

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/23
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Sun Yip Street and Siu Sai Wan Road from “Government, Institution or Community” (“G/IC”) to “G/IC(4)” with stipulation of building height restriction of 100mPD.
- Item B1 – 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 stipulation of building height restriction of 135mPD.
- Item B2 – Rezoning of two strips of land near Cheung Man Road from “GB” to areas shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Revision to the Schedule of Uses of the Notes for the “G/IC” zone to incorporate ‘Flat (Government Staff Quarters only) (for “G/IC(4)” only)’ as a Column 1 use, and to correspondingly replace ‘Flat’ under Column 2 by ‘Flat (not elsewhere specified)’.
- (b) Deletion of ‘Market’ from Column 2 of the Notes for the “Comprehensive Development Area” zone and from Column 1 use of the Notes for the “Other Specified Uses” annotated “Mass Transit Railway Comprehensive Development Area” zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” and “G/IC” zones.
- (c) Amendments to the planning intention of “Industrial” zone.

Town Planning Board

19 June 2020

List of Representers in respect of the draft Chai Wan Outline Zoning Plan No. S/H20/24

Representation No.	Name of Representer
TPB/R/S/H20/24-R1	Tang Yuk Wai
TPB/R/S/H20/24-R2	Mary Mulvihill

List of Commenters in respect of the Draft Chai Wan Outline Zoning Plan No. S/H20/24

Comment No.	Name of Commenter
TPB/R/S/H20/24-C1	MTR Corporation Limited
TPB/R/S/H20/24-C2	Mr Ho Wing Hang
TPB/R/S/H20/24-C3	Mr Sun Shun Kei
TPB/R/S/H20/24-C4	Mary Mulvihill

**Summary of Representations
in respect of draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/24**

Representation No. (TPB/R/SH20/24-)	Representer	Subject of Representation	Representer's Proposal
R1	Tang Yuk Wai	<ul style="list-style-type: none"> • Supports Amendment Item B1. • 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 Chai Wan MTR Station. 	Nil
R2 (also C4)	Mary Mulvihill	<ul style="list-style-type: none"> • Opposes all amendment items. <p style="margin-left: 20px;"><u>For Amendment Item A</u></p> <ul style="list-style-type: none"> • Why the ambulance depot and departmental quarters have to be developed at the site at Sun Yip Street and considers that the "G/IC" site should be used to meet community needs especially in providing elderly and child care facilities. • 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. • <u>For Amendment Items B1 and B2</u> Considers that the areas at Cheung Man Road for the public housing development are 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 	Nil

Representation No. (TPB/R/SH20/24-)	Representer	Subject of Representation	Representer's Proposal
		<p>involve felling of trees and vegetation and compensation planting would not improve local air quality.</p> <ul style="list-style-type: none"> • Air ventilation assessment and visual impact assessment showed negative impacts arisen from the 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 storage facility near Cheung Man Road and traffic noise have been downplayed. • No information about the future use of the nearby industrial area. 	

**Summary of Comments
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Comment No. (TPB/R/SH20/24-)	Commenter	Related Representation	Gist of Comments
C1	MTR Corporation Limited	Nil	<ul style="list-style-type: none"> • No objection to all amendment items. • Noise from train operations could be a concern to the future occupants of the proposed housing site at Cheung Man Road under Items B1 and B2. • Suggests that Housing Department to conduct an Environmental Assessment Study including a Railway Noise Impact Assessment, to be reviewed and approved by Environmental Protection Department, and implement any necessary noise mitigation measures at the site at Cheung Man Road to ensure full compliance with statutory requirements.
C2	Mr Ho Wing Hang	Nil	<ul style="list-style-type: none"> • Supports Amendment Item B1 for developing idle area for residential use. • Government should adopt a multi-prone approach in increasing housing land supply.
C3	Mr Sun Shun Kei	R2	<ul style="list-style-type: none"> • Supports R2 against Amendment Item B1 regarding rezoning of "GB" to "R(A)" on the following grounds: <ul style="list-style-type: none"> - there are land in the New Territories that can be developed for residential use and hence land issue is not a problem. - 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.
C4 (also R2)	Mary Mulvihill	R2	<ul style="list-style-type: none"> • Opposes the rezoning of "G/IC" site under Amendment Item A.

Comment No. (TPB/R/SH20/24-)	Commenter	Related Representation	Gist of Comments
			<ul style="list-style-type: none">• There is a shortage of elderly and child care facilities in the district and the site should be developed for elderly facilities.