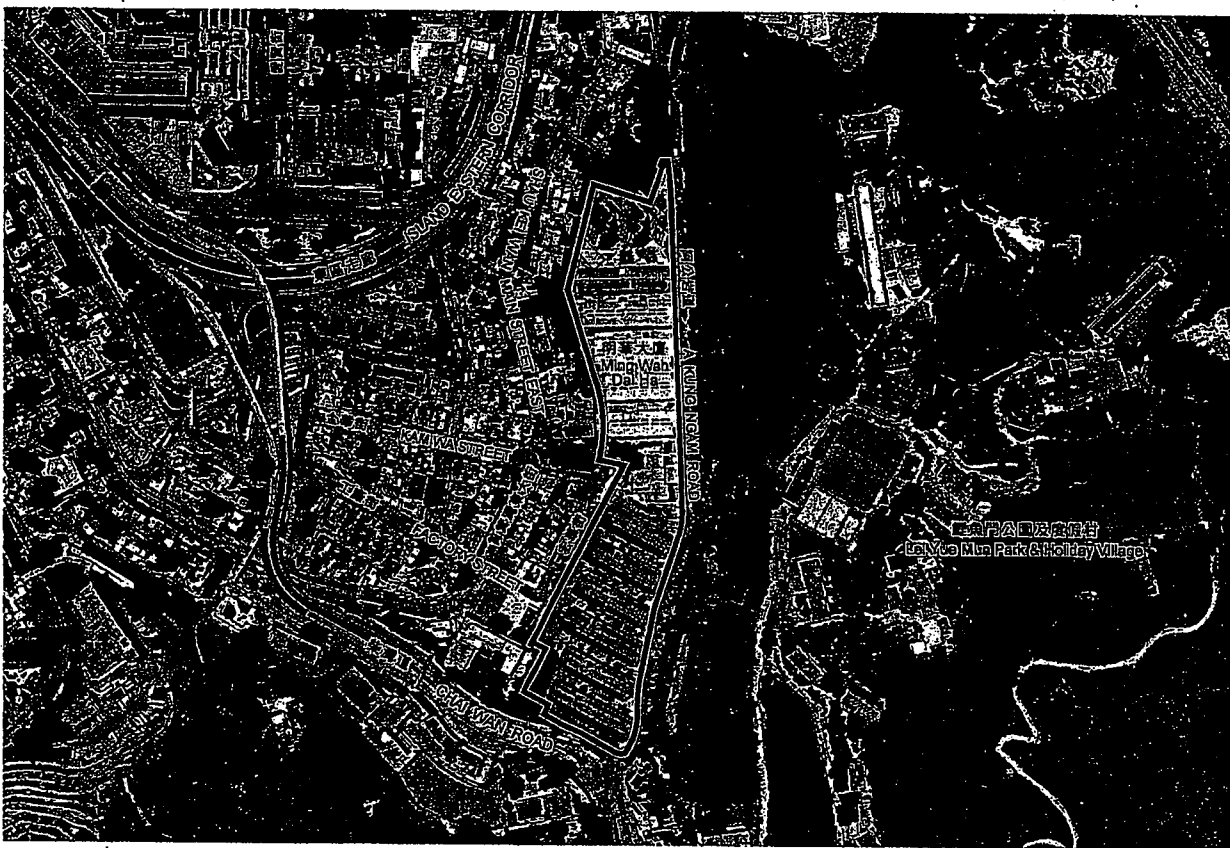


明華大廈重建的
規劃大綱
PLANNING BRIEF FOR
REDEVELOPMENT OF MING WAH DAI HA



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
	<p>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.</p>	
<p>4. Surrounding Land Uses</p>	<p>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.</p>	<p>Plan 3</p>
<p>B. Major Development Parameters</p>		
<p>5. Site Area</p>	<ul style="list-style-type: none"> • Gross Site Area: about 3.53 ha • Net Site Area: about 3.20 ha 	<p>Plan 2</p> <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.
<p>6. Proposed Uses</p>	<p>Public rental housing, elderly flats, GIC and commercial (shopping) facilities.</p>	
<p>7. Maximum Gross Floor Area (GFA) and Maximum PR</p>	<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.
<p>8. Maximum BH</p>	<ul style="list-style-type: none"> • 100mPD (main roof level) for the northern part of the site; and • 120mPD (main roof level) for the 	<p>Plan 1</p>

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.

