup>, would need to be removed.</p> <p>Suitable mitigation measures and amenity planting/landscape treatment will be provided to minimise the landscape impact (<b>Plan H-6</b>). With suitable locations identified in the adjacent reprovisioning site of skateboard ground and DSD maintenance yard, 24 compensatory trees will be planted. Furthermore, a minimum of 20% overall green coverage and sufficient local open space (i.e. 1m<sup>2</sup> per person) will be provided in the proposed public housing development to contribute to a desirable landscape setting to enhance living environment.</p> <p>With the implementation of proposed mitigation measures, including compensatory tree planting, reinstatement of landscape areas, provision of aesthetical pleasing design of all man-made structures and provision of greenery within the housing site, the residual landscape impact is considered not substantial upon completion of the building works and will further be reduced to an acceptable level upon planting and maturing of trees within the proposed development.</p>

<sup>6</sup> 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.

<sup>7</sup> The tree species include *Acacia confusa*, *Ficus hispida*, *Leucaena leucocephala*, *Ligustrum sinense*, *Macaranga tanarius* var. *tomentosa*, *Mallotus paniculatus*, *Morus alba*, *Schefflera heptaphylla* and *Sterculia lanceolate*.

	Besides, details of the compensatory planting proposal, including off-site planning, will be explored at the detailed design stage. Chief Town Planning/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) have no adverse comment on the rezoning proposal.
(e)	<p><u>In response to (5) above:</u></p> <p>Based on the findings of the preliminary environmental review (ER) under the EFS, the proposed public housing development would not impose insurmountable ecological impact on the surrounding areas.</p> <p>An ecological survey and two verification surveys were carried out in 2019 and early 2023 respectively to investigate and update the ecological baseline information on the assessment area<sup>8</sup> covering some developed area, mixed woodland, grassland and natural watercourses. The findings indicate that no site of conservation importance has been identified within Item A site. Though it is anticipated that loss of associated vegetation and flora associated with the mixed woodland habitat would be unavoidable upon development, due consideration has been given to the delineation of the site boundary for the proposed public housing development to forestall encroachment of the watercourse with ecological value and its riparian habitat to the west and mixed woodland habitat for various wildlife to the south. Director of Agricultural, Fisheries and Conservation (DAFC) has no adverse comment on the rezoning proposal.</p>

*Provision of Community/Recreational Facilities*

<b>Major Grounds/Comments</b>	
(6)	The proposed PR is excessive and will be much higher when the non-accountable community facilities are factored in.
(7)	The provision of so many community facilities is not rational as access is limited and difficult. Such facilities would be crammed into the lower floors of the extensive podium with limited access to natural light and ventilation.
(8)	The potential noise impact generated from the proposed skateboard park will bring complaints about the noise nuisance.
<b>Responses</b>	
(f)	<p><u>In response to (6) and (7) above:</u></p> <p>As mentioned in paragraph 4.1.3 above, the maximum domestic PR of the proposed development would be not more than 8, which would not exceed the B(P)R restriction and also be generally comparable to the development intensity of the existing public housing development in Chai Wan.</p>

<sup>8</sup> The coverage area of the ecological impact assessment includes areas within 500 m from the proposed public housing site boundary and likely to be affected by the public housing development and infrastructure works.

	<p>In accordance with the 2020 Policy Address, social welfare facilities equivalent to about 5% of the attainable domestic GFA of the public housing development should be provided with a view to enhancing the provision of social facilities. The proposed social welfare facilities will meet the service needs of the residents in the new public housing estate and the district as a whole.</p> <p>The location of the proposed social welfare facilities at the lower floors of the podium is for easy access and to fulfill means of escape requirements, as well as to separate from the domestic towers above. Also, the provision of the proposed facilities will comply with statutory requirements for natural lighting and ventilation. The findings of the preliminary ER indicate that the adverse air quality impact on the proposed social welfare facilities is not expected. The exact location, type and actual provision of social welfare facilities will be subject to further advice from SWD and HD at the detailed design stage of the public housing development</p> <p>According to the traffic and transport impact assessment conducted under the EFS, 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 and social welfare facilities. In addition, the pedestrian walkway running along the reprovisioned skateboard ground to Siu Sai Wan Road is proposed to facilitate the public to gain access to Chai Wan West as well as the proposed social welfare facilities (<b>Plan H-4a</b>).</p>
(g)	<p><u>In response to (8) above:</u></p> <p>Suitable mitigation measures such as planting/noise barrier and other appropriate administrative measures, including regulating the opening/closing time to alleviate the noise nuisance, would be further studied by relevant departments at the detailed design stage.</p>

### 5.2.2 **Item B**

<b>Major Views</b>	
(1)	The CWFE is a Grade 2 historical building. HKHA undertook to convert CWFE for public rental housing development, which was completed in 2015. The rezoning is for housekeeping purpose.
<b>Responses</b>	
(a)	The view is noted.

