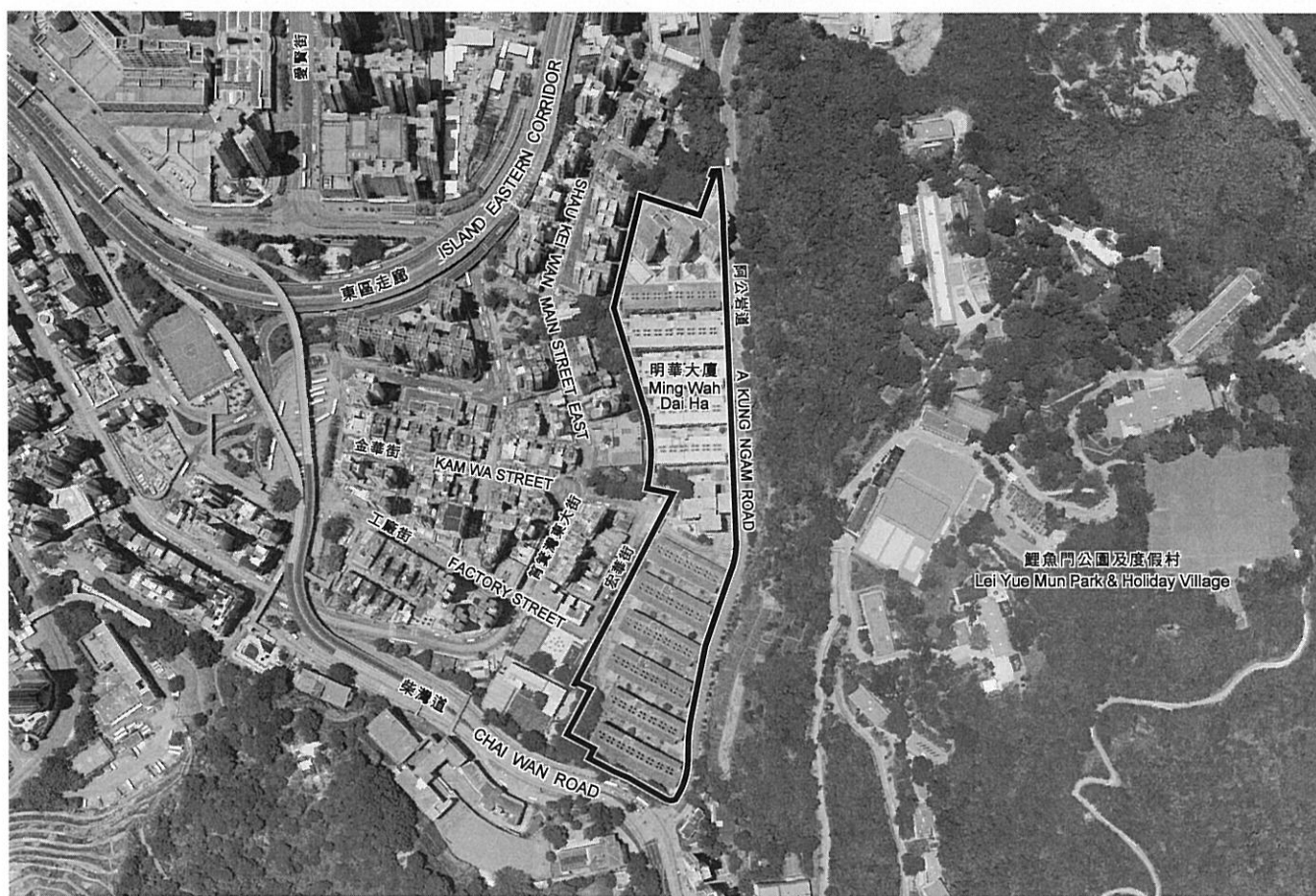


明華大廈重建的
規劃大綱

PLANNING BRIEF FOR
REDEVELOPMENT OF MING WAH DAI HA



規劃署
PLANNING DEPARTMENT

二零一一年九月
September 2011

Planning Brief for Redevelopment of Ming Wah Dai Ha

Item	Particulars	Remarks
A. Background Information		
1. Location	The site is located at the eastern fringe of Shau Kei Wan. It is bounded by A Kung Ngam Road in the east and Chai Wan Road in the south.	Plans 1 and 2
2. OZP Zoning and Planning Intention	<p>“Comprehensive Development Area” (“CDA”) subject to a maximum plot ratio (PR) of 6, maximum building height (BH) of 100 metres above Principal Datum (mPD) for the northern part of the zone and 120mPD for the southern part on the Shau Kei Wan Outline Zoning Plan (the OZP). As stated in the Explanatory Statement (ES) of the OZP, the PR should be calculated on a net site basis excluding slopes.</p> <p>The zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic and infrastructure constraints as well as air ventilation considerations.</p> <p>As stated in the ES, two non-building areas are required for the site to improve air ventilation into the inner parts of Shau Kei Wan, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street, and another at its southern boundary to enhance the air path along Chai Wan Road as shown on the OZP.</p>	<p>Plans 1 and 2</p> <ul style="list-style-type: none"> Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in the Notes may thereby be exceeded.
3. General Conditions	The site is occupied by the existing Ming Wah Dai Ha, a rental estate developed by the Hong Kong Housing Society between	Plan 4

Item	Particulars	Remarks
	1962 and 1978. The existing development comprises 13 blocks varying from 10 and 23 storeys in height. The site is rectangular in shape situated on a raised platform of about 16mPD to 28mPD running gradually upward from north towards south.	
4. Surrounding Land Uses	The Grade 1 historic sites of the former “Lyemun Barracks Compound”, which are now used as the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, are located to the east of the site. To the immediate east and further south of the site are vegetated hillslopes providing a green buffer. The Salesian School and St. Basil’s School are located to the south. To the west of the site is a residential area intermixed with old tenement buildings of not exceeding 40mPD and other developments predominantly lower than 80mPD.	Plan 3
B. Major Development Parameters		
5. Site Area	<ul style="list-style-type: none"> Gross Site Area: about 3.53 ha Net Site Area: about 3.20 ha 	Plan 2 <ul style="list-style-type: none"> Subject to verification upon setting out of site boundary. Net site area for development should exclude slopes within the site.
