

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 12/13
For Consideration by the
Metro Planning Committee on 24.5.2013

FURTHER CONSIDERATION OF THE DRAFT PLANNING BRIEF
FOR CONVERSION OF CHAI WAN FACTORY ESTATE
FOR PUBLIC RENTAL HOUSING DEVELOPMENT
IN “COMPREHENSIVE DEVELOPMENT AREA” ZONE
ON CHAI WAN OUTLINE ZONING PLAN

**Further Consideration of the Draft Planning Brief
for Conversion of Chai Wan Factory Estate for Public Rental Housing Development
in “Comprehensive Development Area” Zone on Chai Wan Outline Zoning Plan**

1. Purpose

This paper is to:

- (a) report to the Metro Planning Committee (MPC) the result of the consultation with the Eastern District Council (EDC) on the draft planning brief (PB) for the proposed conversion of the Chai Wan Factory Estate (CWFE) for public rental housing (PRH) development in the “Comprehensive Development Area” zone (“CDA”) on the Chai Wan Outline Zoning Plan (OZP); and
- (b) seek Members’ endorsement of the draft PB at **Attachment I** for providing guidance for future development at the site.

2. Background

- 2.1 On 8.2.2013, MPC was briefed on Housing Department (HD)’s plan to preserve the CWFE for PRH development. The draft PB was prepared to guide the PRH development. MPC considered the draft PB for the site and agreed that the draft PB was suitable for consultation with EDC. A copy of the MPC Paper No. 4/13 (the draft PB which is the same as that at Attachment I apart from the date is not attached) and relevant extract of the minutes of the MPC meeting are at **Attachments II and III** respectively.
- 2.2 The proposed uses and major development parameters for the site as set out in the draft PB are summarized as follows:

Site Area	About 0.4 ha
Proposed Uses	Conversion of industrial building for PRH
Maximum Gross Floor Area (GFA)	13,400m ² (equivalent to a PR of 3.4)
Maximum Building Height (BH)	Not exceeding 25mPD (main roof level)
Maximum Site Coverage	Not exceeding 70%
Open Space Provision	Not less than 1m ² local open space per person should be provided for the residents of the development

- 2.3 The site is zoned “CDA” on the OZP. As required under the Notes of the OZP, a Master Layout Plan (MLP) together with a series of technical assessments will have to be submitted to the Town Planning Board (the Board) for consideration.
- 2.4 The Planning, Works and Housing Committee (PWHC) of EDC was consulted on the draft PB on 28.2.2013. A copy of the relevant extract of minutes of the meeting of the PWHC is at **Attachment IV**.

3. EDC’s View on the Draft PB

- 3.1 While the PWHC of EDC had diverse views on the proposed conversion of the CWFE for PRH, they had no adverse comments on the draft PB. They proposed to review the preservation of the building for PRH through setting up a 5-year review mechanism. Respective Members’ views are summarized as follows:
- (a) substantial resources would need to be allocated to the proposed preservation of the CWFE. The Administrative should pay due regard to different views and adopt a sustainable development proposal;
 - (b) the building should be demolished and the site should be redeveloped for PRH in view of the keen demand for PRH;
 - (c) it would be more appropriate to convert the site for Government, institution and community (GIC)/cultural/arts facilities or creative industries instead of PRH use;
 - (d) the graded building should be properly conserved, managed and maintained; and
 - (e) the proposed PRH use would generate additional traffic to area near the Chai Wan MTR station and the surrounding road network, which was narrow and close to residential developments. Attention should be paid to minimize the traffic and waste disposal impacts.

4. Responses of the HD and Planning Department (PlanD)

- 4.1 The responses of HD and PlanD to PWHC’s views are set out below.
- (a) the CWFE is the last “H” type factory building in Hong Kong. The local community, some District Council Members and Legislative Council Members have requested the Government to preserve and revitalize the existing factory building. The building was accorded with a Grade 2 historic status by the Antiquities Advisory Board (AAB) on 20.2.2013;
 - (b) there are about 200,000 applicants on the PRH general waiting list. To address the strong demand for PRH and to maintain the average waiting time at about three years, HD must make the best use of every site;

- (c) taking into account the conservation value of the CWFE and the public aspiration for conserving the CWFE, as well as the keen demand for PRH, HD has proposed to convert the building for PRH development. The proposal has struck a good balance between PRH supply and conservation;
- (d) HD will make the best use of resources to achieve cost effectiveness. Besides, having regard to the results of studies, consultations and technical assessments, HD will come up with an appropriate development scheme and submit a MLP for the Board's approval;
- (e) to ensure the important building features of the CWFE would not be adversely affected, a heritage impact assessment (HIA) has been prepared and endorsed by AAB in the meeting held on 17.4.2013. It is also stated in the PB that a HIA should be prepared and submitted as part of the MLP submission at the planning application stage;
- (f) to address possible environmental issues due to industrial/residential interface, it is stated in the PB that an environmental assessment (EA), including traffic, railway and industrial noise impacts, industrial and vehicular emission, land contamination, waste management, sewerage impact and construction impacts, should be prepared. In addition, HD has engaged expert consultants to study traffic arrangement after conversion and propose mitigation measures if necessary;
- (g) HD will preserve the ground floor of the CWFE for use by retail or non-Government organisations for creative industries; and
- (h) HD will continue to listen to the views of EDC Members on setting up a 5-year review mechanism.

5. Planning Department's Views

- 5.1 The EDC generally has no objection to the public housing project and the PB. For individual Members' comments on PRH use, the responses of HD and PlanD are set out in paragraph 4 above. On the preservation and environmental concerns, the requirements for a HIA and an EA have been stipulated in the PB to ensure no adverse impacts. HD will also carry out a TIA to study traffic arrangement and propose mitigation measures if necessary. For the remaining concerns on the review mechanism and the management and maintenance of the CWFE, they are not related to the PB. No amendment to the draft PB is considered necessary. Members are invited to take note of EDC's views.
- 5.2 Subject to the endorsement of the PB by MPC, the PB will be passed to HD to provide guidance for the future development and serve as a reference for the submission of planning application for the site.

