

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H9/78**

- Applicant** The Hong Kong Housing Society (HKHS) represented by AECOM Asia Company Limited
- Site** Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan
- Site Area** About 32,057m<sup>2</sup>
- Lease**
- (a) S.I.L. 666 R.P. and extension governed by Conditions of Grant No. 6354 as modified by a Consent Letter dated 7.10.1966, two Modification Letters dated 21.1.1971 and 22.11.1976 and an Extension Letter dated 26.2.1980;
  - (b) Private Treaty Grant to Hong Kong Housing Society for a term of 75 years commencing from 25.3.1959; and
  - (c) the grantee shall erect and complete on the lot not less than 2,800 flats, and offices and shops as may be approved by Government
- Plan** Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
- Zoning** “Comprehensive Development Area” (“CDA”)
- (a) a maximum plot ratio (PR) of 6; and
  - (b) a maximum building height (BH) of 100 metres above Principal Datum (mPD) for the northern part and a maximum BH of 120mPD for the southern part
- Application** Proposed Comprehensive Redevelopment of Ming Wah Dai Ha (including flats, shop and services and social welfare facilities) (Proposed Amendments to Approved Master Layout Plan)

**1. Proposal**

- 1.1 The applicant seeks planning permission for amendments to the approved Master Layout Plan (MLP) for a proposed comprehensive redevelopment of Ming Wah Dai Ha (MWDH) with flats and supporting commercial uses and social welfare facilities on the application site (the Site) which was approved with conditions by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) on 15.3.2013 under Application No. A/H9/69 (the 2013 Scheme) (**Plans A-1 to A-5**).
- 1.2 The proposed amendments under the current application (the Current Scheme)

involve changes (details are set out in paragraph 1.4 below) beyond the Class A or Class B amendments specified in the Board's Guidelines on Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36B), a fresh application under s. 16 of Town Planning Ordinance (the Ordinance) is required.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 4.4.2018 **(Appendix I)**
- (b) Supporting Planning Statement received on 4.4.2018 **(Appendix Ia)**
- (c) Applicant's letters received on 31.7.2018 and 3.8.2018 providing responses to departmental comments, replacement pages for planning statement and Traffic Impact Assessment (TIA), and revised Air Ventilation Assessment (AVA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Impact Assessment (WIA), Environmental Assessment (EA) and Visual Impact Assessment (VIA)  
*(accepted and not exempted from the publication and recounting requirements)* **(Appendix Ib)**
- (d) Applicant's letters received on 24.8.2018 and 27.8.2018 providing replacement pages of EA and revised AVA and TIA  
*(accepted and not exempted from the publication and recounting requirements)* **(Appendix Ic)**
- (e) Applicant's letters received on 12.10.2018 and 16.10.2018 providing responses to departmental comments, replacement pages of planning statement, VIA, and revised AVA and TIA  
*(accepted and not exempted from the publication and recounting requirements)* **(Appendix Id)**
- (f) Applicant's letter received on 30.10.2018 providing clarifications on the rehousing arrangement **(Appendix Ie)**
- (g) Applicant's letter received on 23.11.2018 and 27.11.2018 providing responses to departmental comments and revised TIA  
*(further information received on 27.11.2018 accepted and not exempted from the publication and recounting requirements)* **(Appendix If)**
- (h) Applicant's letter received on 5.12.2018 providing responses to departmental comments and replacement pages of VIA, SIA and WIA **(Appendix Ig)**
- (i) Applicant's letter received on 4.1.2019 providing responses to departmental comments **(Appendix Ih)**

1.4 The development proposal consists of 9 blocks of residential towers and supporting facilities including shops and social welfare facilities. The proposed amendments to the approved MLP are detailed in the Planning Statement at **Appendix Ia**. A comparison of the major development parameters of the 2013 Scheme (i.e. Application No. A/H9/69) and the Current Scheme are appended below.

<b>Development Parameters</b>	<b>2013 Scheme (No. A/H9/69) (a)</b>	<b>Current Scheme (No. A/H9/78) (c)</b>	<b>Difference (%) (c) - (a)</b>
Gross Site Area	35,300m <sup>2</sup>	35,074m <sup>2</sup>	-226m <sup>2</sup> (-0.64%)
Net Site Area	32,000m <sup>2</sup> (excluding about 3,300m <sup>2</sup> of slope area)	32,057m <sup>2</sup> (excluding about 3,017m <sup>2</sup> of slope area)	+57m <sup>2</sup> (+0.18%)
Plot Ratio (based on Net Site Area)	Not exceeding 6	Not exceeding 6	No change
Maximum Gross Floor Area (GFA)	Not more than 192,000m <sup>2</sup>	Not more than 192,342m <sup>2</sup>	+342m <sup>2</sup> (+0.18%)
Domestic GFA	Not more than 186,400m <sup>2</sup>	Not more than 183,700m <sup>2</sup>	-2,700m <sup>2</sup> (-1.45%)
i. Public Rental Housing (PRH)	Not more than 149,831m <sup>2</sup>	Not more than 117,488m <sup>2</sup>	-32,343m <sup>2</sup> (-21.59%)
ii. Senior Citizen Residences (SEN) <small>Note 1</small>	Not more than 36,569m <sup>2</sup>	Not more than 22,888m <sup>2</sup>	-13,681m <sup>2</sup> (-37.41%)
iii. Subsidized Sale Flats (SSF)	Nil	Not more than 40,800	+40,800m <sup>2</sup>
iv. Two sets of shuttle lifts, shuttle lift lobbies, circulation areas and covered walkways	Nil	Not more than 2,524m <sup>2</sup>	+2,524m <sup>2</sup>
Total Non-domestic GFA	Not more than 5,600m <sup>2</sup>	Not more than 8,642m <sup>2</sup>	+3,042m <sup>2</sup> (+54.32%)
i. Retail	Not more than 500m <sup>2</sup>	Not more than 1,800m <sup>2</sup>	+1,300m <sup>2</sup> (+260%)
ii. Total Government, Institution or Community (GIC) Facilities	Not more than 4,700m <sup>2</sup>	Not more than 6,842m <sup>2</sup>	+2,142m <sup>2</sup> (+45.57%)
- Residential Care Home for the Elderly (RCHE)	Not more than 3,000m <sup>2</sup>	Not more than 3,462m <sup>2</sup>	+462m <sup>2</sup> (+15.4%)
- Day Care Centre for the Elderly	Not more than 700m <sup>2</sup>	Not more than 738m <sup>2</sup>	+38m <sup>2</sup> (+5.43%)
- Elderly Services <small>Note 2</small>	Nil	Not more than 354m <sup>2</sup>	+354m <sup>2</sup>
- Elderly Lounge <small>Note 3</small>	Nil	Not more than 290m <sup>2</sup>	+290m <sup>2</sup>
- Youth Service Centre	Nil	Not more than 588m <sup>2</sup>	+588m <sup>2</sup>
- Kindergarten <small>Note 4</small>	Nil	Not more than 800m <sup>2</sup>	+800m <sup>2</sup>

