

List of Approval Conditions

Application No. A/H20/178-1

- Application Site** : Chai Wan Factory Estate, 2 Kut Shing Street, Chai Wan, Hong Kong
- Subject of Application** : Proposed Conservation and Conversion of the Chai Wan Factory Estate to Public Rental Housing in “Comprehensive Development Area” zone
- Date of Approval** : 19.1.2017
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan to the satisfaction of the Director of Planning or of the TPB;
 - (b) the implementation of a revised Landscape Master Plan including tree preservation proposal to the satisfaction of the Director of Planning or of the TPB; and
 - (c) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB

Planning Application No.:
A/H20/178-1

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零一七年一月十九日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 19.1.2017.

signed Ms Bernadette Linn
Chairman, Town Planning Board

南漢豪
城市規劃委員會主席 簽署

利眾街 LEE CHUNG STREET

地下鐵路柴灣站
CHAI WAN MTR STATION

NOTES

LEGEND:-

- APPLICATION SITE
申請地點
- RESIDENTIAL BLOCK
住宅大樓
- PRIVATE OPEN SPACE
私家休憩用地
- COMMERCIAL / OFFICE
商業 / 辦公室
- M&E SERVICE
機電設施
- CARPARK / LUL
停車場 / 裝卸貨物區
- GREENERY AREA
綠化面積
- CHILDREN PLAY AREA
兒童遊樂場地
- FH(E) ○ EXISTING STREET FIRE
HYDRANT TO BE RELOCATED
- FH1 ● PROPOSED LOCATION
FOR FH(E)
- MEAN STREET LEVEL = 5.235 mPD

REVISIONS

NO	DESCRIPTION AND DATE	DATE
A	1 LAYOUT UPDATED	JULY 2015
B	1 LAYOUT UPDATED	NOV 2015
C	1 LAYOUT UPDATED	DEC 2015
D	1 LAYOUT UPDATED	JAN 2016
E	1 LAYOUT UPDATED	MAR 2017

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE
MASTER LAYOUT PLAN -
GROUND FLOOR PLAN

SCALE 1:150(A1) 1:300(A3)