6. Decision Sought

Members are invited to:

- (a) note the views of EDC as summarized in paragraph 3 above and detailed in **Attachment IV**; and
- (b) endorse the draft PB at **Attachment I**.

7. Attachments

Attachment I PB for Conversion of CWFE for PRH Development

- **Plan 1** Location Plan
- **Plan 2** Site Plan
- **Plan 3** Aerial Photo
- **Plan 4** Site Photo

Attachment II MPC Paper 4/13 (the draft PB is not attached)

Attachment III Extract of the minutes of the MPC meeting held on 8.2.2013

Attachment IV Extract of the minutes of the 7th PWHC of EDC meeting held on 28.2.2013

**PLANNING DEPARTMENT
MAY 2013**

ENDORSED

改建柴灣工廠大廈為公共租住房屋的
規劃大綱

PLANNING BRIEF FOR
CONVERSION OF CHAI WAN FACTORY ESTATE
FOR PUBLIC RENTAL HOUSING DEVELOPMENT

DRAFT



規劃署
PLANNING DEPARTMENT

二零一三年二月
FEBRUARY 2013

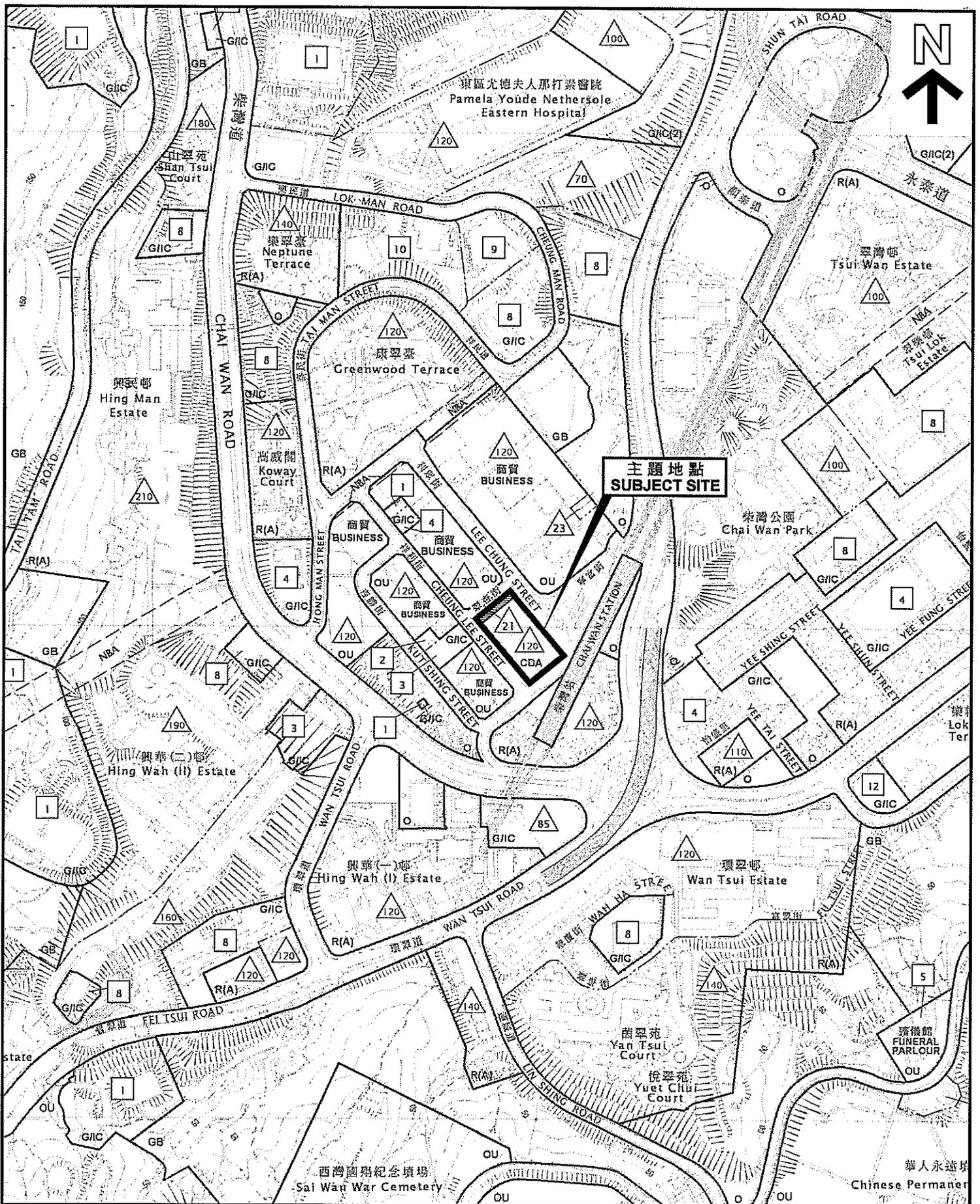
**Planning Brief for Conversion of Chai Wan Factory Estate
for Public Rental Housing Development**

(ENDORSED BY THE TOWN PLANNING BOARD ON 24.5.2013)

Item	Particulars	Remarks
A. Background Information		
1. Location	The site is at the south-eastern periphery of the industrial area in Chai Wan West and located next to MTR Chai Wan Station.	Plans 1 and 2
2. OZP Zoning and Planning Intention	<p>“Comprehensive Development Area” (“CDA”) subject to a maximum building height (BH) of 120 metres above Principal Datum (mPD) on the Chai Wan Outline Zoning Plan (the OZP. A small portion of the existing Chai Wan Factory Estate along its northwestern boundary is subject to a maximum BH of 21mPD (about 15m above ground level) for building gap provision.</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.</p>	<p>Plans 1 and 2</p> <ul style="list-style-type: none"> • The building gap is only applicable to redevelopment of the site.
3. General Conditions	The site is occupied by the existing Chai Wan Factory Estate (CWFE) with BH of about 25mPD at main roof level. The CWFE was built by the Government in 1959.	Plans 3 and 4
4. Surrounding Land Uses	The site is surrounded by industrial buildings to the north and west, an open-air bus terminus to its east, MTR Chai Wan Station and New Jade Garden to the southeast.	