6. Proposed Uses	Public rental housing, elderly flats, GIC and commercial (shopping) facilities.	
7. Maximum Gross Floor Area (GFA) and Maximum PR	<ul style="list-style-type: none"> A maximum GFA of 192,000m² (equivalent to a PR of 6 based on the above net site area excluding slopes) 	<ul style="list-style-type: none"> GIC facilities and commercial uses are accountable for GFA calculation.
8. Maximum BH	<ul style="list-style-type: none"> 100mPD (main roof level) for the northern part of the site; and 120mPD (main roof level) for the 	Plan 1

Item	Particulars	Remarks
	southern part of the site.	
9. Maximum Site Coverage	65 %	<ul style="list-style-type: none"> On net site area basis.
C. Planning Requirements		
10. Urban Design Considerations	<p>The development scheme should take into account the following urban design considerations, where appropriate :</p> <ul style="list-style-type: none"> to respect and commensurate in scale with the surrounding heritage features/setting, and to preserve views to the adjacent historic sites, i.e. the Grade 1 historic sites at the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence; avoid adverse impact on pedestrian wind environment; adopt sensitive layout and disposition to achieve better air ventilation and visual permeability; two non-building areas are required for the site, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street, and another at its southern boundary as shown on the OZP. The exact alignment of the former non-building area is subject to the AVA findings (Plan 2); two air/visual corridors above podium, with one across the northern portion of the site generally aligning with the MTR reserve and one across the southern portion of the site to align with the axis of Factory Street are required to facilitate air ventilation and provide visual relief. The exact alignments of these corridors are subject to the AVA findings (Plan 2); 	<ul style="list-style-type: none"> The building mass should avoid any overbearing and dwarfing effects on the surrounding heritage features/setting. The design, layout and disposition of the domestic blocks should be subject to the requirements identified in the visual impact assessment and Air Ventilation Assessment (AVA) for the site. Opportunity should be taken to preserve the local character by providing common areas for residents to meet and interact. In the Master Layout Plan submission to the Town Planning Board, the developer is required to demonstrate that the development, including the design of the carpark, can comply with the Sustainable Building Design Guidelines promulgated by the Government.