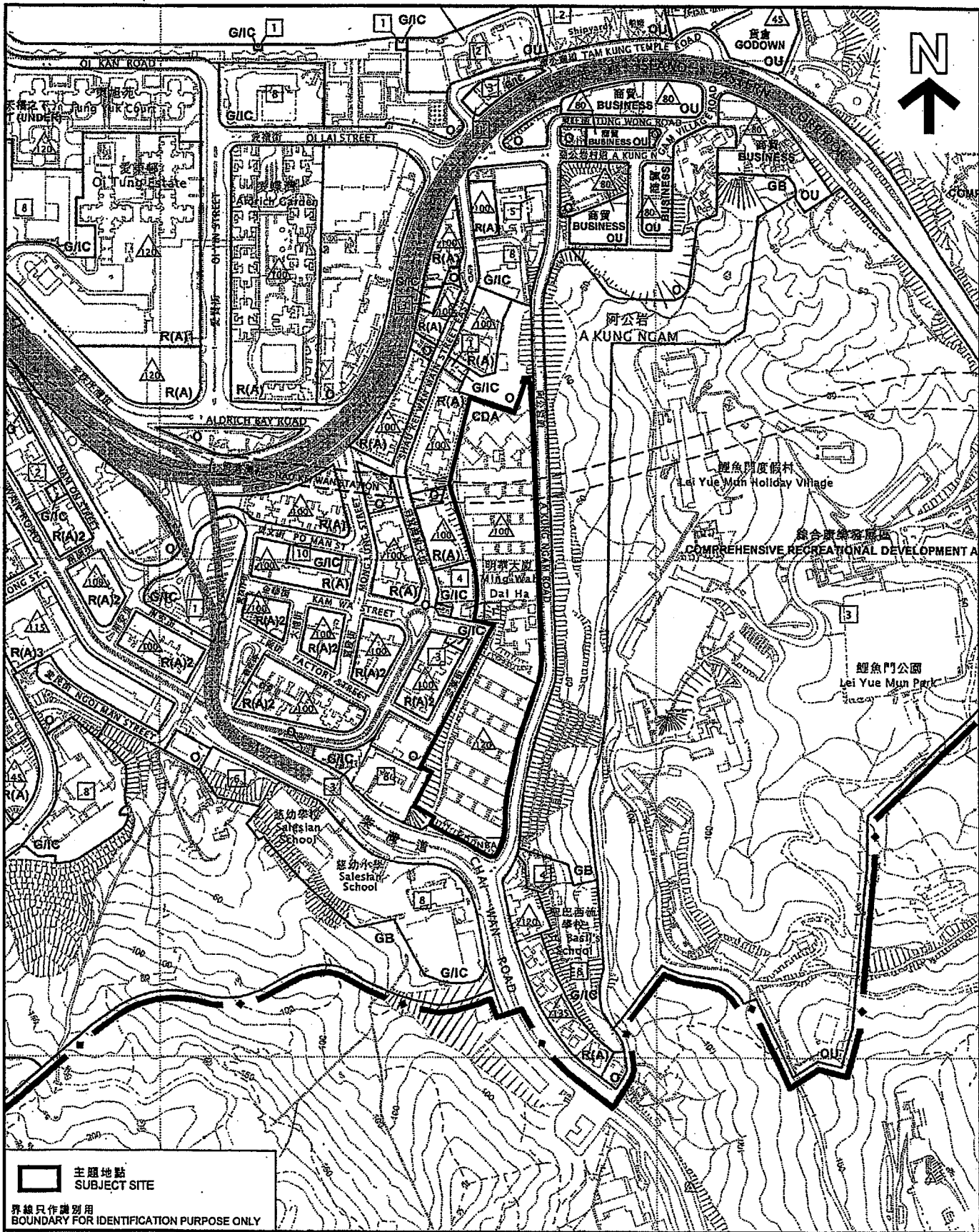
Item	Particulars	Remarks
14. Car Parking, Loading and Unloading Provision	Provision of loading/unloading facilities in accordance with Chapter 8 of the Hong Kong Planning Standards and Guidelines and subject to the Traffic Impact Assessment.	<ul style="list-style-type: none"> • Provision for commercial 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