Item	Particulars	Remarks
B. Major Development Parameters		
5. Site Area	<ul style="list-style-type: none"> Gross Site Area: about 0.4 ha 	Plan 2
6. Proposed Uses	Conversion of industrial building for public rental housing	
7. Maximum GFA and Maximum PR	<ul style="list-style-type: none"> A maximum GFA of 13,400m² (equivalent to a PR of 3.4 based on the gross site area) 	<ul style="list-style-type: none"> Retail and commercial uses are accountable for GFA calculation.
8. Maximum BH	<ul style="list-style-type: none"> Not exceeding the BH of 25mPD (main roof). 	
9. Maximum Site Coverage	<ul style="list-style-type: none"> Not exceeding 70% 	
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"> Any new construction, additions or exterior alterations should blend in and harmonize with the existing building in terms of scale, proportion and materials. Opportunity should be taken to create a local focal point by providing communal area at ground level. 	
11. Open Space Provision	Not less than 1m ² local open space per person should be provided for the residents of the development.	
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"> A comprehensive landscape proposal is required to create a quality green setting for the entire development. Greening opportunities in the development should be optimized. Landscape planting at ground level and on flat roofs should be provided to 	<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 minimum coverage of 20% of the site for greening should be adopted, including a target of 10% of the site at ground level, while the remainder can be at ground, rooftop or vertical greening.

Item	Particulars	Remarks
	soften the building mass. Planting along the edges should be applied to the building.	<p>The said green coverage requirements will be subject to detailed design and other requirements from respective authorities.</p> <ul style="list-style-type: none"> • Reference should be made to the requirements and procedures as stipulated in ETWB TC(W) 3/2006 if tree preservation/felling works are required.
13. Car Parking, Loading and Unloading Provision	<ul style="list-style-type: none"> • Provision should be up to the satisfaction of the Commissioner for Transport. 	
D. Other Technical Requirements		
14. Heritage Preservation Aspect	<ul style="list-style-type: none"> • The CWFE is the last “H” type factory building in Hong Kong. The physical form of the building should be preserved as far as possible. • A heritage impact assessment should be prepared and submitted as part of the MLP submission at the planning application stage. 	
15. Visual Aspect	A visual appraisal should be prepared and submitted as part of the MLP submission at the planning application stage.	The project proponent should include visual illustrations such as perspective drawings and photomontages in the appraisal.
16. Environmental Aspect	An Environmental Assessment Study (EAS) should be prepared to address the potential environmental issues associated with the proposed development including traffic, railway and industrial noise impacts, industrial and vehicular emission, land contamination, waste management, sewerage impact and construction impacts. Agreement with relevant government departments on the findings /recommendations of the EAS shall be sought and obtained. The EAS shall form part of the MLP submission at the planning application stage.	