Item	Particulars	Remarks
	<ul style="list-style-type: none"> • in addition to the air/visual corridors, provide gaps between building blocks within the site and from those on adjoining sites; • to minimize the scale and bulk of podium structure, the site coverage of podium should be capped at 65% and design measures such as terraced podium design with appropriate landscape treatment should be incorporated; and • provide building setback along site boundary to help minimize building bulk. 	
11. Open Space Provision	Not less than 1m ² private open space per person should be provided for the residents of the development.	<ul style="list-style-type: none"> • The private open space can be provided at grade or on podium level.
12. Landscape and Tree Preservation	<p>A Landscape Master Plan (LMP) should be prepared and submitted as part of the Master Layout Plan (MLP) submission at the planning application stage, with the incorporation of the following landscaping requirements :</p> <ul style="list-style-type: none"> • create a comprehensive landscape proposal to soften the building mass and integrate the existing trees as far as possible into the development in order to minimize the adverse impact on the existing landscape character and resources; • optimize greening opportunities in the development. Landscape planting at street level, on podium/roofs and vertical greening on facades should be provided. Planting along the edges and terraced design with greening should be applied to the podium; • all existing trees on slopes along the southern and western boundaries of the site as indicated in Plan 5 should be preserved as far as possible to maintain a green buffer. Building blocks should 	<ul style="list-style-type: none"> • A LMP setting out, inter alia, the greening proposal should be submitted for Town Planning Board's consideration at the planning application stage. A tree survey report and a tree preservation proposal should be included in the submission. • Greening opportunity should be optimized to create a quality green setting. A minimum coverage of 30% of the entire site for greening shall be adopted, including a minimum of 15% of the entire site at ground level while the remainder can be at ground, podia and rooftops. • A minimum of 3 trees per

Item	Particulars	Remarks
	<p>be set back at least 5m from the western boundary to preserve the existing trees; and</p> <ul style="list-style-type: none"> • introduce high quality streetscape with tree planting and street furniture to provide a friendly pedestrian setting and create a strong sense of place. 	<p>100m² of the total green coverage should be provided.</p> <ul style="list-style-type: none"> • Some of the trees are quite mature (DBH \geq 500mm) and some of the species present could get larger when reaching mature size e.g. <i>Ficus spp</i> and <i>Celtis sinensis</i>. From the tree preservation perspective, the size of these trees in maturity should be taken into account when determining the set back distance in the LMP. • Reference should be made to the requirements and procedures as stipulated in ETWB TCW No. 29/2004- Registration of Old and Valuable Trees, and Guidelines for their Preservation, and LAO PN No. 7/2007; Tree Preservation and Tree Removal Application for Building Development in Private Project.
13. GIC Facilities	<p>A minimum floor space(m²) for the following GIC facilities:</p> <ul style="list-style-type: none"> • a Day Care Centre for the Elderly (with NUFA of 401m²); • a Residential Care Home for the Elderly (RCHE) (with NUFA of 1,754m²); and • a Neighbourhood Elderly Centre Sub-base (with GFA of 250m²). 	<ul style="list-style-type: none"> • Actual provision is subject to the agreement of relevant Government departments/authorities. • All GIC facilities will be treated as non-domestic uses and accountable for the calculation of non-domestic GFA.