 主題地點
 SUBJECT SITE
 界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

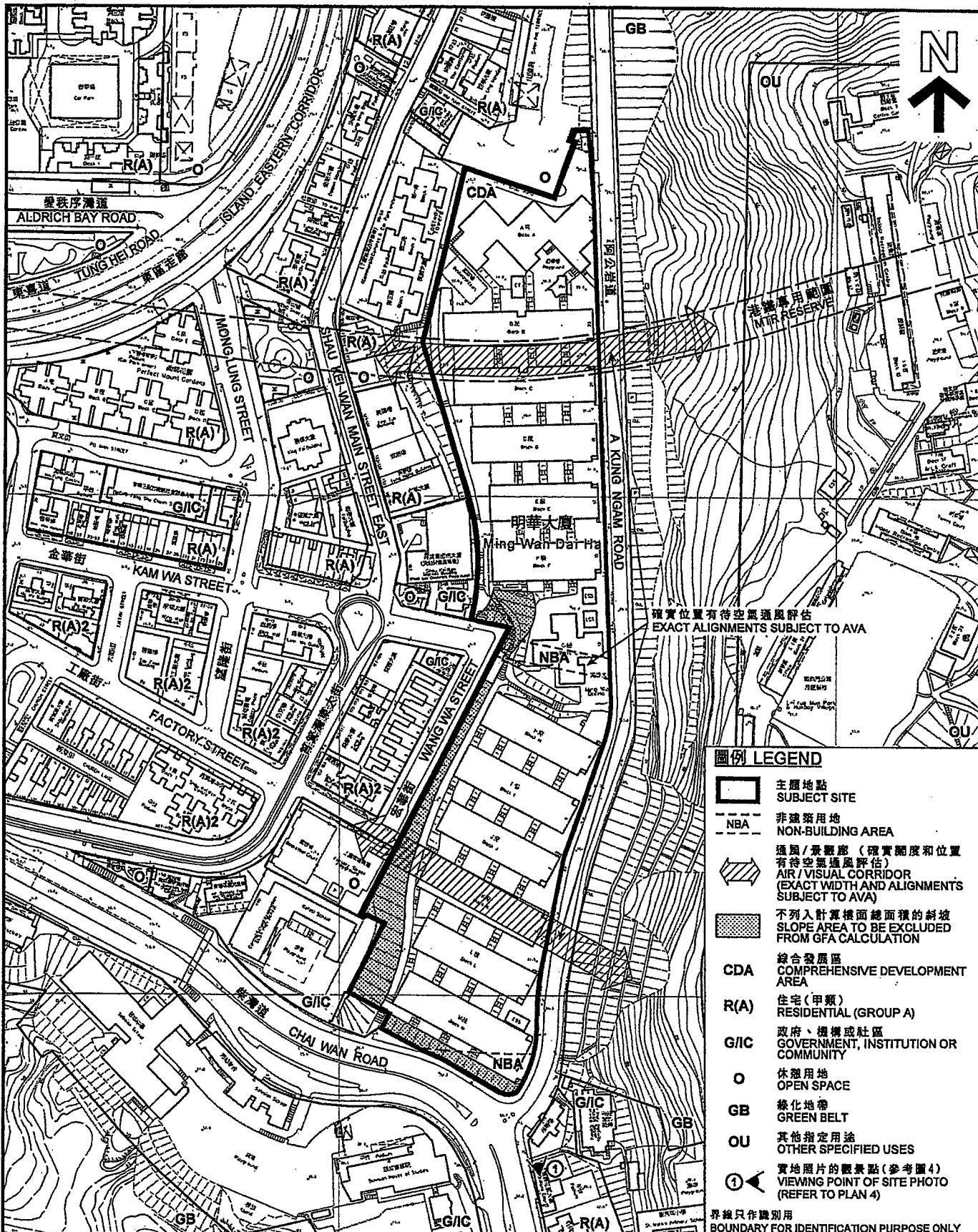
規劃署
PLANNING DEPARTMENT


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 SCALE 1:5 000 比例尺 米 METRES 200
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參考編號
 REFERENCE No.
M/H9/10/6


PLAN
 1



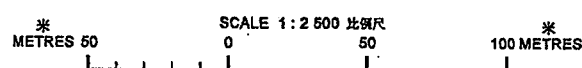
圖例 LEGEND

- 主題地點
SUBJECT SITE
- NBA
非建築用地
NON-BUILDING AREA
- 通風/景觀廊 (確實闊度和位置
有待空氣流通評估)
AIR / VISUAL CORRIDOR
(EXACT WIDTH AND ALIGNMENT'S
SUBJECT TO AVA)
- 不列入計算樓面總面積的斜坡
SLOPE AREA TO BE EXCLUDED
FROM GFA CALCULATION
- CDA
綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA
- R(A)
住宅 (甲類)
RESIDENTIAL (GROUP A)
- G/I/C
政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
- 休憩用地
OPEN SPACE
- GB
綠化地帶
GREEN BELT
- OU
其他指定用途
OTHER SPECIFIED USES
- 實地照片的觀景點 (參考圖4)
VIEWING POINT OF SITE PHOTO
(REFER TO PLAN 4)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