DRAWING NO.
ET04/S16/A/LO-11/E

DATE
MAY 2013

SOURCE

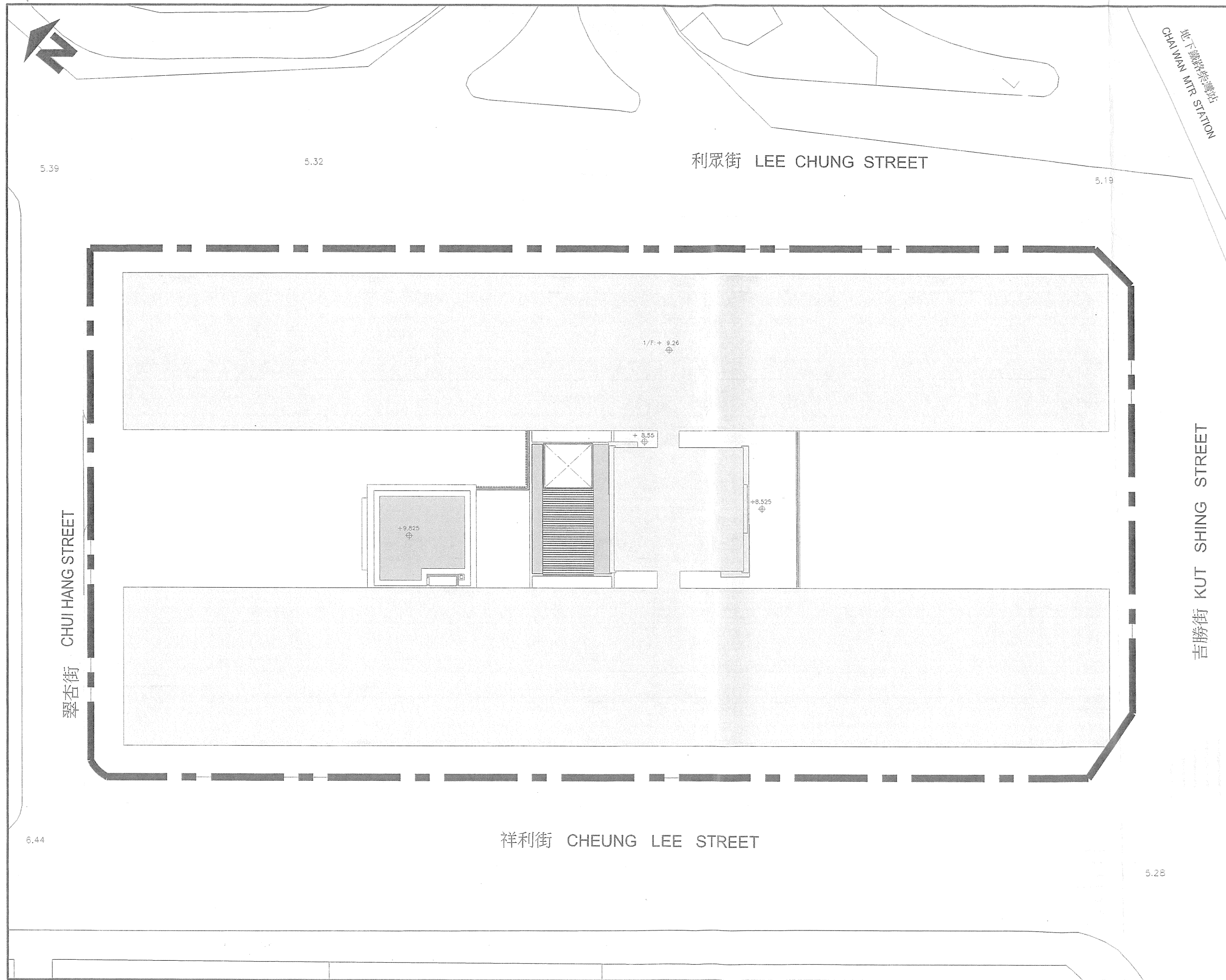


VEHICLE
INGRESS / EGRESS
CHUI HANG STREET
翠杏街

吉勝街 KUT SHING STREET

祥利街 CHEUNG LEE STREET

● FH1



NOTES
LEGEND:-

- APPLICATION SITE
申請地點
- NON-ACCESSIBLE AREA
不可到達區
- NON-ACCESSIBLE GREENERY AREA
不可到達綠化面積
- RESIDENTIAL BLOCK
住宅大樓

REVISIONS

NO	DESCRIPTION AND DATE	DATE

PROJECT

SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE

MASTER LAYOUT PLAN -
1/F PLAN

SCALE 1:150(A1) 1:300(A3)