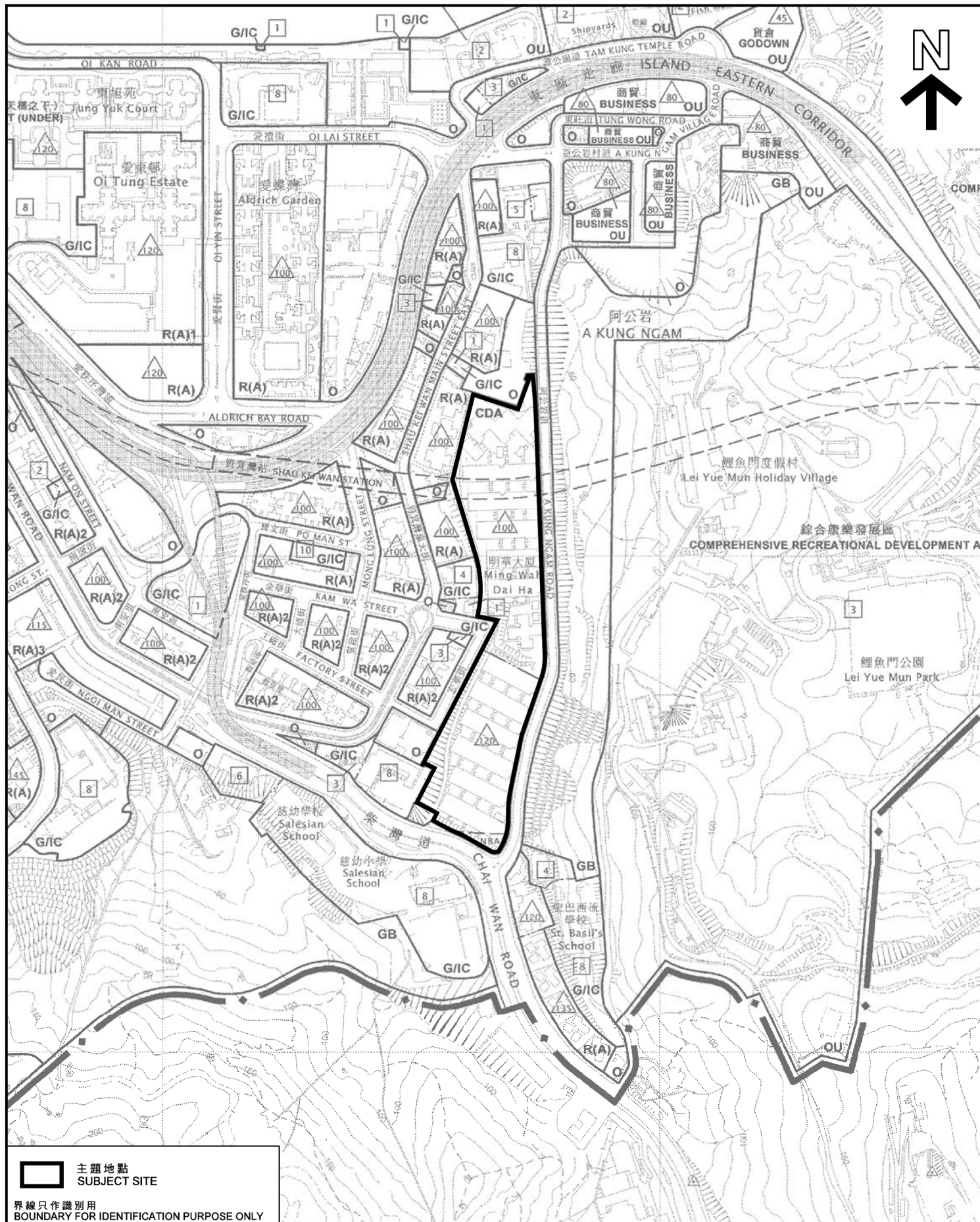
Item	Particulars	Remarks
14. Car Parking, Loading and Unloading Provision	Provision of loading/unloading facilities in accordance with Chapter 8 of the Hong Kong Planning Standards and Guidelines and subject to the Traffic Impact Assessment.	<ul style="list-style-type: none"> • Provision for commercial and residential uses should be to the satisfaction of TD. • Provision for social welfare facilities : <ul style="list-style-type: none"> (a) one parking space measuring not less than 7.6m x 3.0m x 2.8m shall be provided for the exclusive use of a 16-seater van with tail-lift for the RCHE; and (b) spaces for loading and unloading lay-by for ambulance and the 16-seater van in close proximity to the entrance of the RCHE is also required.
D. Other Technical Requirements		
15. Traffic and Transport Aspects	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA) should be prepared and submitted as part of the MLP submission at the planning application stage. • Any road/junction improvements proposed in the assessment should be designed by the developer to the satisfaction of TD. In particular, the following traffic issues are to be addressed: <ul style="list-style-type: none"> (a) vehicular access to the site should be at A Kung Ngam Road; (b) pavement fronting the development should be widened to 2.75m; 	<ul style="list-style-type: none"> • The TIA should take into account major proposed and committed developments in the surrounding area.