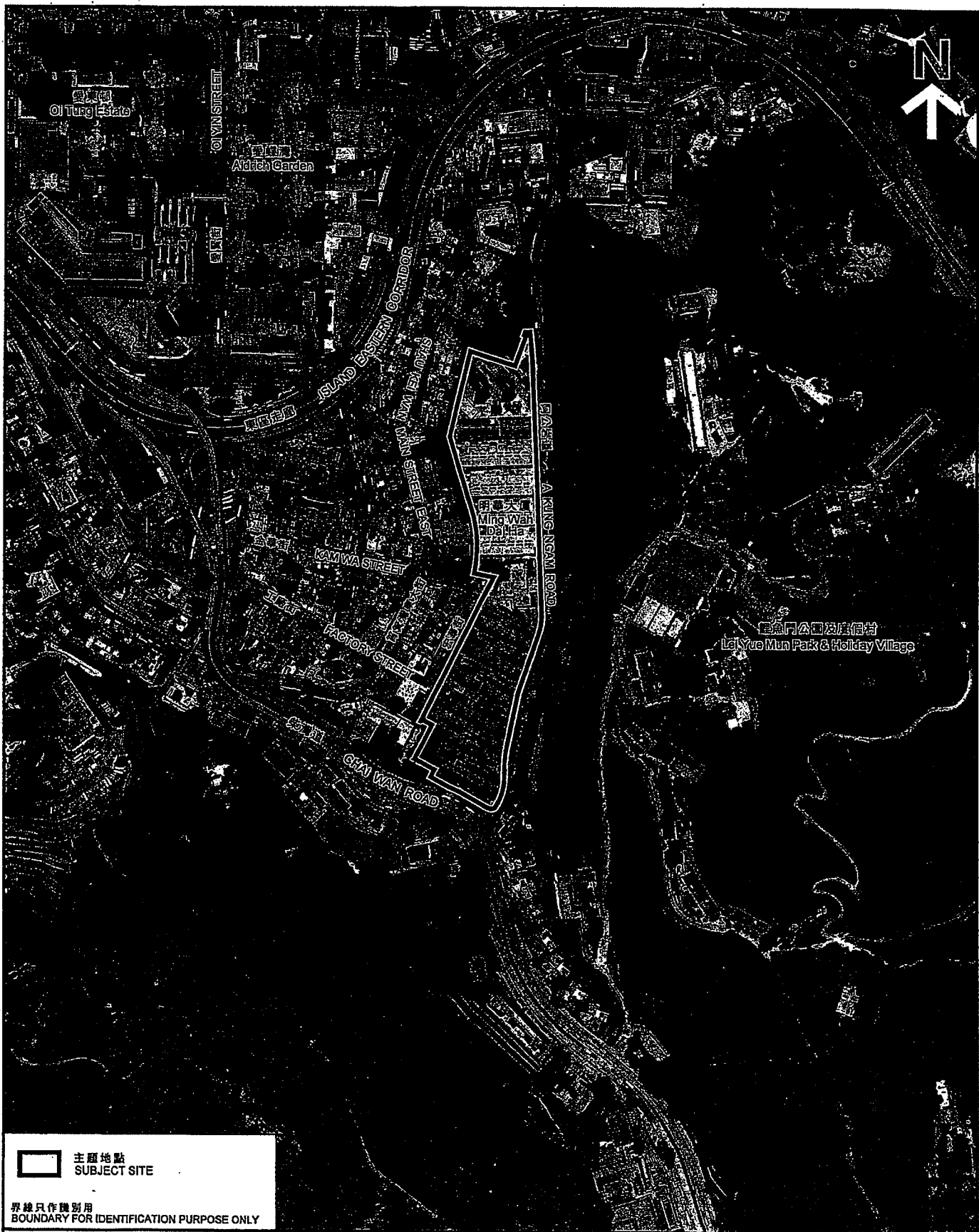
平面圖 SITE PLAN
明華大廈重建的規劃大綱
PLANNING BRIEF FOR REDEVELOPMENT OF
MING WAH DAI HA