- Clinic, Therapy, Counselling Facilities	Not more than 500m <sup>2</sup>	Not more than 610m <sup>2</sup>	+110m <sup>2</sup> (+22%)
Maximum BH (mPD)			
Northern part	Not exceeding 100mPD	Not exceeding 100mPD	No change
Southern part	Not exceeding 120mPD	Not exceeding 120mPD	No change
No. of Blocks	9 residential towers	9 residential towers	No change
i. PRH	7 (Blocks 1-3 and 6-9)	5 (Blocks 1-5)	
ii. SEN	2 (Elderly Housing) (Blocks 4 and 5)	1 (Blocks 6)	
iii. SSF	Nil	3 (Block 7-9)	
No. of Storeys	25-32 (excluding lower ground floors)	25-34 (excluding lower ground floors)	+2 <sup>Note 5</sup>
Total No. of Units	Not more than 4,027	Not less than 3,919	-108 (-2.68%)
i. PRH	Not more than 3,170	2,561	-609 (-19.21%)
ii. SEN	Not more than 857	608	-249 (-29.05%)
iii. SSF	Nil	750	+750
Total Open Space	About 2.43 ha	About 2.15 ha	-0.28ha (-11.52%)
Greenery Coverage	About 1.37 ha	About 1.09 ha	-0.28 ha (-20.44%)
No. of Parking Spaces	Private car	119	234 +115 (+96.64%)
	Public Light Bus/ Maxicab	5	5 No change
	Ambulance	3	1 -2 (-66.67%)
	Light Goods Vehicles (LGV)	15	14 -1 (-6.67%)
	Motorcycle	13	33 +20 (+153.85%)
No. of Loading/ Unloading (L/UL) Spaces	Ambulance	1	2 +1 (+100%)
	Goods Vehicle	12	12 No change
	Private Car/ Taxi	3	9 +6 (+200%)
	School Bus	Nil	2 +2
Design Population	Not more than 13,674	About 11,119	-2,555 (-18.69%)

*Note 1: According to the applicant, SEN aims to provide more tailor-made elderly housing in response to the ageing population issue in Hong Kong. In this regard, the SEN provides residence integrating housing, recreation, medical and care services under one roof. Under the existing SENs operated by the HKHS, upon payment of an entry contribution,*

*successful applicants are guaranteed of long lease residence, with only modest management and service fees to pay every month. Tenants can also subscribe, at own costs, to a wide range of optional health care services provided by the operator to cater to individual health conditions and needs.*

*Note 2: Elderly services includes a neighbourhood elderly centre sub-base (under the 2013 Scheme, the sub-base should be not more than 250m<sup>2</sup>), which is reserved for SKH Holy Nativity Church Ming Wah Social Centre.*

*Note 3 : In the 2013 Scheme, an Elderly Club of not more than 400m<sup>2</sup> is provided.*

*Note 4 : In the 2013 Scheme, a Pre-school Centre of not more than 250m<sup>2</sup> is provided.*

*Note 5 : If the blocks are compared individually, the changes will range from -7 to +3.*

1.5 Comparing with the 2013 Scheme, there are also nine residential blocks upon redevelopment divided into three phases. Construction of Phase 1 comprising Blocks 1 and 2 for PRH is underway. The amendments are mainly related to Phases 2 and 3 of the redevelopment and the following major changes are observed:

- There is a slight reduction in gross site area (-226m<sup>2</sup>) due to setting out in site survey and an increase in net site area (+57m<sup>2</sup>) of less than 1%;
- There are changes in the form and disposition of the buildings as well as the phasing boundaries (**Drawing A-29**). In this regard, an L-shaped design of the PRH towers (i.e. Blocks 4 and 5) is adopted with intent to create wider space for the Ming Wah Garden and the sense of embracing the Central Community Hub (**Drawing A-14**);
- There is a change in flat mix (i.e. SSF is introduced in lieu of PRH and SEN). The PRH and SEN units are reduced to 2,561 (-609 units) and 608 (-249 units) respectively, while 750 SSF units are proposed in Blocks 7 to 9 of the proposed redevelopment (**Drawing A-29**);
- Retail areas are increased from 500m<sup>2</sup> to 1,800m<sup>2</sup> under the current proposal with an intent to create more local job opportunities;
- Areas for G/IC facilities are increased from 4,700m<sup>2</sup> to 6,842m<sup>2</sup>. In this regard, a wide range of G/IC facilities serving different age groups will be provided, including, elderly services, elderly lounge, youth service centre and kindergarten;
- The provision of open space is reduced from 24,300m<sup>2</sup> to 21,500m<sup>2</sup> and there are changes in the configuration and design of the open space (**Drawing A-34**). Moreover, Ming Wah Garden will be maintained and extended to integrate with the Community Hub (**Drawings A-14 to 16**) with an intent to create a more open plaza serving the wider community as a whole;
- The number of trees to be felled are increased from 10 to 51. With 87 compensatory trees to be planted, the compensatory ratio will be 1:1.71;
- Two sets of shuttle lifts near the open plaza and inside the retail area both accessible via Kam Wa Street are provided under the Current Scheme (**Drawing A-31**);
- While there will be slight reduction in the parking spaces for ambulance (-2 to 1) and LGV (-1 to 14), the parking spaces for private cars (+115 to 234) and motorcycles (+20 to 33), L&UL for ambulance (+1 to 2), private car/ taxi (+6 to 9) and school bus (+2 to 2) are increased; and
- The development programme is shortened by 4 years from 25 years to 21 years to 2032.

1.6 The MLP, floor plans, section plans and elevation diagram of the proposed development are shown in **Drawings A-1 to A-12**. The perspective diagrams of the proposed development are at **Drawings A-13 to A-16**. The Landscape Master Plan is at **Drawing A-17 to A-20** and the photomontages of the proposed development can

be found at **Drawings A-23 to A-28**.