主題地點
SUBJECT SITE

位置圖 LOCATION PLAN

柴灣工廠大廈的規劃大綱擬稿
PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT

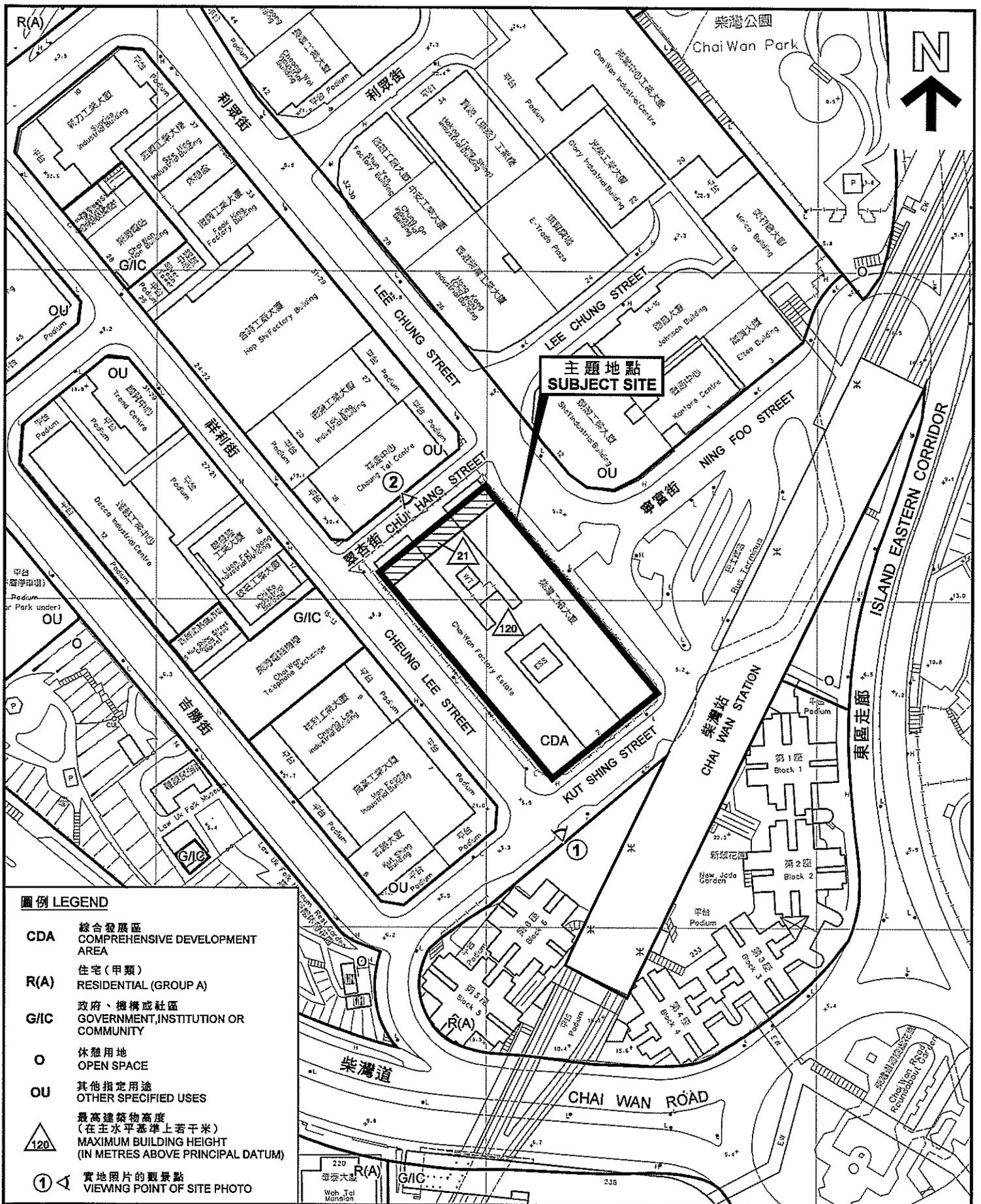


參考編號
REFERENCE No.
M/H20/12/65

圖 PLAN
1

本摘要圖於2013年2月19日擬備，
所根據的資料為於2012年1月20日
展示的分區計劃大綱編號S/H20/20
EXTRACT PLAN PREPARED ON 19.2.2013
BASED ON OUTLINE ZONING PLAN No.
S/H20/20 EXHIBITED ON 20.1.2012

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



圖例 LEGEND

- 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
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- ▲ 120** 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

柴灣工廠大廈的規劃大綱擬稿
PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT

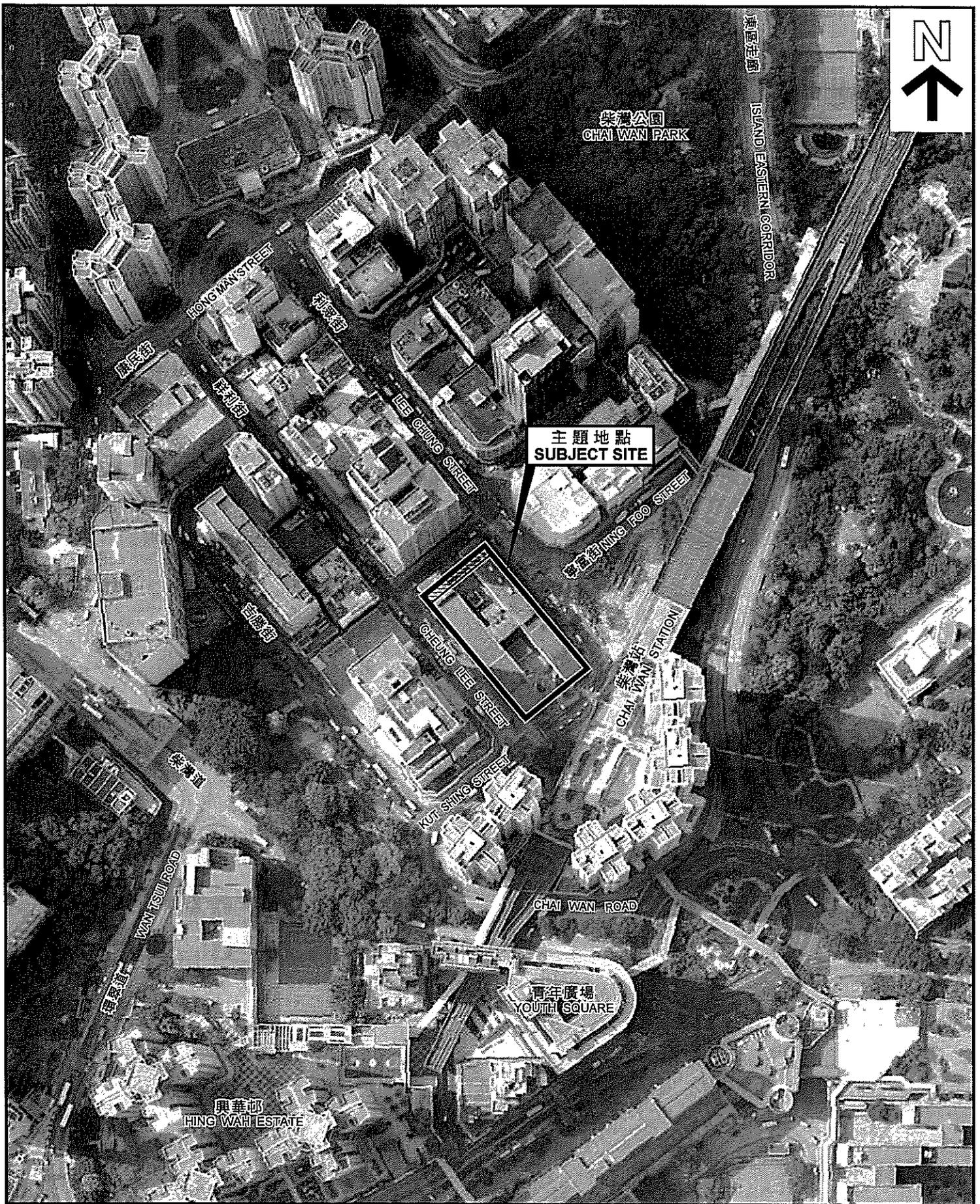


本摘要圖於2013年2月19日擬備，
所根據的資料為測量圖編號11-SE-19A
EXTRACT PLAN PREPARED ON 19.2.2013
BASED ON SURVEY SHEET No. 11-SE-19A