Item	Particulars	Remarks
	<p>(c) sufficient access points should be provided to allow convenient and better pedestrian access. In particular, pedestrian connection to the MTR station should be improved under the redevelopment; and</p> <p>(d) the southeastern corner of the site should be set back to provide a wider footpath to cater for possible future improvement at junction of Chai Wan Road and A Kung Ngam Road.</p>	
16. Visual Aspect	A visual impact assessment should be prepared to demonstrate that the building height and design of the proposed development would minimize any adverse impact on the surrounding area.	<ul style="list-style-type: none"> • In preparing the visual impact assessment, reference should be made to the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board.
17. Air Ventilation Aspect	An Air Ventilation Assessment (AVA) should be prepared and submitted as part of the MLP submission at the planning application stage. The AVA should take into account major proposed/committed developments in the surrounding area.	<ul style="list-style-type: none"> • The site lies on a major east-west air path as identified in the AVA by Expert Evaluation for the Shau Kei Wan area. As recommended in the AVA, development at the site should avoid long continuous building façade blocking the easterlies from entering the Shau Kei Wan core area. Non-building areas of at least 10m wide across the central portion of the site and another at its southern boundary should be maintained to provide a breezeway across the site aligning with Kam Wa Street. Buildings should be set back from the southern boundary of the site to enhance air path along

Item	Particulars	Remarks
		Chai Wan Road.
18. Environmental Aspect	An Environment Assessment should be prepared and submitted as part of the MLP submission at the planning application stage. It is required to address the potential environmental impacts associated with the proposed development, in particular the noise and the air quality impact from the nearby pollutant sources such as road traffic. Proposed mitigation measures should be incorporated as part of the MLP submission and implemented to the satisfaction of the Environmental Protection Department (EPD).	<ul style="list-style-type: none"> In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback and provision of noise barriers.
19. Drainage and Sewerage Aspects	A drainage and sewerage assessment should be prepared and submitted as part of the MLP submission at the planning application stage.	<ul style="list-style-type: none"> Subject to the advice of EPD and the Drainage Services Department.
20. Water Services Aspect	A waterworks impact assessment should be prepared and submitted as part of the MLP submission at the planning application stage.	
21. Geotechnical Aspect	A Geotechnical Planning Review Report should be prepared and submitted as part of the MLP submission at the planning application stage.	

Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photo
Plan 5	Tree Preservation Plan

Planning Department
September 2011



位置圖 LOCATION PLAN

明華大廈重建的規劃大綱 PLANNING BRIEF FOR REDEVELOPMENT OF MING WAH DAI HA

本摘要圖於2011年4月20日擬備，
所根據的資料為於2009年12月8日
核准的分區計劃大綱圖編號 S/H9/16
EXTRACT PLAN PREPARED ON 20.4.2011
BASED ON OUTLINE ZONING PLAN No.
S/H9/16 APPROVED ON 8.12.2009