## **2. Justifications from the Applicant**

- 2.1 The justifications put forth by the applicant in support of the application as detailed in Section 6 of the Planning Statement at **Appendix Ia** are summarized as follow:

### Timely Provision to Address Various Housing Needs

- (a) The proposed MWDH redevelopment is intended to bring timely provision of affordable housing through optimizing existing land resource. With the introduction of SSF, the future development will provide a diversity of housing types to make provision for tenants to move up the housing ladder and promote home-ownership. The proposed elderly housing with elderly support services aims to meet niche market needs and fill the vacuum of elderly housing in the private market.
- (b) The completion of the overall redevelopment of MWDH is 2032, which is shortened by four years.

### Facilitating Urban Regeneration to Enhance Local Environment and Preserving Social Network

- (c) The proposed redevelopment will act as a catalyst in facilitating the district's urban regeneration. The Shau Kei Wan town centre is an old residential area with a distinct local character. Old tenement buildings within have aged and show signs of deterioration (including MWDH). Newly completed and committed developments are found in the neighborhood since the announcement of the MWDH redevelopment in 2011.

### "Purpose-designed" Housing Community with "One-stop" Integrated Support Services

- (d) The proposed redevelopment follows HKHS's integrated development model to provide "purpose-designed" community plus "one-stop" elderly services, which is an effective mean to meet the growing needs for quality public housing and elderly housing as well as elderly care services. The proposed elderly housing aims to provide "housing with care" and equipped with universal and purpose-designed facilities to cope with the needs of elderly. Recreational facilities will be provided in Block 6 to facilitate convenient access for sports and recreational activities.
- (e) The mixed housing types offer a range of housing choices to attract multi-generations. The provision of a Central Community Hub which integrates various facilities and open space aims to encourage cross-generation usage to achieve an inclusive society.

### Enhancing Design to Facilitate Better Interaction with the Shau Kei Wan Community

- (f) The design of the main entrance point has been enhanced to allow for better pedestrian and visual penetration from Kam Wa Street. With the proposed demolition of the existing shuttle lift building, opportunity is captured to provide centralised accommodation of retail and community facilities with a more open and welcoming frontage as well as to capture the benefits of accessibility and convenience (**Drawing A-15**). Various forms of external and internal connections (including shuttle lifts, stairs and ramps) (**Drawings A-14 and A-17**) will be provided to serve all ages and abilities. The Ming Wah Garden is also extended with more activity spaces and brought down closer to street level for both public and residents' enjoyment. Its design is closely knitted with the nearby retail and community facilities to achieve functional synergy. Ming Wah Garden is anticipated to become the urban heart and focal point in Shau Kei Wan.
- (g) Other key urban design features as proposed in the 2013 Scheme, including stepped height profile, visual and air corridors, building gaps, setback, activity nodes, green space and pedestrian linkages have been retained and further enhanced under the Current Scheme (**Drawings A-1 and A-12**).

### Preserving Community Social Network and Memory

- (h) Residents affected by the redevelopment will be prioritized for in-situ re-housing arrangement, so as to maintain the existing social community network as much as possible. Existing Non-Governmental Organization (NGO) service providers will be re-provisioned in this MLP. Moreover, new elderly care and community facilities will also be provided in the future to provide the necessary supporting facilities to the community, allowing the residents to gather and interact and hence maintaining the local character and the social fabric.
- (i) The Current Scheme will also incorporate a communal garden design (**Drawings A-14 and A-17**) to provide pocket open spaces throughout the Site where appropriate to allow for casual gathering and enjoyment. The stepped design (from the east to the west) of existing MWDH will be recollected at the centralized Ming Wah Garden where a display of MWDH development history will be provided (**Drawing A-16**).

### Enhancing Elderly Services to Support Ageing Population

- (j) In supporting the Government's policy direction to assign priority to the provision of home and care services for the elderly, the MWDH redevelopment will be equipped with a range of elderly care services to serve not only MWDH's residents but also the wider district. Elderly services are conveniently located within the Central Community Hub (**Drawing A-14**), seamlessly integrated with Ming Wah Garden, and can be accessed via internal and external shuttle lifts, stairs as well as barrier-free landscaped access ramps between Kam Wa Street and A Kung Ngam Road which further link to various means of public transportation.

### Ample Provision of Open Space to Improve Wellness of Living

- (k) The redevelopment of MWDH will allow for an ample provision of new communal gathering spaces/open spaces, including Ming Wah Garden for MWDH residents and its surrounding community.
- (l) The stepped design and centralized location of Ming Wah Garden enable it to provide seamless connectivity internally and externally as well as preserving air and visual permeability along Kam Wa Street. In addition, pocket spaces, gardens, children playgrounds will be strategically distributed throughout the development to provide more intimate and accessible open space for local residents. Shading, sitting-out facilities with luxurians of greenings will be provided to create a more comfortable environment.

### No Insurmountable Impacts

- (m) Technical assessments on visual, traffic, environmental, air ventilation, drainage and sewerage, waterworks, tree preservation and geotechnical aspects have been conducted to ascertain the technical feasibility of the proposed redevelopment.

### Planning Gains

- (n) There are four key planning gains from the enhance redevelopment scheme of MWDH including:
  - (i) the Ming Wah Garden and Open Plaza will serve the whole community and become the communal space as gathering points, resting places, and places for leisure activities and interactions;
  - (ii) the elderly hub in the previously approved MLP has been upgraded into a Central Community Hub where NGO operators could provide a range of services to the community from toddlers to elders;
  - (iii) to showcase the elderly housing models to both public and private sectors; and
  - (iv) MWDH redevelopment as an iconic project providing a unique identity to the community.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background and Previous Application**

4.1 The Site is currently occupied by HKHS’s MWDH public rental estate comprising 10 blocks (Blocks A to J) varying from 10 to 23 storeys in height, which were built between 1962 and 1978. 3 blocks (Blocks K to M) in the southern part of the Site have already been demolished for Phase 1 redevelopment which is under

construction. HKHS intends to redevelop the MWDH in three phases.