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日製備，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
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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

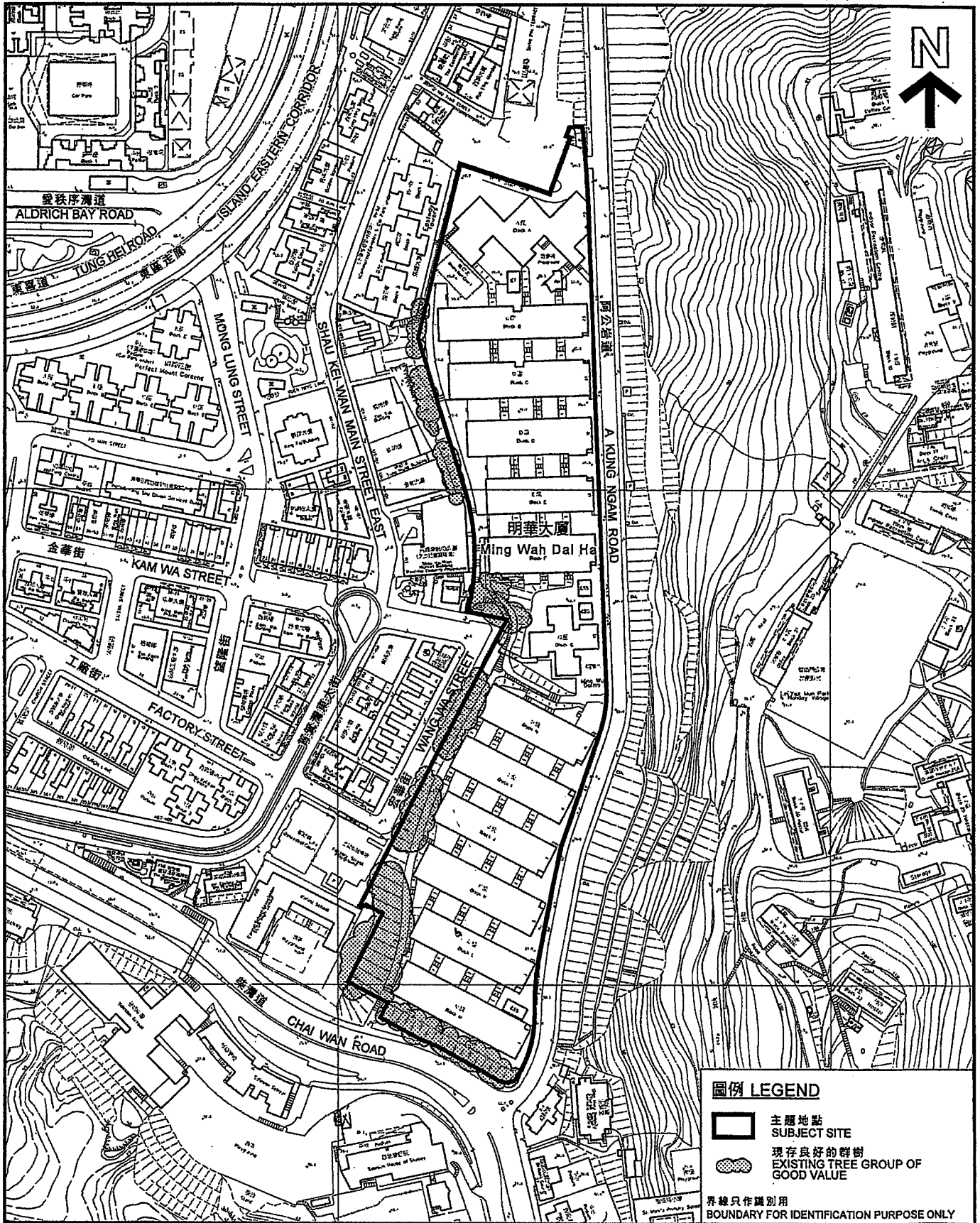
規劃署
 PLANNING
 DEPARTMENT



本摘要圖於2011年4月20日製備，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

參考編號
 REFERENCE No.
 M/H9/10/6

圖 PLAN
 4



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

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**

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H9/10/6

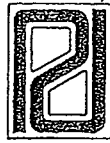
圖 PLAN
5

本摘要圖於2011年4月20日發備，
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

規 劃 署

香港北角渣華道 333 號
北角政府合署



Planning Department
North Point Government Offices
333 Java Road,
North Point, Hong Kong