## **6. Comment on Representation and PlanD's Responses**

- 6.1 There is one comment on representation submitted by an individual (**C1**) (also **R1**), providing adverse views on Item A. The major views and PlanD's responses, in

consultation with the relevant B/Ds, are set out below:

<b>Major Views</b>	
(1)	There is no justification for developing so many units given that the abuse of public housing units has not been addressed.
(2)	There is no incentive for public housing residents to downsize when family members moved out. The outdated development model is not in sync with the emerging conditions of both China and Hong Kong, shrinking population.
(3)	In view of slowing down economy and decreasing housing price in market, housing targets must reflect genuine need, but not be overestimated.
<b>Responses</b>	
(a)	<p><u>In response to (1) to (3) above:</u></p> <p>The demand for public housing in Hong Kong remains strong. As set out in various Policy Addresses in recent years, the Government has adopted a multi-pronged approach to build up land reserve with a view to meeting the housing and other development needs.</p> <p>The flats to be provided under the proposed public housing development in Chai Wan form part of the long term housing supply target and thus should be maintained. The Government will continue to make rolling projection according to the established methodology under the Long Term Housing Strategy (LTHS) framework when setting future supply targets.</p>

## **7. Departmental Consultation**

7.1 The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Housing;
- (b) CTP/UD&L, PlanD;
- (c) Director of Housing;
- (d) Director of Social Welfare;
- (e) District Officer (East), Home Affairs Department; and
- (f) Project Team Leader/Project, Civil Engineering Office, CEDD.

7.2 The following B/Ds have been consulted and they have no major comment on the representation and comment:

- (a) District Land Officer/Hong Kong East, LandsD;
- (b) C for T;
- (c) Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- (d) Chief Architect/Advisory & Statutory Compliance, ArchSD;
- (e) Chief Highway Engineer/Hong Kong, Highways Department;
- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department;

- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Director of Fire Services;
- (i) Commissioner of Police;
- (j) DAFC;
- (k) DEP;
- (l) DLCS;
- (m) Director of Food and Environment Hygiene;
- (n) Director of Electrical and Mechanical Services;
- (o) Head of Geotechnical Engineering Office, CEDD;
- (p) Project Manager (South), CEDD;
- (q) Executive Secretary (Antiquities & Monuments), Development Bureau; and
- (r) Government Property Administrator.

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

8.1 Based on the assessments in paragraph 5 above, PlanD does not support R1 and considers that the OZP should not be amended to meet the representation for the following reasons:

- (a) the Government has been adopting a multi-pronged approach to increase housing land supply, including carrying out review of “GB” sites on an on-going basis. An EFS comprising technical assessments on the environmental, ecological, visual, air ventilation, etc., have been conducted and confirmed that there is no insurmountable technical problem and no unacceptable adverse impacts. The development intensity and building height of the proposed public housing development at Item A site are considered appropriate. It is considered suitable to rezone Item A site as “R(A)” for proposed public housing development; and
- (b) to cope with the rising demand for welfare services, the proposed public housing development at Item A site would include the provision of elderly and mentally handicapped persons services, equivalent to about 5% of the attainable domestics GFA.

## **9. Decision Sought**

- 9.1 The Board is invited to give consideration to the representation and comment, taking into consideration the points raised in the hearing session, and consider whether to propose/not to propose any amendment to the draft OZP to meet/partially meet the representation.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, Members are also invited to agree that the draft OZP, together with the Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) and 29(8) of the Ordinance to the Chief Executive in Council for approval.

## **10. Attachments**

<b>Annex I</b>	Draft Chai Wan OZP No. S/H20/26 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Chai Wan OZP No. S/H20/25
<b>Annex III</b>	List of Representer and Commenter
<b>Annex IV</b>	Extract of Minutes of MPC Meeting held on 21.4.2023
<b>Annex V</b>	Extract of Minutes of 17 <sup>th</sup> Meeting of PWHC of EDC on 28.2.2023
<b>Annex VI</b>	Provision of Major GIC Facilities and Open Space in the Chai Wan Planning Area
<b>Plan H-1</b>	Location Plan of Representation Sites
<b>Plans H-2a to H-2d</b>	Site Plan, Aerial Photo and Site Photos for Amendment Item A
<b>Plan H3</b>	Existing Building Height Restrictions as Stipulated on the Chai Wan OZP
<b>Plans H-4a and H-4b</b>	Indicative Layout and Section Plan for the Proposed Development under Item A
<b>Plans H-5a and H-5c</b>	Photomontages of the Proposed Development under Item A
<b>Plan H-6</b>	Conceptual Landscape Plan for the Proposed Development under Item A
<b>Plans H-7a to H-7c</b>	Site Plan, Aerial Photo and Site Photos for Amendment Item B

**PLANNING DEPARTMENT  
DECEMBER 2023**