- 4.2 A PB for setting out the development parameters as well as planning and design requirements to guide future development on the Site was endorsed by the Committee on 23.9.2011. A copy of the PB at **Appendix II**.
- 4.3 On 15.3.2013, the Committee first approved with conditions Application No. A/H9/69 with a MLP for a proposed comprehensive redevelopment of MWDH. The Application No. A/H9/69 was subsequently amended 2 times under Class B amendments as detailed below.
- 4.4 On 22.2.2016, the Director of Planning under the delegated authority of the Board approved with conditions the Application No. A/H9/69-1 for Class B amendments to the approved MLP. The Class B amendments were mainly for the Phase 1 redevelopment (i.e. Blocks 1 & 2 in the southern part of the Site) which involves changes in the layout of internal roads and emergency vehicular access (EVA), as well as changes in soft/hard landscape design for Phase 1 with an introduction of community garden and terrace garden and minor changes in that for Phases 2 and 3. Other Class A amendments involve reduction in total number of units from about 4,027 to not more than 4,017, increase in average unit size from about 46.29m<sup>2</sup> to 46.40m<sup>2</sup>, changes in the building form and internal layout of proposed Blocks 1 and 2, addition of one storey (i.e. LG2/F) in Block 2, increase in SC from 25.67% to 26.55% and reduction in provision of open space.

## 5. **Similar Application**

There is no similar application for comprehensive residential development within “CDA” zone of the Shau Kei Wan OZP.

## 6. **The Site and Its Surrounding Areas**

6.1 The Site is:

- (a) located on 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;
- (b) mostly occupied by the HKHS’s MWDH public rental estate comprising a total of 10 residential blocks varying from 10 to 23 storeys in height;
- (c) southern part of the Site is under construction for Phase 1 redevelopment;
- (d) accessible via A Kung Ngam Road; and
- (e) situated on a raised platform of about 14mPD to 30mPD sloping gradually upward from north towards south (i.e. near the boundary facing Chai Wan Road).

6.2 The surrounding areas have the following characteristics:

- (a) to the east is the Grade 1 historic site of the former “Lyemun Barrack

Compound”, which is now used as Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence;

- (b) to the immediate east and further south are vegetated hillslopes;
- (c) to the west is a residential neighbourhood with a mix of some old low-rise tenement buildings and some medium to high-rise residential buildings. Commercial uses can be commonly found on lower floors; and
- (d) to the immediate southwest are Factory Street Playground and Carmel School Association ELSA High School.

## **7. Planning Intention**

- 7.1 The “CDA” zone on the approved Shau Kei Wan OZP No. S/H9/18 is intended primarily for comprehensive redevelopment/redevelopment of the area for residential use with the provision of open space and other supporting facilities. In view of its proximity to the historic site of the former Lyemun Barracks Compound, 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.
- 7.2 The Site is subject to a maximum plot ratio of 6 (based on a net site area basis excluding slopes) and a maximum BH of 100mPD for the northern part of the zone and 120mPD for the southern part in view of its proximity to the historic site of the Lyemun Barracks, visual and air ventilation impacts as well as traffic concerns.

## **8. Major Design Parameters and Requirements**

- 8.1 Major design principles and development parameters of the Site in the endorsed PB (**Appendix II**) are summarised as follows:
  - (a) 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;
  - (b) to adopt sensitive layout and disposition to achieve better air ventilation and visual permeability;
  - (c) to provide 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 to facilitate air ventilation and provide visual relief;
  - (d) to provide gaps between building blocks within the Site and from those on adjoining sites;
  - (e) to minimise the scale and bulk of podium structure, the site coverage for podium should be capped at 65% and design measures such as terraced podium

design with appropriate landscape treatment should be incorporated;

- (f) to provide building setback along site boundary to help minimising building bulk; and
- (g) to optimise greening opportunities and preserve existing trees along the southern and western boundaries of the Site as far as possible to provide a green buffer.

8.2 A comparison of major development parameters in the PB and the subject application are as follows:

	<b>PB</b>	<b>Current Scheme (No. A/H9/78)</b>	<b>Difference (%)</b>
Gross Site Area	About 35,300m <sup>2</sup>	35,074m <sup>2</sup>	-226m <sup>2</sup> (-0.64%)
Net Site Area	About 32,000m <sup>2</sup> (excluding about 3,300m <sup>2</sup> of slope area)	32,057m <sup>2</sup> (excluding about 3,017m <sup>2</sup> of slope area)	+57m <sup>2</sup> (+0.18%)
Maximum GFA	Maximum 192,000m <sup>2</sup>	Not more than 192,342m <sup>2</sup>	+342m <sup>2</sup> (+0.18%)
PR	Maximum 6	Not exceeding 6	-
Maximum BH (mPD)	<ul style="list-style-type: none"> <li>• 100mPD (main roof level) for the northern part of the Site; and</li> <li>• 120mPD (main roof level) for the southern part of the Site</li> </ul>	<ul style="list-style-type: none"> <li>• Not exceeding 100mPD (main roof) for the northern part of the Site; and</li> <li>• Not exceeding 120mPD (main roof) for the southern part of the Site</li> </ul>	-
Non-building Area	Two non-building areas with one of at least 10m wide across the central portion of the Site generally aligning with Kam Wa Street, and another at its southern boundary	Non-building areas in the central portion of the Site between Block 4 and Block 5, and at the southeastern corner of the Site are reserved for the purpose ( <b>Drawing A-1</b> )	-
Site Coverage (based on Net Site Area)	Not exceeding 65%	30%	-
Private Open Space Provision	1m <sup>2</sup> per person	1.94m <sup>2</sup> per person	+0.94 (+94%)
Greening Ratio	30% (minimum of 15% at ground level)	30.94% (all at ground level)	+0.94 (+3.13%)
GIC Facilities	<p>A minimum floor space (m<sup>2</sup>) for the following GIC facilities:</p> <ul style="list-style-type: none"> <li>• a Day Care Centre for the Elderly (with NUFA of 401m<sup>2</sup>);</li> <li>• a RCHE (with NUFA of 1,754m<sup>2</sup>); and</li> <li>• a Neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>• a Day Care Centre (with GFA of not more than 738m<sup>2</sup>)</li> <li>• a RCHE (with GFA of not more than 3,462m<sup>2</sup>)</li> <li>• Elderly Services (with</li> </ul>	-

	<b>PB</b>	<b>Current Scheme (No. A/H9/78)</b>	<b>Difference (%)</b>
	Elderly Centre Sub-base (with GFA of 250m <sup>2</sup> )	GFA of not more than 354m <sup>2</sup> <ul style="list-style-type: none"> <li>• Elderly Lounge (with GFA of not more than 290m<sup>2</sup>)</li> <li>• Youth Service Centre (with GFA of not more than 588m<sup>2</sup>)</li> <li>• Kindergarten (with GFA of not more than 800m<sup>2</sup>)</li> <li>• Clinic, Therapy, Counselling Facilities (with GFA of not more than 610m<sup>2</sup>)</li> </ul>	

## **9. Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Housing Supply Aspect**

9.1.1 Comments of the Secretary for Transport and Housing (S for TH):

- (a) upon completion of the three-phase redevelopment programme of MWDH, the Enhanced Scheme as contained in the current application submitted by HKHS will be able to provide a mixed housing development comprising no more than 3,919 subsidised housing units, including 2,561 Group A public rental units, 750 SSF and 608 elderly flats under the SEN. Although there will be a reduction of about 600 public rental units as compared with the scheme under the previous s. 16A application (No. A/H9/69-1) approved in 2016, he understands from HKHS that there will still be sufficient public rental units during and after redevelopment to cater for the rehousing needs of the affected tenants; and
- (b) having considered the above information, the keen demand for SSF from the low and middle-income families, HKHS's mission to provide SEN units for the middle-income elderly, and that the redevelopment programme will provide different types of housing units to address the diverse housing needs and home ownership aspirations of the public, Transport and Housing Bureau (THB) has no objection to and no other comment on the current application.