By Registered Post and Fax (3922 9797)

來函檔號 Your Reference 2016021/0262/16
本署檔號 Our Reference () in TPB/A/H9/69-2
電話號碼 Tel. No.: 2231 4930
傳真機號碼 Fax No.: 2895 3957

5 September 2016

AECOM Asia Co. Ltd.
7/F, Tower 2, Grand Central Plaza
138 Shatin Rural Committee Road
Shatin, New Territories
(Attn.: Mr. Kelvin LAW)

Dear Mr. LAW,

**Application for Permission under s.16A(2) of the Town Planning Ordinance
for Class B Amendments to the Approved Application (No. A/H9/69)**

**Extension of Time for Commencement of Approved Comprehensive Redevelopment of
Ming Wah Dai Ha (including Flats, Shop and Services, and Social Welfare Facilities)
at 1-25 A Kung Ngam Road, Hong Kong
(Application No. A/H9/69-2)**

I refer to your application of 19.7.2016 and subsequent letter of 25.8.2016, which were received by the Town Planning Board (TPB) on 22.7.2016 and 26.8.2016, respectively, seeking planning permission for extension of time for commencement of the approved comprehensive redevelopment of Ming Wah Dai Ha under Application No. A/H9/69.

After giving consideration to your application, the Director of Planning, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The amended permission is subject to the following conditions and shall be valid until 15.3.2021; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed:

- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) and (c) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan with a revised tree preservation proposal, and provision of quarterly tree monitoring reports to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;

- (d) the setting back of the south-eastern corner of the site to provide a wider footpath to cater for possible future improvement at the junction of Chai Wan Road and A Kung Ngam Road to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the feasibility of implementation of access connecting Phase 3 of the proposed redevelopment and the MTR Station should be further investigated. If such access is found to be feasible, it should be implemented with Phase 3 of the proposed redevelopment to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the design and implementation of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (h) the implementation of the proposed sewerage upgrading works at the cost of developer to the satisfaction of the Director of Drainage Services or of the TPB; and
- (i) the provision of picking up/drop-off points in close proximity to and at the same level of the Day Care Centre for the Elderly to the satisfaction of Director of Social Welfare or of the TPB.

The TPB also agreed to advise you that:

- (a) the approved Master Layout Plan, together with the set of approval conditions, will be certified by the Chairman of the TPB and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised Master Layout Plan for deposition in the Land Registry as soon as possible;
- (b) the approval of the application does not imply that the proposed gross floor area (GFA) concession for the proposed development will be granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approval. If GFA concession is not granted by the Building Authority and major changes to the current scheme are required, a fresh planning application to the TPB may be required;
- (c) apply to District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD) for a modification to the lease. However, there is no guarantee that such application will be approved. If it is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such terms and conditions, including, among others, payment of premium, as may be imposed by LandsD;

- (d) to note the comments of the DLO/HKE, LandsD regarding the identification of responsible parties and management details of each of the proposed GIC facilities and specification of the agreed arrangement;
- (e) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department regarding the requirement of emergency vehicular access under the Building (Planning) Regulations (B(P)R) 41D and Section 6 of Part D of the "Code of Practice for Fire Safety in Buildings 2011"; the need to clarify the site classification under the Buildings Ordinance (BO) and the site coverage permitted; the new GFA concessions policy under PNAP APP-151 and APP-152; and that the granting of planning approval should not be construed as acceptance under the BO of the building works erected within the application premises and detailed checking for compliance with the BO will be made upon building plans submission stage;
- (f) to note the comments of the Director of Fire Services that the arrangement of the emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011;
- (g) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that the project proponent shall ensure that the proposed development will not cause flooding in areas upstream of, adjacent to or downstream of the project site both during construction and upon completion;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) and to liaise with Hong Kong and China Gas Company Limited regarding safety requirement/protection measures for existing gas pipelines; and
- (i) to note the comments of the DEMS regarding the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes".

You are also advised to expedite action for compliance with the approval conditions for all the phases of the redevelopment, as appropriate.

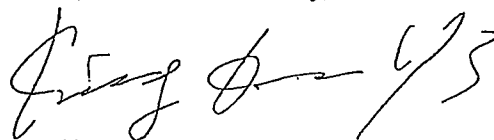
This permission will expire on 15.3.2021. Please note that any further extension of the validity of this permission would be outside the scope of Class B amendment as specified by the TPB. If you wish to seek any further extension of time for commencement of the development, you may submit a fresh application under section 16 of the Town Planning Ordinance. Please refer to the TPB Guidelines No. 35C and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 26.9.2016). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Miss Josephine LO of this Office at 2231 4917.

