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AMENDMENTS TO THE APPROVED CHAI WAN OZP NO. S/H20/25
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AMENDMENTS TO THE APPROVED CHAI WAN OZP NO. S/H20/25

Dear TPB Members,

Item A – About 2.01ha. Rezoning of a site to the south of Chai Wan Swimming Pool from “Green Belt” and “GIC” to “Res (Group A)” (“R(A)”) / 3 Blocks PH / 2,700 Units / PR 8 / 7,290sq.m OS / 100 bed RCHE / 60 place Day Care Centre for Elderly / 50 place Day Activity Centre / 50 place hostel for Mentally Handicapped / Centre for Mental Wellness / Kindergarten / Retail / ??? parking

Strong objections. Yet another district is to lose considerable GB and community recreational space to the inexorable conversion of every once pleasant corner of the territory into a wall of tall towers.

Again the mantra of land for housing is being abused to undermine the quality of life in the area. It is clear from the images that the very tall towers will effectively create a wall effect that will all but wipe out the ridge line and the green panorama currently enjoyed by thousands of local residents. And we are expected to believe that the large podium structure and towers will have no impact on the penetration of ventilation from the mountain side to the residential areas!

Then there is **the shocking loss of 1,162 trees**. The administration has now given up on all token gestures of compensatory planting as we learn that **a mere 24 new trees will be planted in their place**.

Of course none of the trees are deemed valuable – they never are. However despite this out of all those trees three Trees of Particular Interest (TPIs) are identified, 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. Solution, transplant them into the reprovisioned skateboard park. Seriously, not only will the trees be impacted by being yanked from their natural surroundings, they will then be placed beside a sea of concrete and subject to constant noise and other abuses. Only in Hong Kong. The trees will be isolated and deprived of the ecosystem they currently enjoy.

The report also admits that in addition to the loss of trees, it is anticipated that **loss of associated vegetation and flora associated with the mixed woodland habitat is unavoidable upon development**. Indeed a mature eco system that has

developed undisturbed on the periphery of the graveyards will be severely impacted.

The importance of the natural watercourses to the west of the Site is of course played down even though it is admitted that it has **moderate ecological value** given its naturalness and its value to **a few fauna species of conservation importance**. Anyone used to reading these reports instantly recognizes that the watercourse has significant value. Otherwise why would measures be taken to achieve an actual boundary of the proposed scheme about 40m away from the watercourse with a view to further forestalling direct impact to the watercourse and its riparian habitat?

Then there is the ridiculous statement "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**."

Again jaws drop. What is the point? This will do nothing to counter the wall effect with constant light and noise pollution. Not only will the flora and fauna on the site itself be eliminated, the buffer zone will be rendered sterile.

The PR is excessive and will be much higher when the non-accountable community facilities are factored in, probably closer to 10. The unusual number of GIC facilities appears to be a ploy to justify the takeover of GIC zoning. However the location is on a hillside, has no direct access to main roads. The provision of so many community facilities there is not rational as access is limited and difficult. In addition the facilities would be crammed into the lower floors of the extensive podium with limited access to natural light and ventilation.

Then there is the impact on the skateboard park. Instead of using the site to create an extensive public recreational zone set in a green backdrop, the skateboard park will be an appendage to a PH estate with all the hassles that will bring, complaints about noise, youngsters exercising late in the evening. We now have a Legco stacked with miserable old men and the appointed DCs will be no better. Lots of kill joys who will take up every complaint about errant youth and gradually reduce the potential of the skateboard park to nothing more than a concrete expanse bounded by rules and regulations where no youth would want to spend time.

Item B – About 0.34ha. Rezoning of Wah Yan House, 2 Kut Shing Street to the immediate west of the MTR Chai Wan Station from "CDA") to "R(A)" with stipulation of BHR.

CWFE is a Grade 2 historic building. HKHA undertook to convert CWFE for public rental housing development, which was completed in 2015.

HOUSEKEEPING

Mary Mulvihill