SCALE 1 : 1 500 比例尺
米 METRES 30 0 30 60 METRES

參考編號
REFERENCE No.
M/H20/12/65

圖 PLAN
2



本摘要圖於2013年2月19日擬備，所根據的資料為地政總署於2012年6月7日拍得的航攝照片編號CS36658

EXTRACT PLAN PREPARED ON 19.2.2013
BASED ON AERIAL PHOTO No.CS36658
TAKEN ON 7.6.2012 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

柴灣工廠大廈的規劃大綱擬稿
PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H20/12/65

圖 PLAN

3



實地照片 SITE PHOTOS

柴灣工廠大廈的規劃大綱擬稿
PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/12/65

圖 PLAN
4

本摘要圖於2013年2月19日擬備，
所根據的資料為攝於2012年6月25日
的實地照片
EXTRACT PLAN PREPARED ON 19.2.2013
BASED ON SITE PHOTOS TAKEN ON 25.6.2012

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 4/13
For Consideration by the
Metro Planning Committee on 8.2.2013**

**DRAFT PLANNING BRIEF
FOR CONVERSION OF CHAI WAN FACTORY ESTATE
FOR PUBLIC RENTAL HOUSING
IN “COMPREHENSIVE DEVELOPMENT AREA” ZONE
ON DRAFT CHAI WAN OUTLINE ZONING PLAN**

**Draft Planning Brief
for Conversion of Chai Wan Factory Estate for Public Rental Housing Development
in “Comprehensive Development Area” Zone
on Draft Chai Wan Outline Zoning Plan**

1. Purpose

This paper is to seek:

- (a) Members’ views on the draft planning brief (PB) for the proposed conversion of Chai Wan Factory Estate for public rental housing development in the “Comprehensive Development Area” (“CDA”) zone on the Draft Chai Wan Outline Zoning Plan (OZP); and
- (b) the Metro Planning Committee (the Committee)’s agreement that the draft PB at **Appendix I** is suitable for consultation with the Eastern District Council (EDC).

2. Background

- 2.1 The Chai Wan Factory Estate (CWFE) was developed by the Government in 1959 and currently under the management of the Housing Department (HD).
- 2.2 The CWFE is the last “H” type factory building in Hong Kong. The local community, some District Council Members and Legislative Council Members have requested the Government to preserve and revitalize the existing factory building. The Antiquities and Monuments Office (AMO) considered that the CWFE is of heritage value and proposed it as a “Grade 2” historical building. AMO’s proposal was considered by the Antiquities Advisory Board (AAB) on 17.12.2012. On 21.12.2012, the proposed grading of the CWFE was published for a one-month public consultation. The proposed grading will then be finalized by AAB around March 2013.
- 2.3 Taking into account the conservation value of CWFE and the public aspiration for conserving the CWFE, HD has proposed to convert the site for public rental housing (PRH) development.

3. The Site and Its Surroundings

- 3.1 The site, with an area of about 0.4 ha, is bounded by Cheung Lee Street in the southwest, Chui Hang Street in the northwest, Lee Chung Street in the northeast,

the open-air public transport terminus in the east and the Mass Transit Railway (MTR) Chai Wan Station in the southeast. It is occupied by the 6-storey flatted factory, which is a proposed Grade 2 historical building. Main roof level of the existing building is at about 25 metres above Principal Datum (mPD) in height (**Plans 1 to 4 in Appendix I**).

- 3.2 The site is located in the established industrial area of Chai Wan under gradual transformation into office/commercial developments. The ground floors of the nearby industrial buildings are mainly used as retail shops and car-repairing/printing/recycling workshops. The MTR Chai Wan Station and a residential development (New Jade Garden) are located to the immediate southeast of the subject site.

4. Planning Intention and Development Restrictions

The site falls within the “Comprehensive Development Area” (“CDA”) zone on the draft Chai Wan OZP No. S/H20/20. The site is subject to a maximum building height of 120 mPD or the height of existing building, whichever is the greater (**Plan 1 in Appendix I**). The planning intention of the zone as stated in the Notes of the OZP is for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.

5. Land Aspect

The site has been vested in the Hong Kong Housing Authority under Vesting Order No. VOE/HK561. The Vesting Order boundary has also included some public pavements/roads that will be returned to the Highways Department(HyD). HD is liaising with HyD on the extent of pavements/roads to be handed over for future maintenance by HyD.

6. Draft PB

- 6.1 The planning intention and the development restrictions on the OZP have catered for the comprehensive redevelopment of the CWFE into a public housing project to a maximum building height of 120mPD. Taking into account the recent proposed grading of the CWFE by AMO and the intention of Hong Kong Housing Authority to preserve the building, a draft PB providing guidance on in-situ conversion for the site has been prepared at **Appendix I**. With reference to the planning intention for the “CDA” zone, the development restrictions on the OZP, surrounding land uses as well as the need to preserve the factory building and the general amenity of the area, the PB sets out the intended uses, development parameters, planning and design requirements to facilitate the preparation of a Master Layout Plan (MLP) submission to the Board. The major requirements are highlighted below.

Development Parameters

- 6.2 The site, with an area of about 0.4 ha, is intended for public rental housing. Considering the conversion intention, development on the site will be restricted to the existing bulk, i.e. a maximum GFA of 13,400m² which is equivalent to a PR of 3.4.
- 6.3 Taking into account the existing building footprint, the site coverage of the development will be capped at 70%.
- 6.4 In line with existing building height of the building, a maximum building height of 25mPD at main roof level is proposed for the conversion scheme.