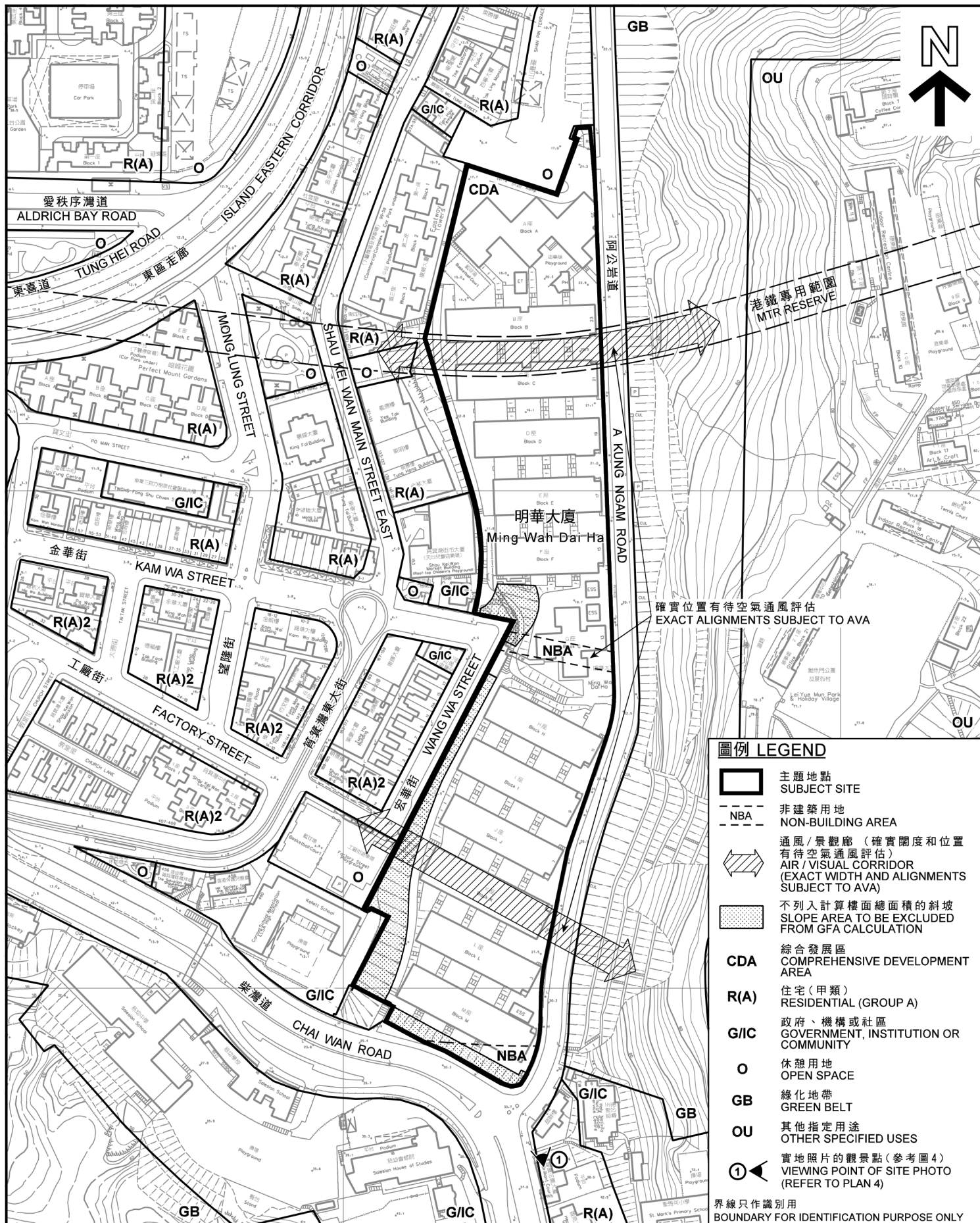
米 METRES 100 0 100 200 METRES
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
1



平面圖 SITE PLAN

明華大廈重建的規劃大綱

PLANNING BRIEF FOR REDEVELOPMENT OF
MING WAH DAI HA

本摘要圖於2011年5月13日擬備，
所根據的資料為測量圖編號
11-SE-8D、9C、13B及14A
EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON SURVEY SHEETS No.
11-SE-8D, 9C, 13B & 14A

米 METRES 50 SCALE 1 : 2 500 比例尺 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
2



 主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年4月20日擬備，所根據的資料為地政總署於2010年5月24日拍得的航攝照片編號CS28704
EXTRACT PLAN PREPARED ON 20.4.2011
BASED ON AERIAL PHOTO No.
CS28704 TAKEN ON 24.5.2010
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

明華大廈重建的規劃大綱 PLANNING BRIEF FOR REDEVELOPMENT OF MING WAH DAI HA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
3