### **Land Administration**

9.1.2 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the Site falls within Shau Kei Wan Inland Lot No. 666 RP and the Extension thereto. Northern part of the lot encroaches onto MTR

Protection Boundary and an Easement of MTR Lot No. 1RP created thereunder. The adopted site area of 35,074m<sup>2</sup> is acceptable to his office;

- (b) the lease governing MWDH provides that the grantee shall erect and complete on the lot not less than 2,800 flats for persons of small means in accordance with the objects for which the grantee has been incorporated as specified in the Constitution of Hong Kong Housing Society and such offices and shops as may be approved by the Government. In addition to the number of flats required to be erected as aforesaid, the grantee may erect such further buildings as may be necessary for use as kindergartens, day nurseries and youth clubs, as may be approved by the Director of Education or the Director of Social Welfare as the case may be. The subject lot is also subject to restriction against alienation;
- (c) the proposed redevelopment of MWDH is to provide a mix of PRH, SSF and SEN Scheme units, a community hub including commercial facilities and G/IC facilities for RCHE, elderly services, youth centre, kindergarten and day care centre etc. and an open space on the lot. If the planning application is approved by the Board, the owner of the lot needs to apply 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; and
- (d) regarding the proposed G/IC facilities within the community hub, the responsible support bureau/department should be identified for effective monitoring of their operation and enforcement under the proposed lease modification.

### **Building Aspect**

#### 9.1.3 Comments of the Chief Building Surveyor/Hong Kong East and Heritage Unit, Buildings Department (BD):

- (a) he has no objection to the application;
- (b) 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;
- (c) service lane should be provided in accordance with Building (Planning) Regulation (B(P)R) 28 unless so specified otherwise therein;
- (d) 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

- (e) detailed comments under Buildings Ordinance (BO) can only be formulated at building plans submission stage.

### **Fire Safety Aspect**

#### 9.1.4 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his Department. Detailed Fire Services requirements will be formulations upon receipt of formal submission of general building plans; and
- (b) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD.

### **Traffic Aspect**

#### 9.1.5 Comments of the Commissioner for Transport (C for T):

- (a) we have no in principle objection to the application from transport planning perspective. Detailed comments will be provided upon submission of a revised TIA by the applicant.
- (b) should the application be approved by the Board, the following planning conditions should be incorporated:
  - (i) the submission of a revised TIA to the satisfaction of the C for T or of the Board;
  - (ii) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the C for T or of the Board;
  - (iii) the setting back of the south-eastern corner of the site to provide a wider footpath to cater for possible future improvement at junction of Chai Wan Road and A Kung Ngam Road to the satisfaction of the C for T or of the Board;
  - (iv) the design and provision of an additional pedestrian access connecting Phase 3 of the proposed redevelopment and the MTR Station to the satisfaction of the C for T or of the Board; and
  - (v) the design and construction of the improvement works for the junction of Chai Wan Road and A Kung Ngam Road no later than mid-2023 to the satisfaction of the C for T or of the Board.

### **Urban Design, Visual and Air Ventilation Aspects**

#### 9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

##### Urban Design and Visual

- (a) the proposed development scheme is within the statutory height limits and has incorporated three visual corridors that align with Yuen Hin Lane sitting out area, Kam Wah Street and Factory Street, allowing vista through the site to the greenery of Lei Yue Mun Park. According to the submission, building gaps between towers and building setbacks are provided to enhance visual permeability and help minimise building bulk of the development;
- (b) the refined terraced podium design underneath Towers 4 and 5 and the creation of a plaza at street level forms a gateway to the development and engages the neighbourhood in a positive way. The incorporation of open space and active street frontages enhances visual and physical connection with Kam Wa Street and the broader neighbourhood; and
- (c) it is noted from the submission that design measures with landscape treatment will be incorporated to minimise the scale and bulk of the podium at the detailed design stage.

##### Air Ventilation

- (d) AVA- Initial Study using computational fluid dynamics has been conducted to support the application. Two scenarios, i.e. the Approved Scheme and Proposed Scheme, have been assessed; and
- (e) according to the simulation results, the annual and summer Local Spatial Average Velocity Ratio (LVR) are the same for both studied schemes. Slight enhancement of Site Spatial Average Velocity Ratio (SVR) is found for the Proposed Scheme when compared to the Approved Scheme in annual and summer wind conditions, which represents a slight enhancement in ventilation performance at the immediate vicinity. Thus, no significant impact is anticipated.

### **Landscape Aspect**

#### 9.1.7 Comments of CTP/UD&L, PlanD:

- (a) no objection from landscape planning perspective;
- (b) the Site is situated in an area of urban fringe landscape character. Medium to high rise residential buildings are found in the vicinity and the proposed development is considered not incompatible with the existing landscape character;
- (c) having reviewed the submission, it is acknowledged that the area for G/IC facilities e.g. elderly services and the number of housing units

e.g. SSF & SEN are increased compared to the previous application no. A/H9/69. Noted that the provision of open space and green coverage are slightly reduced from 2.37 to 2.15 hectares (~9%) and from 1.35 to 1.09 hectares (~19%) respectively, the minimum provision of requirements as stipulated in the PB can be met;

- (d) it is also noted that the Enhanced Scheme has the following improvement of the Landscape Master Plan:
  - (i) reduction of unnecessary ramps and better integration with the open space in major landscape area 'Ming Wah Garden'; and
  - (ii) introduction of sky garden to Block 1 to 5 for landscape quality enhancement and communal use.
- (e) the applicant is reminded 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; and
- (f) should the Board approve the application, he would suggest the following landscape condition to be included with the planning approval:

submission and implementation of a landscape master plan with tree preservation proposal to the satisfaction of the Director of Planning or of the Board.