Urban Design and Landscape Requirements

- 6.5 As the proposal is to convert the existing building for public rental housing, any new construction, additions or exterior alterations should blend in and harmonize with the existing building in terms of scale, proportion and materials.
- 6.6 Opportunity should be taken to create a local focal point within the development by providing communal area at ground level of the subject site.
- 6.7 Since the site is at a prominent location next to MTR Chai Wan Station, a visual appraisal including visual illustrations such as perspective drawings and photomontages should be prepared to demonstrate that urban design considerations are duly taken into account and the appraisal shall form part of the MLP submission at the planning application stage.
- 6.8 A Landscape Master Plan (LMP) should be prepared and submitted as part of the MLP submission at the planning application stage. Green coverage including those at grade should be optimized. The LMP should set out, inter alia, the greening proposal with a minimum coverage of 20% of the entire site for greening. The 20% green coverage targets to include 10% of the entire site at ground level while the remainder can be at ground level and rooftop. The said green coverage requirements will be subject to detailed design and other requirements from respective authorities.
- 6.9 Local open space of 1m² per person should be provided to serve the future residents of the proposed development.

Heritage Preservation Requirements

- 6.10 The CWFE was built by the Government in 1959. The central core of the building has structurally deteriorated and currently supported by steel frame. To facilitate the adaptive reuse of CWFE, the central core will need to be demolished and rebuilt. Notwithstanding, as the CWFE is the last "H" type factory building in Hong Kong, the physical form of the building should be preserved as far as possible during the process of converting the factory building suitable for residential use. Alteration and/or additions to the existing building would be

required, e.g. addition of lifts and bathrooms. In this regard, a heritage impact assessment should be prepared and submitted as part of the MLP submission at the planning application stage.

GIC Facilities

6.11 As the site is small in area, there would be no additional GIC requirements arising from the population increase. Residents of the proposed development will be served by existing GIC facilities in the vicinity.

Transport Requirements

6.12 Car parking provision will be provided as set out in the draft PB (**Appendix I**) to the satisfaction of the Commissioner for Transport.

Environmental and Sewerage Requirements

6.13 The CWFE is located to the immediate west of an open-air public transport terminus and to the northwest of the MTR Chai Wan MTR station. In close proximity is a number of industrial buildings. To address all the possible environmental interface, an Environmental Assessment Study (EAS) should be prepared by the project proponent including traffic, railway and industrial noise impacts, industrial and vehicular emission. Besides, land contamination, waste management, sewerage impact and construction impacts need to be ascertained and mitigated, if necessary. The EAS shall form part of the MLP submission at the planning application stage.

Drainage Requirements

6.14 The project proponent shall ensure that the project would not cause flooding in areas upstream of, adjacent to or downstream of the subject site both during construction and upon completion.

6.15 The project proponent shall ensure that the existing sewerage system have sufficient capacity for the proposed development. All the proposed sewerage upgrading works shall be implemented by the project proponent to current Government standards at their own cost.

7. Consultation

7.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs and the draft PB, where appropriate:

- (a) Antiquities and Monuments Office, Leisure and Cultural Services Department;
- (b) Chief Architect/CMD2, Architectural Services Department;
- (c) CTP/UD&L, PlanD;

- (d) Director of Environmental Protection;
- (e) Commissioner for Transport;
- (f) District Office (Eastern), Home Affairs Department;
- (g) Director of Social Welfare;
- (h) Director of Fire Services;
- (i) CE/HKI&I, Drainage Services Department;
- (j) District Lands Officer / Hong Kong East; and
- (k) Chief Building Surveyor / HKE&H, Buildings Department.

7.2 The following Government departments have no comment on the draft PB:

- (a) Chief Highway Engineer/Hong Kong, Highways Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Food and Environmental Hygiene;
- (d) Chief Engineer/Development(2), Water Supplies Department; and
- (e) Commissioner of Police.

8. Way Forward

Subject to Committee's agreement, PlanD will consult the EDC on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, will be submitted to the Committee for further consideration and endorsement.

9. Advice Sought

Members are invited to consider the draft PB at **Appendix I**, and agree that the draft PB is suitable for consultation with EDC.

10. Attachments

Appendix I Draft Planning Brief for Conversion of Chai Wan Factory Estate

- Plan 1 Location Plan
- Plan 2 Site Plan
- Plan 3 Aerial Photo
- Plan 4 Site Photos

Extract of the minutes of the MPC Meeting held on 8.2.2013

Hong Kong District

[Ms. Kitty S.T. Lam, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Agenda Item 9

[Open Meeting]

Draft Planning Brief for Conversion of Chai Wan Factory Estate for Public Rental Housing Development in “Comprehensive Development Area” zone on Draft Chai Wan Outline Zoning Plan

(MPC Paper No.4/13)

26. The Secretary reported that as the subject site was proposed for public rental housing (PRH) development through conversion by the Hong Kong Housing Authority (HKHA), the following Members had declared interests in this item :

- | | |
|--|---|
| Mr. K.K. Ling
as the Director of Planning | - being a member of the Strategic Planning Committee (SPC) and Building Committee of HKHA |
| Mr. Frankie Chou
as the Chief Engineer of the Home Affairs Department | - being an alternate member for the Director of Home Affairs who was a member of the SPC and Subsidized Housing Committee of HKHA |
| Ms. Doris Chow
as the Assistant Director of the Lands Department | - being an alternate member for the Director of Lands who was a member of the HKHA |
| Mr. Dominic K.K. Lam | - had current business dealings with |

intention of HKHA to preserve the existing building, a draft PB providing guidance on the in-situ conversion for the site had been prepared. The draft PB set out the intended uses, development parameters, planning and design requirements to facilitate the preparation of a Master Layout Plan (MLP) for submission to the Board as required under the Notes of the OZP;

