

**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

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

DRAFT

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



規劃署
PLANNING DEPARTMENT

二零一三年二月
FEBRUARY 2013

DRAFT

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

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>	Plans 1 and 2 <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.	

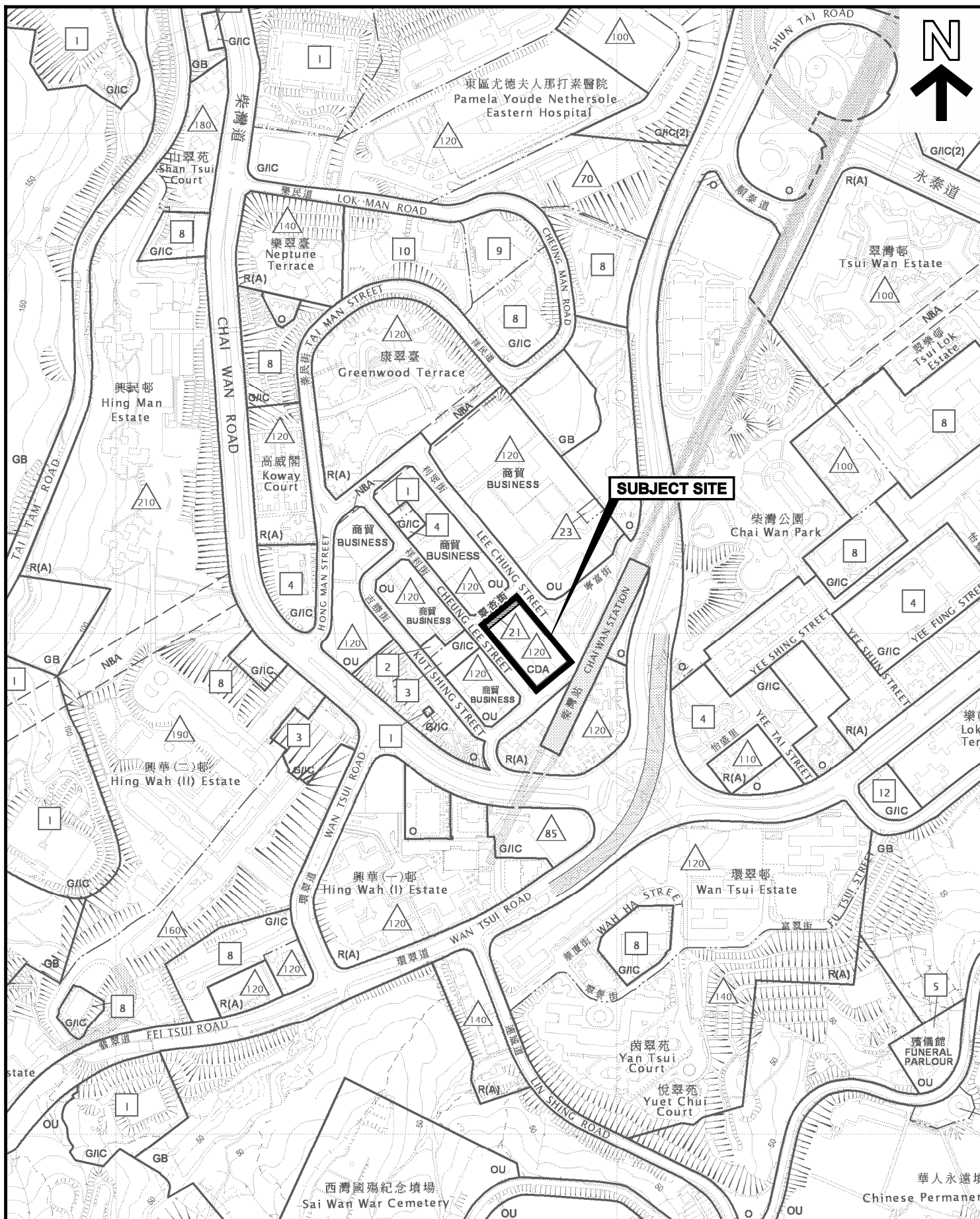
Item	Particulars	Remarks
B. Major Development Parameters		
5. Site Area	<ul style="list-style-type: none"> Gross Site Area: about 0.4 ha 	Plan 2
6. Proposed Uses	Conversion of industrial building for public rental housing	
7. Maximum GFA and Maximum PR	<ul style="list-style-type: none"> A maximum GFA 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.	

Item	Particulars	Remarks
17. Drainage Aspect	<ul style="list-style-type: none">• 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.• 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.	