I should be grateful if you could advise me in due course whether this amended permission or other previous permission granted by the TPB in respect of the redevelopment would be implemented.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ginger K. Y. KIANG', with a stylized flourish at the end.

(Ms. Ginger K. Y. KIANG)
for and on behalf of Director of Planning

Advisory Clauses

- (a) the approved Master Layout Plan, together with the set of approval conditions, will be certified by the Chairman of the TPB and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised Master Layout Plan for deposition in the Land Registry as soon as possible;
- (b) to note the comments of District Lands Officers/Hong Kong East, Lands Department (DLO/HKE, LandsD) for a modification to the lease. However, there is no guarantee that such application will be approved. If it is approved by LandsD acting in its capacity as the landlord at its sole discretion, it will be subject to such terms and conditions, including, among others, payment of premium, as may be imposed by LandsD;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage Unit, Buildings Department that
 - (i) PNAP APP-151 on Building Design to Foster a Quality and Sustainable Built Environment and PNAP APP-152 on Sustainable Building Design Guidelines should be complied with for obtaining the GFA concession for all green/amenity features and non-mandatory/non-essential plant rooms and services;
 - (ii) service lane should be provided in accordance with B(P)R 28 unless so specified otherwise therein;
 - (iii) under PNAP APP-2, 100% GFA concession may be granted for underground private car parks while only 50% GFA concession may be granted for aboveground private car parks; and
 - (iv) detailed comments under BO can only be formulated at building plans submission stage.
- (d) to note the comments of Director of Fire Services that the arrangement of the emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011;
- (e) to note the comments of Chief Town Planner/ Urban Design and Landscape Section to review the latest legislation, standards and guidelines as stated in the submission, i.e. DEVB TC(W)No. 2/2013 is superseded by DEVB TC(W)No. 1/2018;
- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that
 - (i) a holistic detailed Drainage Impact Assessment of the whole development is required in the detailed design stage;
 - (ii) MWDH is situated at the area vulnerable to flooding as such proper interception of stormwater or temporary storage of stormwater should be provided in the development to avoid excessive inflow to the public drainage system;

- (iii) apart from the provision of the up-to-standard drainage, to relieve the increasing pressure on the drainage system due to development and ensure sustainable development in Hong Kong in face of climate change, provision of blue-green drainage infrastructure according to Section 3.22 of Sustainable Drainage Manual is strongly encouraged to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff. In fact, similar concept is already embraced in the stormwater management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage; and
 - (iv) to liaise with DSD for any interfacing issues arising from the subject development and the proposed drainage improvement works in the vicinity of the development site.
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the preliminary findings in the Geotechnical Planning Review Report should be verified in the detailed natural terrain hazard study
- (h) to note the comments of Director of Electrical and Mechanical Services (DEMS) that
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (ii) to liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations within/in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of development; and
 - (iii) to observe the requirements of the Electrical and Mechanical Services Department’s “Code of Practice on Avoiding Danger from Gas Pipes”

Technical Comments of Director of Environmental Protection

Noise

General

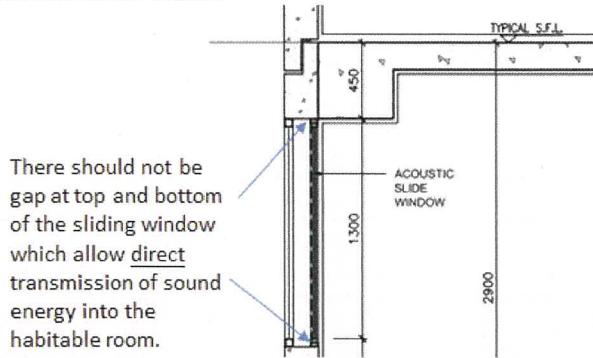
1. The current EA report has not recommended specific noise mitigation measures for Residential Care Homes for the Elderly (RCHE) and the kindergarten to meet the noise requirements under the HKPSG. The Applicant is required to address the noise impact on RCHE and Kindergarten via NIA submission and implementation under relevant planning approval condition.