Major Development Parameters

- (d) development on the site was restricted to a maximum GFA of 13,400m² (which was equivalent to a plot ratio (PR) of 3.4), a maximum site coverage of 70% and a maximum building height of 25mPD at the main roof level;

Urban Design and Landscape Requirements

- (e) since the site was at a prominent location next to the MTR Chai Wan Station, a visual appraisal including visual illustration should be prepared to demonstrate that urban design considerations were duly taken into account;
- (f) a Landscape Master Plan should be prepared to set out, inter alia, the greening proposal with a minimum coverage of 20% of the entire site for greening;

Heritage Preservation Requirements

- (g) to facilitate the adaptive reuse of CWFE, the central core would need to be demolished and rebuilt. The physical form of the building should be preserved as far as possible during the process of converting the factory building suitable for residential use. A heritage impact assessment (HIA) should be prepared and submitted as part of the MLP submission;

GIC Facilities

- (h) as the site was small in area, there would be no additional GIC requirements arising from the population increase. The future residents would be served by the existing GIC facilities in the vicinity;

Transport Requirements

- (i) car parking provision would be provided to the satisfaction of the Commissioner for Transport (C for T);

Environmental and Sewerage Requirements

- (j) an Environmental Assessment Study should be prepared by the project proponent to assess the traffic, railway and industrial noise impacts as well as industrial and vehicular emissions. Besides, land contamination, waste management, and sewerage and construction impacts had to be ascertained and mitigated, if necessary;

Drainage Requirements

- (k) the project proponent should ensure that the development would not cause flooding in areas upstream of, adjacent to or downstream of the site both during construction and upon completion. It should also ensure that the existing sewerage system had sufficient capacity for the proposed PRH development; and

Way Forward

- (l) the Planning Department would consult the Eastern District Council on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

29. A Member remarked that the local community was concerned about the redevelopment of CWFE mainly because of its preservation value and the traffic impact arising from the future PRH development. Noting that the draft PB had required the provision of car parking, loading and unloading spaces at the site to the satisfaction of C for T, this Member suggested that clear requirements on the traffic aspect should be included in draft PB to address the concern of the members of the Eastern District Council. Besides, in view of the close proximity of the CWFE site to the MTR Chai Wan Station, it was considered that a smaller number of car parking spaces would be required for the proposed PRH development.

30. In response, Ms. Kitty S.T. Lam stated that the future PRH residents at the site would be encouraged to use public transport in view of its close proximity to the MTR Chai Wan Station. According to the preliminary discussion between HD and the Transport Department, three private car parking spaces, five motor cycle parking spaces and one loading/unloading bay for light goods vehicle would be required for the PRH project. As these car parking requirements had not yet been finalized, the information was not included in the draft PB.

31. A Member raised concern over the appropriateness of converting CWFE into PRH development as CWFE was proposed by AMO as a "Grade 2" historical building for preservation. In particular, the central core of the building would need to be demolished and rebuilt for the provision of lifts and bathrooms. There would also be no control over the use of the PRH units by the future residents who might not be conducive to the preservation of the subject factory building.

32. Ms. Kitty S.T. Lam said that a balance had been struck between public aspiration for preservation and revitalization of CWFE and the need to increase flat supply in Hong Kong. As the CWFE was the last "H" type factory building in Hong Kong, a HIA would need to be prepared by the project proponent as part of the MLP submission. The HIA would also need to be submitted to the AMO for consideration. With respect to the preservation of the building upon the completion of the PRH development, Ms. Lam advised that relevant rules and regulations would be formulated by HD for the future residents.

33. The same Member opined that the proposed conversion of CWFE for PRH development might not be the most appropriate option for the purpose of preserving the existing factory building. Given the large scale and complexity of the conversion works involved, there was doubt on whether the subject factory building was suitable for domestic use. HD had not come up with concrete proposal to demonstrate that the conversion works was feasible and the building would be properly preserved. In reply, Ms. Kitty S.T. Lam said that the purpose of the draft PB was to provide guidance on in-situ conversion for the site, taking into account of the recent proposed grading of the CWFE by AMO and the intention of HKHA to preserve the building. Ms. Lam emphasized that a MLP, together with the technical assessments including a HIA, would need to be submitted to the Board for its approval at the section 16 planning application stage.

34. Upon the enquiry of the Vice-chairman, Ms. Kitty S.T. Lam stated that the Eastern District Council would be consulted on the draft PB regarding the proposed conversion of CWFE into PRH development.

35. Ms. Kitty S.T. Lam, in reply to a Member's question, said that the proposed PRH development at the subject site would provide about 180 flats for about 500 persons. Nevertheless, the exact population figure would depend on the flat mix of the proposed development.

36. After further deliberation, the Committee decided to agree that the draft planning brief was suitable for consultation with the Eastern District Council. The views collected, together with the revised planning brief, would be submitted to the Committee for further consideration.

[The Vice-chairman thanked Ms. Kitty S.T. Lam, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Mr. K.K. Ling, Mr. Frankie Chou, Ms. Doris Chow and Mr. Dominic K.K. Lam returned to join the meeting at this point.]

[Mr. Albert Lee left the meeting temporarily at this point.]