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

Planning Department
February 2013



位置圖 LOCATION PLAN

PLANNING BRIEF FOR CHAI WAN FACTORY ESTATE

本摘要圖於2012年11月5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圖編號S/H20/20
EXTRACT PLAN PREPARED ON 5.11.2012
BASED ON OUTLINE ZONING PLAN No.
S/H20/20 EXHIBITED ON 20.1.2012

米
METRES 100

SCALE 1 : 5 000 比例尺

200 METRES

規 劃 署
PLANNING
DEPARTMENT

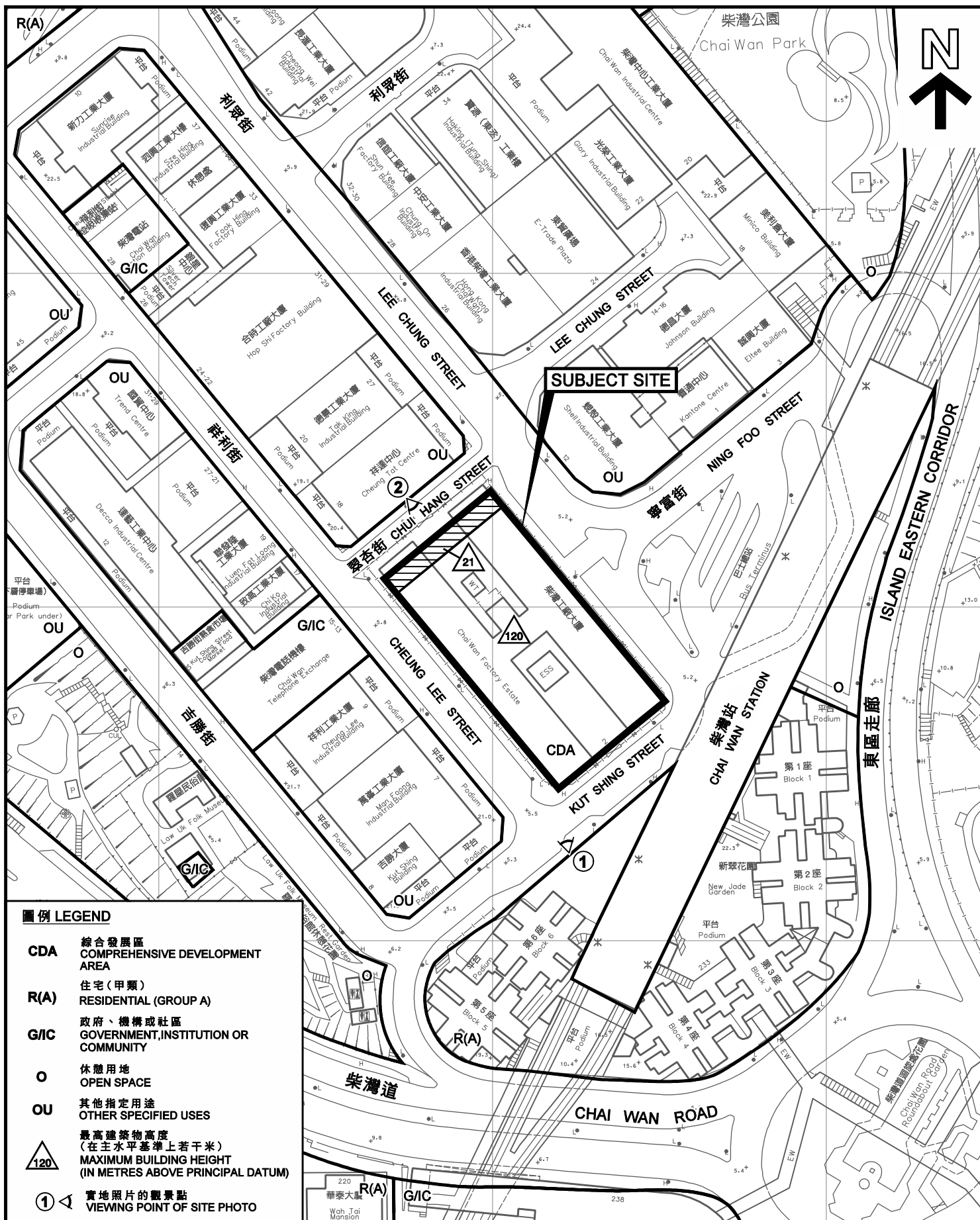


參考編號
REFERENCE No.

M/H20/12/65

圖 PLAN

1



平面圖 SITE PLAN

PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

本摘要圖於2012年11月5日擬備，
所根據的資料為測量圖編號11-SE-19A
EXTRACT PLAN PREPARED ON 5.11.2012
BASED ON SURVEY SHEET No. 11-SE-19A

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/12/65

圖 PLAN
2



航攝照片 AERIAL PHOTO

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

本摘要圖於2012年11月5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 5.11.2012
BASED ON AERIAL PHOTO No.CS36658
TAKEN ON 7.6.2012 BY LANDS DEPARTMENT



實地照片 SITE PHOTOS

PLANNING BRIEF FOR
CHAI WAN FACTORY ESTATE

本圖於2012年11月5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 5.11.2012
BASED ON SITE PHOTOS TAKEN ON 25.6.2012

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H20/12/65

圖 PLAN
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