### **Environmental Aspect**

#### 9.1.8 Comments of the Director of Environmental Protection (DEP):

- (a) as layouts for the RCHE and the kindergarten are not available at this stage, the current Environment Assessment recommended conducting Noise Impact Assessment for RCHE and the kindergarten at the later detailed design stage;
- (b) he considers that no insurmountable environmental impact is anticipated. As such, he has no objection to the application subject to the following approval condition:

the submission and implementation of the noise mitigation measures to the satisfaction of DEP or of the TPB

- (c) with respect to Sewerage Impact Assessment (SIA) and Air Quality Impact (AQI) Section, it is noted that there are some inconsistencies between the assumptions and calculations within the SIA. However, such inconsistencies would not affect the conclusion of the SIA, the applicant may amend the SIA report and AQI Section as appropriate, for completeness and future reference. Observations on the revised SIA and AQI Section are in **Appendix VI** for reference.

### **Sewerage and Drainage Aspects**

9.1.9 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD)

#### **Sewerage Impact Assessment**

- (a) he has no comments on the SIA; and
- (b) the SIA needs to meet the full satisfaction of Sewerage Infrastructure Group (SIG) of Environmental Protection Department (EPD), who is planning authority of sewerage infrastructure.

#### **Drainage Impact Assessment**

- (c) it is noted that the size/ arrangement of the building development is still preliminary. A holistic detailed Drainage Impact Assessment of the whole development is required in the detailed design stage;
- (d) the applicant shall note that 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;
- (e) 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
- (f) the applicant should 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.

### **Geotechnical Aspect**

9.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) no adverse comment on the planning application;
- (b) the applicant is advised that the preliminary findings in the Geotechnical Planning Review Report should be verified in the detailed natural terrain hazard study; and

- (c) should the application be approved, the applicant should be required to comply with the following approval condition:

the submission of a natural terrain hazard study and the implementation of the mitigation measures identified therein to the satisfaction of Head(GEO), CEDD or of the Board

### **Elderly Services**

9.1.11 Comments of the Director of Social Welfare (DSW):

- (a) with the understanding the 60-place Day Care Centre for Elderly (DE) would be located at the same floor of loading/unloading facilities, she has no comment at this stage.

### **Others**

9.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

#### **Electricity Safety**

- (a) no particular comment on the application from electricity supply safety aspect. However, 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.

#### **Town Gas Safety**

- (b) please note that there is an intermediate pressure underground town gas pipeline (running along Chai Wan Road) in the vicinity of the Site;
- (c) the future developer/consultant/works contractor shall therefore 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 Site and any required minimum set back distance away from them during the design and construction stages of development; and
- (d) the future developer/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services

Department's "Code of Practice on Avoiding Danger from Gas Pipes" for reference.

**District Officer's Comments**

9.1.13 Comments of the District Officer (Eastern), Home Affairs Department (DO(E), HAD):

He has no comment on the application and his office has not received any comment from members of the public.

9.2 The following government departments have no comment on the information submitted by the applicant:

- (a) Secretary of Education;
- (b) Commissioner of Police;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Highway Engineer/Hong Kong, Highways Department;
- (e) Chief Engineer/Construction, Water Supplies Department; and
- (f) Director of Agriculture, Fisheries and Conservation.

**10. Public Comments Received During Statutory Publication Period**

10.1 On 13.4.2018, 10.8.2018, 7.9.2018, 26.10.2018 and 7.12.2018, the application and the FI were published for public inspection. A total of nine comments were received, including one from The Hong Kong and China Gas Co. Ltd, two from the Incorporated Owners of the Gayland and six other comments from four individual members of the public (i.e. one individual has submitted three comments) (**Appendix IV**). Amongst the public comments received, there are five objections and four not stating whether support or object to the application but indicating concerns on the application. Major grounds of objection and major public concerns are summarized as follows:

*Revised Scheme*

- (a) the proposed conversion of PRH units to SSF would not contribute to eliminate the subdivided units and caged homes. Justification for reducing of elderly housing units should be provided;
- (b) no specific information are provided for the proposed G/IC facilities. The proposed locations of GIC facilities at the lower ground floors are considered inappropriate which might have no proper natural light and ventilation;

*Urban Design*

- (c) there is a much larger built up footprint but fewer provision of housing units, greenery and space between the blocks in the current application;

### *Technical Concerns*

- (d) the additional number of car parking spaces is contrary to the government policy to restrict the number of vehicles and promoting the use of public transport;
- (e) more parking spaces should be provided to address illegal parking and problem of insufficient parking spaces;
- (f) there should be an increase in pedestrian crossing facilities in the surrounding areas to cater for the additional population after redevelopment. Better access along Chai Wan Road, A Kung Ngam Road and Shau Kei Wan Main Street East should be provided;
- (g) the existing retaining wall and trees along Wang Wa Street should be reinforced during construction to avoid landslip and tree felling during rainstorm;
- (h) mitigation measures such as plantation of trees should be provided to reduce noise and air impacts due to increase in activities upon redevelopment of MWDH;
- (i) the drainage system in the surrounding areas should be inspected and cleared regularly during construction to avoid any blockage causing flooding; and
- (j) as a section of existing gas pipeline along Chai Wan Road may be affected during construction, the applicant should conduct a quantitative risk assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The applicant should consult and coordinate with The Hong Kong and China Gas Co Ltd. in design stage and provide protective measures during construction stage.

## **11. Planning Considerations and Assessments**

11.1 The current application is proposing amendments to the previously approved MLP of MWDH comprehensive redevelopment under Application No. A/H9/69, which was first approved in 2013. Construction of Phase 1 of the MWDH redevelopment comprising Blocks 1 and 2 for PRH is underway. The proposed amendments to the MLP are confined only to Phases 2 and 3 of the redevelopment. Compared with the approved scheme, while the total plot ratio of the MWDH redevelopment remains unchanged, major changes in the revised MLP include changes in flat mix (i.e. introduction of SSF in lieu of PRH and SEN), increase of non-domestic GFA for provision of more retail uses and G/IC facilities, and slight decrease in domestic GFA as set out in paragraph 1.5 above. The applicant has submitted relevant technical assessments to support the changes as proposed in the current application.