[Mr. K.S. Ng, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Extract of the minutes of the 7th PWHC of EDC meeting held on 28.2.2013

IV. 在柴灣分區計劃大綱圖上位於「綜合發展區」地帶的柴灣工廠大廈改建作公共出租房屋發展的規劃大綱擬稿

(規劃、工程及房屋委員會文件第 5/13 號)(修訂)

9. 由於議題及跟進事項 (vi)「柴灣工廠大廈規劃進展 / 改建柴灣工廠大廈為公共租住房屋」均涉及柴灣工廠大廈的規劃，主席建議而委員會同意一併討論。主席歡迎規劃署高級城市規劃師／港島 6 林樹竹女士、房屋署規劃師陳慧儀女士及高級房屋事務經理(港島)黃悅忠先生出席會議。規劃署林樹竹女士介紹第 5/13 號文件。

10. 8 位委員就議題發表意見及作出提問，內容摘錄如下：

- (a) 趙資強委員指保育柴灣工廠大廈（下稱「工廈」）及預留大廈底層供福利團體及非政府機構使用，需投入大量資源，如五年後重新檢討，或未能符合成本效益，因此當局應充份聽取意見，按決定的方案持續發展。此外，該處位置適中，適宜興建公屋或居屋；
- (b) 趙家賢委員認為應拆卸工廈，興建公屋，增加單位以滿足現有住屋需求。他質疑獲評為二級歷史建築物的工廈是否適宜改建為公屋。由於現時古蹟普遍租予慈善團體及非政府機構作社會服務或文化藝術用途，故他建議改建工廈為東區地標，與柴灣青年廣場同共供青少年發展文化藝術，產生協同效應；
- (c) 陳啟遠委員指二級歷史建築物並非古蹟，如有需要，可透過拆卸重建或維修把工廈改建為公屋。他詢問已獲保育的石硤尾邨美荷樓會否較工廈更歷史悠久以及保留工廈是否必要。工廈改建為住宅後，其歷史價值亦將低於美荷樓。同時，工廈地積比率較低，部分面積更會預留發展文化藝術，可供居住用途的面積有限。因此，他認為政府應全面保養工廈或拆卸重建，而非改建為公屋；
- (d) 李鎮強委員欣悉工廈獲評為二級歷史建築物。他指工廈原旨在為市民提供工作及自力更生的機會。如將其改建為公屋，會增加使用率及損耗，因此他對建議有保留。他查詢署方保養大廈免受人為破壞的方案。另外，附近道路狹窄及靠近民居，他希望署方妥善考慮改建時的交通及廢物安排，減少影響市民。他亦建議設立評審機制，供非政府機構申請使用大廈底層空間作創意產業等用途；
- (e) 李進秋委員歡迎評級及部門預留底層空間用作發展創意產業，但對改建工廈的建議有保留。由於工廈位置優越，她建議發展該處為富特色及可供創意產業持續發展的地方，發揮建築物的用途並保留其價值。儘管市民對公共房屋的需求殷切，但本港尚有不少可供興建

公屋的土地，她建議署方另覓土地。此外，利眾街將興建新的商業大廈，她對柴灣港鐵站的交通負荷表示關注。另外，她建議署方特別就工廈的管理作出安排，以保護該幢二級歷史建築物；

- (f) 李文龍委員支持李鎮強及李進秋委員的意見；
- (g) 副主席指現時市民對公屋需求殷切，而工廈獲評為二級歷史建築物。當局的建議可同時滿足住屋需要及保留建築物的歷史價值。他亦查詢改建工程的竣工日期；以及
- (h) 黃建彬委員支持評級，並希望相關部門聽取委員會於上次會議的建議，加設五年檢討期的檢討機制，以及收集居住者的意見。他指雖然把二級歷史建築物改建為公屋或需投放較多資源，但現時市民對公屋單位需求殷切，因此他仍支持題述建議。

11. 規劃署林樹竹女士、房屋署陳慧儀女士及黃悅忠先生就委員的意見及提問，回應如下：

規劃署

- (a) 有關保養及施工期的安排由房屋署負責及回應；

房屋署

- (b) 儘管柴灣工廈已獲評為二級歷史建築物，署方亦是首次把歷史建築物改建為公屋，但改建後的大廈管理工作與現有公屋大致相同，包括維修保養、保安、清潔及租約事務。署方會研究改建後大廈的管理及維修保養方案，日後將根據專家意見作出配合；
- (c) 現時公屋輪候冊上約有 200,000 名市民，署方必須珍惜及善用可用空間。同時，建築物獲評為二級歷史建築物，拆卸大廈會遭受反對。題述建議為平衡保育及住屋需求的方案；
- (d) 署方會以物盡其用的方式儘量提供公屋單位，可供其他用途的空間有限，署方亦未就該些用途作出決定。此外，署方會根據現有機制，例如以投標或經社會福利署與相關機構合作等，出租大廈底層單位用作商舖或由非政府機構發展創意產業；
- (e) 石硤尾邨美荷樓是「H」型建築物，於 1953 年石硤尾大火後興建，歷史較為悠久；而工廈則於 1959 年落成，是最後一座「H」型工業大廈；

- (f) 署方會繼續就加設五年檢討期的建議聽取委員的意見；
- (g) 署方正就計劃進行研究及諮詢相關部門，亦不斷因應技術評估的結果而微調方案，例如已聘請專家研究改建後的交通安排及紓緩措施。由於計劃仍在初步階段，改建工程至 2015 年年底才完成，署方亦會在有進展時向委員會匯報進度，因此委員會可考慮改為隔半年跟進議題；以及
- (h) 改建計劃須進行文物影響評估，署方已聯同古物古蹟辦事處及專家展開設計上的研究，例如有何建築特色須保留，不會因改建公屋而影響保育的原意。美荷樓正是由公屋改建青年旅舍的成功例子，而工廈與美荷樓同屬二級歷史建築物，相信改建計劃不會對保育帶來不良影響。

各出席者

12. 主席總結時表示，委員會已在上次會議深入討論並傾向希望相關部門設立五年檢討期的檢討機制以及改建工廈為公屋。他請相關部門備悉委員就保育、管理、交通配套等問題的意見。

各出席者

13. 委員會同意繼續跟進議題。