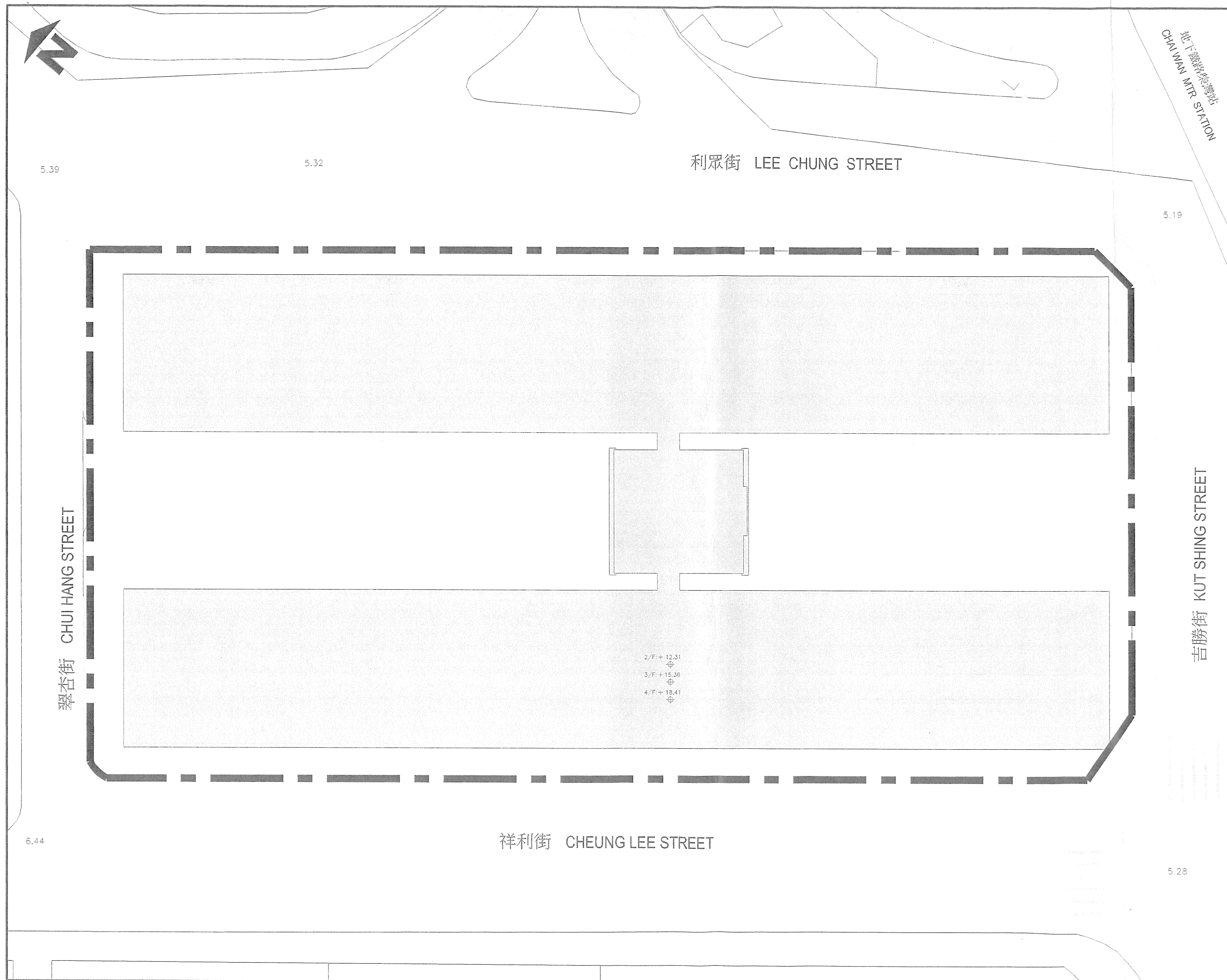
DRAWING NO.

ET04/S16/A/LO-121

DATE MAY 2013

SOURCE

 **HOUSING DEPARTMENT**



NOTES

LEGEND:-

- APPLICATION SITE
申請地點
- RESIDENTIAL BLOCK
住宅大樓

REVISIONS

NO	DESCRIPTION AND DATE	DATE
A	1. LAYOUT UPDATED	JULY 2015
B	1. LAYOUT UPDATED	NOV 2015
C	1. LAYOUT UPDATED	JAN 2016

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE
MASTER LAYOUT PLAN -
TYPICAL FLOOR PLAN
(2/F-4/F)

SCALE 1:150(A1), 1:300(A3)