觀景點 VIEWING POINT 1



主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

明華大廈重建的規劃大綱
PLANNING BRIEF FOR REDEVELOPMENT OF
MING WAH DAI HA

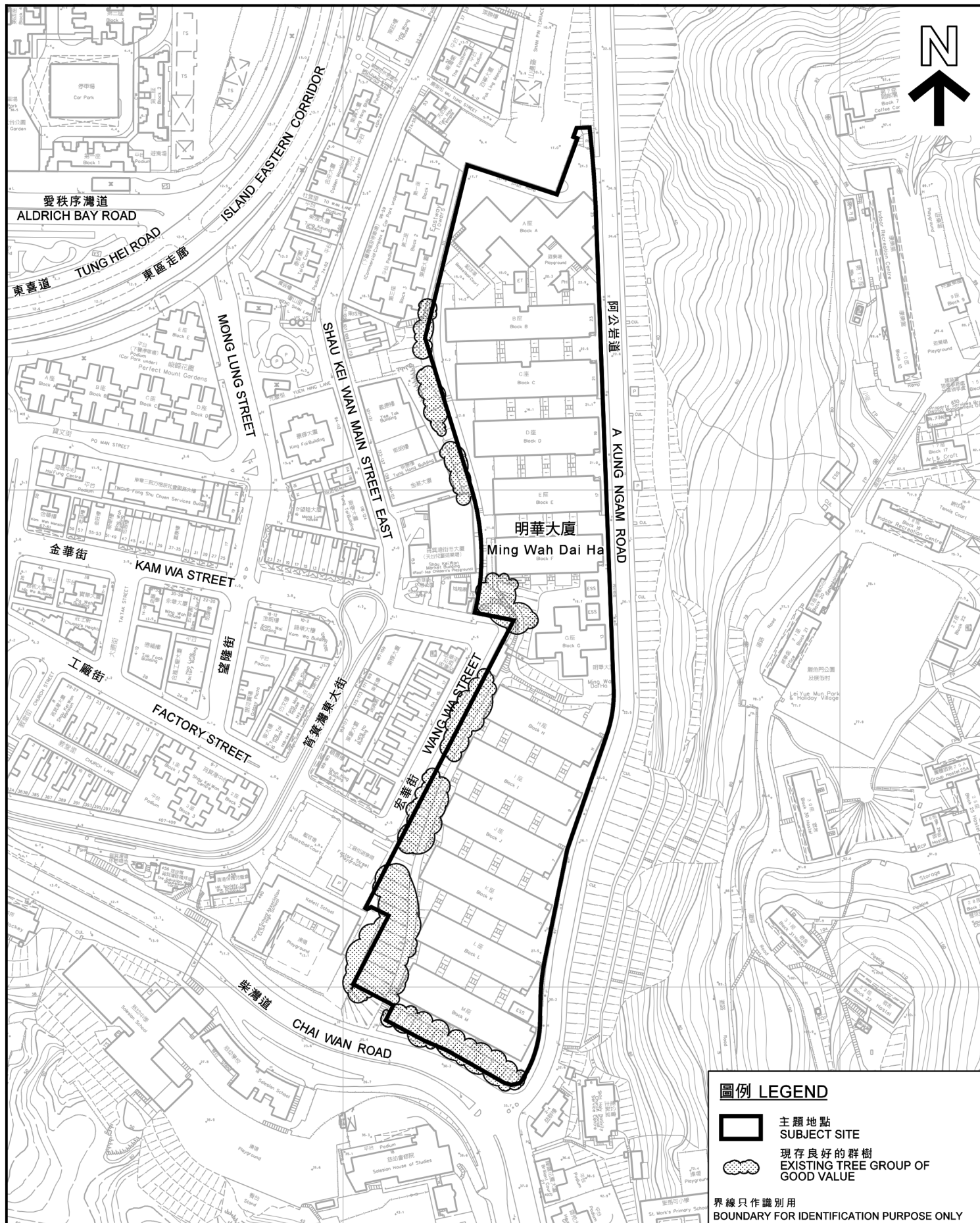
本摘要圖於2011年4月20日擬備，所根據的資料為攝於2011年1月3日的實地照片
PLAN PREPARED ON 20.4.2011 BASED ON
SITE PHOTO TAKEN ON 3.1.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
4





樹木保育圖 TREE PRESERVATION PLAN

明華大廈重建的規劃大綱 PLANNING BRIEF FOR REDEVELOPMENT OF MING WAH DAI HA

本摘要圖於2011年4月20日擬備，
所根據的資料為測量編號11-SE-8D，
11-SE-9C，11-SE-13B及11-SE-14A
EXTRACT PLAN PREPARED ON 20.4.2011
BASED ON SURVEY SHEETS No. 11-SE-8D，
11-SE-9C，11-SE-13B & 11-SE-14A

米 METRES 50 0 50 100 METRES
SCALE 1 : 2 500 比例尺

圖例 LEGEND

-  主題地點
SUBJECT SITE
-  現存良好的群樹
EXISTING TREE GROUP OF
GOOD VALUE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
5