### Planning Intention and Land Use

11.2 The planning intention of the “CDA” zone is primarily for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The proposed development in the current

application is generally in line with the planning intention of the “CDA” zone. Concerned departments/bureaux have no objection to or no adverse comments on the revised MLP. Compliance with the major planning and design principles, and development parameters as set out in the PB is assessed in the following paragraphs.

#### Changes in Flat Mix

- 11.3 In the Current Scheme, the applicant proposes to provide 750 SSF units in Blocks 7 to 9 (i.e. Phase 3 of the redevelopment) (**Drawing A-1**), while at the same time the PRH and SEN units are reduced from 3,170 to 2,561 units (-609) and from 857 to 608 units (-249) respectively. According to the applicant, the proposed changes in the flat mix is to create a more balanced production profile meeting various housing needs and help achieve the latest published public housing production forecast (i.e. the total production in the five year period from 2018/19 to 2022/23 is about 100,800 units comprising about 74,600 PRH/ Green Form Subsidised Home Ownership Scheme and about 26,300 SSFs). In this regard, although there will be a reduction of about 600 public rental units, there will still be sufficient public rental units during and after redevelopment to cater for the rehousing needs of the affected tenants of MWDH. Also, having considered the keen demand for SSF from the low and middle-income families, HKHS’s mission to provide SEN units for the middle-income elderly, and that the redevelopment programme will provide different types of housing units to address the diverse housing needs and home ownership aspirations of the public, THB has no objection to the application.

#### Central Community Hub for Provision of G/IC Facilities

- 11.4 Under the Current Scheme, the applicant also proposes to increase the non-domestic GFA from 5,600m<sup>2</sup> to 8,642m<sup>2</sup> (+3,042m<sup>2</sup>) for more retail (increase from 500m<sup>2</sup> to 1,800m<sup>2</sup>) and G/IC facilities (increase from 4,700m<sup>2</sup> to 6,842m<sup>2</sup>). All the retail and G/IC facilities will be located at the central part of the Site (i.e. within the podium of Blocks 4 and 5) fronting the Ming Wah Garden (**Drawings A-2 to A-7 and A-14**). Kindergarten, youth service centre and elderly facilities (day care centre and elderly lounge) will be provided to render a comprehensive service to the elderly and the youth. Apart from RCHE, Day Care Centre for the Elderly which are provided to comply with the requirements of the endorsed PB and acceptable to SWD, kindergarten, youth service centre and elderly services and elderly lounge are proposed in the Current Scheme. While a neighbourhood elderly centre (NEC) sub-base with a minimum GFA of 250m<sup>2</sup> should be provided according to the PB, DSW agrees that NEC Sub-base has already been superseded by the proposed social welfare facilities in the Current Scheme. In this regard, DSW has no comment on the current application from welfare perspective.
- 11.5 According to the applicant, the provision of a Central Community Hub which integrates retail facilities, youth facility, elderly services, kindergarten and open space will be able to encourage cross-generation usage to achieve an inclusive society. With the proposed increase in the retail facilities, the total retail GFA to be provided within the Site will only account for less than 1% of the total GFA of the redevelopment, which is considered minor in planning terms. As claimed by the applicant, the Central Community Hub can help to meet the shopping and dining needs of the residents and the local communities as a whole.

### Ming Wah Garden and Open Space Provision

- 11.6 The existing MWDH is characterized by its overall repetition of linear block placing and its communal open space created along the stepping levels between building blocks. Inherited in these communal open spaces between the linear building communal open spaces between the linear building façades are treasured social value evolved over the years, which form part of the collective memory of MWDH. In the previously approved MLP, the applicant proposed to reflect this collective memory in a memorial garden developed within the central open space names “Ming Wah Garden” in which the concept of stepping communal open spaces would be interpreted by different forms of vertical walls within printed MWDH historical imageries. The walls would be formed by the reuse of balcony parapets or semi-open brick feature walls. In the current submission, the Ming Wah Garden (**Drawings 14 to 16**) will be maintained and extended to integrate with the Community Hub in order to create a more open plaza serving not only MWDH but wider community.
- 11.7 As compared with the 2013 Scheme, the overall provision of open space in the Current Scheme has reduced from 24,300m<sup>2</sup> to 21,500m<sup>2</sup> (-2,800m<sup>2</sup>). Nonetheless, with an estimated population of about 11,119 persons (including 2,250 people for SSF and 8,869 people for PHR/SEN), such provision would still be more than adequate to meet the requirement of 1m<sup>2</sup> open space per person stipulated in the endorsed PB. The open space will be provided in different pockets distributed across the development at locations closer to the residential blocks. As indicated by the applicant, the Ming Wah Garden will be opened for public enjoyment.

### Urban Design and Building Height Profile

- 11.8 According to the endorsed PB, the proposed development should respect and commensurate in scale with the surrounding heritage features/setting. Notwithstanding that the proposed development will be visible from the historic site at Lei Yue Mun Holiday Village, similar to the 2013 Scheme, the building blocks will be set back along the site boundary to help minimize the building bulk. The proposed development will not have overbearing and dwarfing effects on the surrounding heritage setting and is in commensuration with the neighbourhood (**Drawings A-23 to A-28**)..
- 11.9 Moreover, to minimize the scale and bulk of the buildings and podium structure, building setback along the site boundary and a cap on site coverage for podium at 65% should be adopted as required under the PB. Design elements such as terraced podium design with appropriate landscape treatment should be incorporated. Under the Current Scheme, it is noted that the proposed development is within the statutory height limits and has incorporated three visual corridors that align with Yuen Hin sitting out area, Kam Wah Street and Factory Street, allowing vista through the Site to the greenery of Lei Yue Mun Park. According to the submission and similar to the 2013 Scheme, building gaps between towers and building setbacks are also provided to enhance visual permeability and help minimise building bulk of the development. In particular, under the Current Scheme, an L-shaped design of the PRH towers (i.e. Blocks 4 and 5) is adopted with intent to create wider space for the Ming Wah Garden and the sense of embracing the Central Community Hub (**Drawing A-29**). Hence, the overall layout and design of the development as presented in the MLP is considered acceptable. Moreover, the proposed

development will be compatible with the existing skyline of Shau Kei Wan in terms of building height and massing (**Drawing A-13**).

- 11.10 In this regard, CTP/UD&L, PlanD considers that the incorporation of open space and active street frontages would enhance visual and physical connection with Kam Wa Street and the broader neighbourhood. The refined terraced podium design underneath Blocks 4 and 5 and the creation of a plaza at street level would form a gateway to the development, which engages the neighbourhood in a positive way.