Other Comment

1. Innovative noise mitigation measures such as the proposed acoustic balcony and the proposed acoustic windows will not reduce the road traffic noise levels at the outdoor assessment point. The predicted noise levels are the equivalent noise levels at 1m from the external facade after accounting the reduction in noise levels inside the room offered by the acoustic balcony and acoustic window. A brief explanation on this should be given.
2. It is not clear whether the design of the proposed acoustic window complies with the natural ventilation requirements in the Buildings Ordinance and its sub-legislations.
3. Information to demonstrate whether the positions of the outer maintenance windows and the outer openings of the proposed acoustic windows are in favourable setting should be given.
4. The mechanism to inform the future occupants on the setting of acoustic window panes for achieving noise reduction, the purposes of the sound absorptive materials in acoustic balcony and acoustic window and the purposes of the maintenance windows should be given.
5. An overall summary of noise mitigation measures in table form should be given.
6. S4.1.1.1 - The potential impact of fixed noise sources outside the application site e.g. Shau Kei Wan Market should be considered.
7. S4.5.2.4 & Appendix E - The statement "adopted noise reduction of 2-6dB(A) is calculated by comparison of the design parameters for the acoustic windows in this assessment and the referenced residential project" is inconsistent with Appendix E.
8. S4.5.2 at the Contents & Heading above S4.5.2 - "Noise Mitigation Measures" should read "Noise Mitigation Measures".
9. S4.5.2.5, S4.5.3.3 & Response to Noise Comment (RtC) item 9 - The extent of the sound absorptive materials in acoustic balcony B9-4b should be shown in a layout plan / section drawing of bigger scale to avoid misunderstanding. Wall within

acoustic balcony is hard to be comprehended as external wall.

10. Appendix D - Details should be given to show that there would not be gap at top and below of the sliding window which allows direct transmission of sound energy into the habitable room.



11. Appendix E -

- (i) It is not clear that relative noise reduction of B9-4a with room size of 5.6m² has been reference to reference case 1 with room size of 20m² but not reference case 2 with room size of 7m².
- (ii) "poropsed" should read "proposed".

12. In our spot check, inconsistencies in revised EA report are found. The following are examples.



Extracted from Noise Model

Table 1 2047 Traffic Forecast

No ⁽¹⁾	Road	Section		Direction	2021 BDTM Traffic Flows (pcu/hr)	2047 Projected Traffic Flows ⁽²⁾⁽³⁾	
		From	To			pcu/hr	veh/hr
A1	Island Corridor Eastern	Mong Lung Street	Wing Tai Road Int	-	4,431	4,790	3,764
A2	Island Corridor Eastern	Slip Road from Chai Wan Road		W/B	752	1,038	968
A3	Island Corridor Eastern	Slip Road to Chai Wan Road		E/B	714	958	889
B1	Chai Wan Road	Aldrich Street	A Kung Ngam Road	-	2,178	2,786	2,417
B2	Chai Wan Road	A Kung Ngam Road	Tai Tam Road	-	2,133	2,306	1,958
B3	Chai Wan Road	Slip Road to Shau Kei Wan Road		W/B	333	372	282
B4	Chai Wan Road	Slip Road from Shau Kei Wan Road		E/B	440	485	374
C	A Kung Ngam Road	Full Section		-	220	713	625

Extracted from Appendix B

Sewerage Impact Assessment

1. For Table 3.2, under pipe segment B1-A9,
 - Please verify the discharge manhole for the estimated sewage flow from Development C Shau Kei Wan Centre (Block 1-3) (B2 is not correct).
 - Please verify the discharge manhole for the estimated sewage flow from Catchment C/Catchment D/Catchment D (B3 is not correct).
 - The description for Catchment C/Catchment D/Catchment D is erroneous. For example, there are two items for Catchment D. Moreover, Hip Wo Building is not

Development O and it is not included in Catchment C. Please review all developments and their corresponding catchments and building names.

2. For Figure 3.1

- The building names of Development A to AR do not tally with the descriptions under Table 3.2. Please review.
- As given in the previous SIA report, the former Catchment B comprised Tung Fai Building, Tung Chi Mansion, Shui Hing Court, Tung Ho Building, Shun King Building, 15-17 Wang Wa Street, 11-11A Wang Wa Street, 7-9 Wang Wa Street, 5 Wang Wa Street, 1-3 Wang Wa Street, 2-4 Factory Street, etc. However, in this SIA report, this catchment is no longer included in the assessment. Please explain why this former catchment is omitted in this report since it is shown that the sewage flow from this catchment will discharge to manhole B2.

Air Quality Impact

- Section 3.3.1.2, please replace "recommended" by "stipulated".