#### Air Ventilation and Visual

- 11.11 As required by the PB, the development should adopt sensitive layout and disposition to achieve better air ventilation and visual permeability. In this regard, air/ visual corridors and building gaps between building blocks within the Site and from those on adjoining buildings should be provided. In particular, as required in the PB, two non-building areas with one at least 10m wide across the central portion of the Site generally aligning with Kam Wa Street, and another one at its southern boundary should be provided. Under the Current Scheme, one of the non-building areas is provided at the southeast corner of the Site while another one is location between Block 4 and Block 5 in the center of the Site. Moreover, similar to the 2013 Scheme, the residential towers are dispositioned to enable the introduction of two visual corridors between Block 2 and Block 3 and between Block 4 and Block 5 (**Drawing A-29**). These two visual corridors could help to enhance the permeability of the development. Based on the AVA and VIA submitted by the applicant, while CTP/UD&L, PlanD considers that no significant air ventilation impact is anticipated, she and Chief Architect/Central Management Division 2, Architectural Services Department have no comment on the application from the visual perspective.

#### Landscape Aspect

- 11.12 The PB also stipulates that greening opportunities should be optimized and existing trees along the southern and western boundaries of the Site should be preserved as far as possible to create a green buffer. The Site is situated in an area of urban fringe landscape character. Medium to high rise residential buildings are found in the vicinity and the proposed development is considered not incompatible with the existing landscape character. According to the submission, existing trees along the southern and western boundaries of the Site will be preserved as far as possible and the total greenery area at ground level will be 10,852m<sup>2</sup> or 30.94%, which is slightly more than that required under the PB. Moreover, compensatory trees will be planted to compensate for the loss and a compensatory ratio of 1:1.71 is achieved. Above-all, the Current Scheme has incorporated some improvements to the Landscape Master Plan, including reduction of unnecessary ramps and better integration with the open space in major landscape area of “Ming Wah Garden”; and introduction of sky garden to Block 1 to 5 for landscape quality enhancement and communal use. In this regard, CTP/UD&L, PlanD has no objection to the proposal. However, to ensure satisfactory implementation of the Landscape Master Plan and tree proposal, an approval condition is suggested at paragraph 12.2(b) below, should the Committee approve the application.

### Transport and Pedestrian Arrangements

- 11.13 The applicant has submitted a TIA in support of the proposed development. The findings of the TIA indicated that the road network in the vicinity would be able to cope with the proposed development. TD has no objection to the TIA. Besides, car parking and loading/ unloading provisions will follow the requirements of the Hong Kong Planning Standard and Guidelines. Similar to the 2013 Scheme, the proposed set back at junction of Chai Wan Road and A Kung Ngam Road will still need to be implemented to comply with the requirement of PB for footpath widening and catering for possible junction improvement to Chai Wan Road/A Kung Ngam Road.
- 11.14 Regarding pedestrian connectivity with Shau Kei Wan area, main pedestrian entrance will be located at Kam Wa Street which is the existing major access point at the western frontage of the Site. The main pedestrian entrance at Kam Wa Street will directly connect with the proposed Ming Wah Garden, Open Plaza and Pocket Gardens that the future residents and visitors can access the residential buildings, retail areas, GIC facilities and other open space areas via the shuttle lifts, staircases and ramps (**Drawings A-17 to A-20**). Besides, there are three pedestrian access points along A Kung Ngam Road and one pedestrian access on Chai Wan Road (**Drawing A-22**). Similar to the 2013 Scheme, the applicant will be required to study the feasibility of providing an additional pedestrian access connecting Phase 3 of the proposed development to the MTR Station.

### Other Technical Aspects

- 11.15 Other relevant concerned governments departments have no objection to or adverse comments on the application on land administration, building, fire safety, environmental, geotechnical, sewerage and drainage aspects.

### Public Comments

- 11.16 As for the adverse public comments on the flat mix, building footprint, car parking spaces, pedestrian access, G/IC facilities and the impact on the surrounding environment, the planning assessments as set out in paragraph 11.2 to 11.15 above and comments of the concerned departments in paragraph 9 above are relevant.

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

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 18.1.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) and (i) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of a Landscape Master Plan with tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the submission and implementation of the noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (e) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (f) the submission of a natural terrain hazard study and the implementation of the mitigation measures identified therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (g) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (h) the setting back of the south-eastern corner of the site to provide a wider footpath to cater for possible future improvement at junction of Chai Wan Road and A Kung Ngam Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (i) the design and provision of an additional pedestrian access connecting Phase 3 of the proposed redevelopment and the MTR Station to the satisfaction of the Commissioner for Transport or of the Board; and
- (j) the design and construction of the improvement works for the junction of Chai Wan Road and A Kung Ngam Road no later than mid-2023 to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

### Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

12.3 There is no strong reason to recommend rejection of the application.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application form received on 4.4.2018
<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	Applicant's further information received on 31.7.2018 and 3.8.2018
<b>Appendix Ic</b>	Applicant's further information received on 24.8.2018 and 27.8.2018
<b>Appendix Id</b>	Applicant's further information received on 12.10.2018 and 16.10.2018
<b>Appendix Ie</b>	Applicant's further information received on 30.10.2018
<b>Appendix If</b>	Applicant's further information received on 23.11.2018 and 27.11.2018
<b>Appendix Ig</b>	Applicant's further information received on 5.12.2018
<b>Appendix Ih</b>	Application further information received on 4.1.2019
<b>Appendix II</b>	Endorsed Planning Brief for redevelopment of Ming Wah Dai Ha
<b>Appendix III</b>	Approval Letter dated 5.9.2016 of Application No. A/H9/69-2
<b>Appendix IV</b>	Public Comments
<b>Appendix V</b>	Advisory Clauses
<b>Appendix VI</b>	Technical Comments
<b>Drawings A-1 to 8</b>	Master Layout Plans and Floor Plans
<b>Drawings A-9 to 12</b>	Section Plans
<b>Drawings A-13 to A-16</b>	Perspective Diagrams
<b>Drawing A-17</b>	Landscape Master Plan
<b>Drawing A-18 to 20</b>	Landscape Plans – Blow Up
<b>Drawing A-21</b>	Green Area Plan
<b>Drawing A-22</b>	Circulation Diagram
<b>Drawings A-23 to 28</b>	Photomontages of the Proposed Development
<b>Drawings A-29 to 33</b>	Comparison of Master Layout Plans
<b>Drawing A-34</b>	Comparison of Landscape Master Plan

<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4 to A-5</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2019**