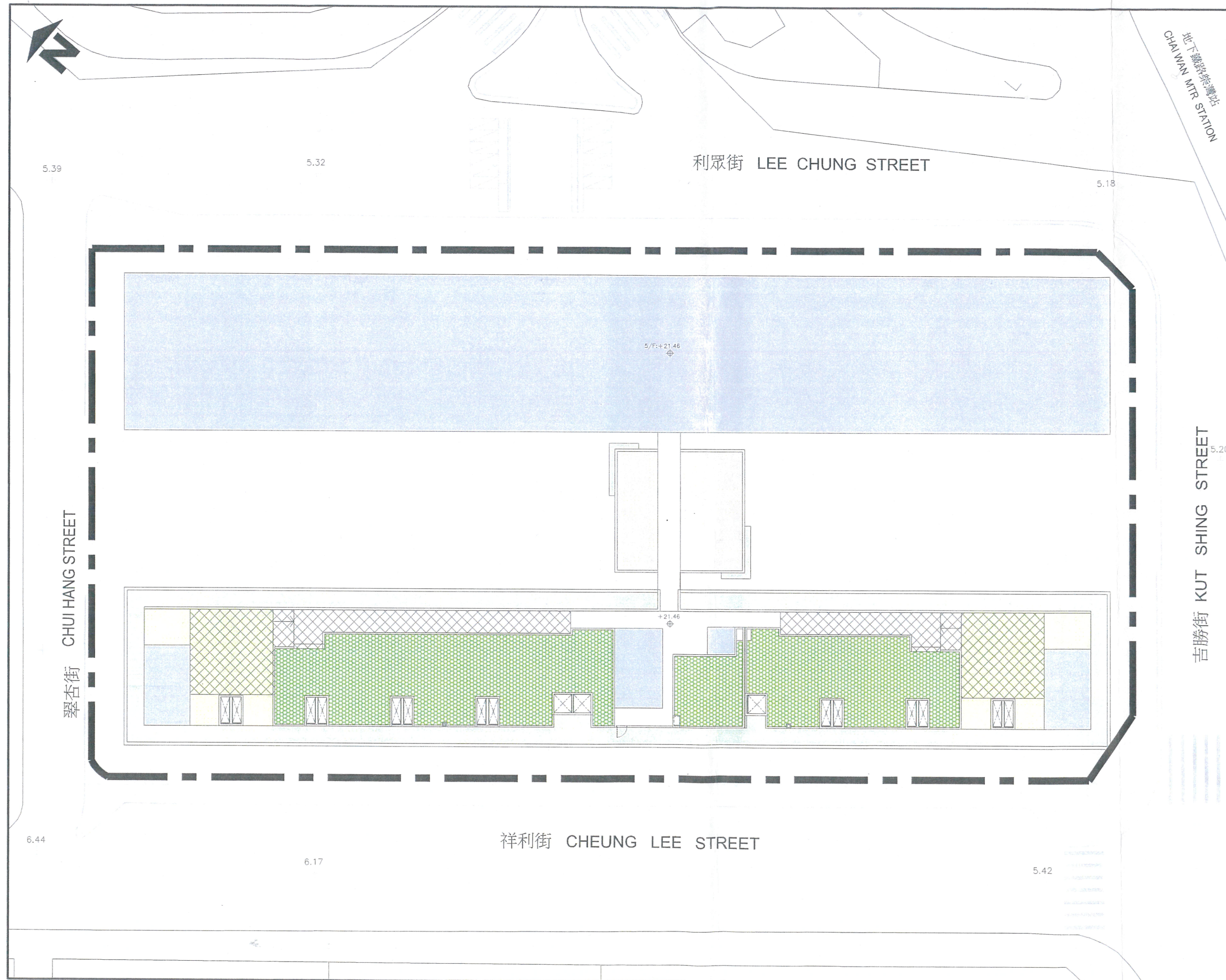
DRAWING NO.
ET04/S16/A/LO-12/C

DATE
MAY 2013

SOURCE



HOUSING DEPARTMENT



NOTES
LEGEND:-

- APPLICATION SITE
申請地點
- PRIVATE OPEN SPACE
私家休憩用地
- NON-ACCESSIBLE AREA
不可到達區
- GREENERY AREA
綠化面積
- M&E SERVICE
機電設施
- RESIDENTIAL BLOCK
住宅大樓
- COMMUNAL PLAY AREA
公眾休憩空間

REVISIONS

NO	DESCRIPTION AND DATE	DATE
A	LAYOUT UPDATED	MAR 2016

PROJECT

SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE

MASTER LAYOUT PLAN -
5/F LAYOUT PLAN

SCALE 1 150(A1) : 1 300(A3)

DRAWING NO.

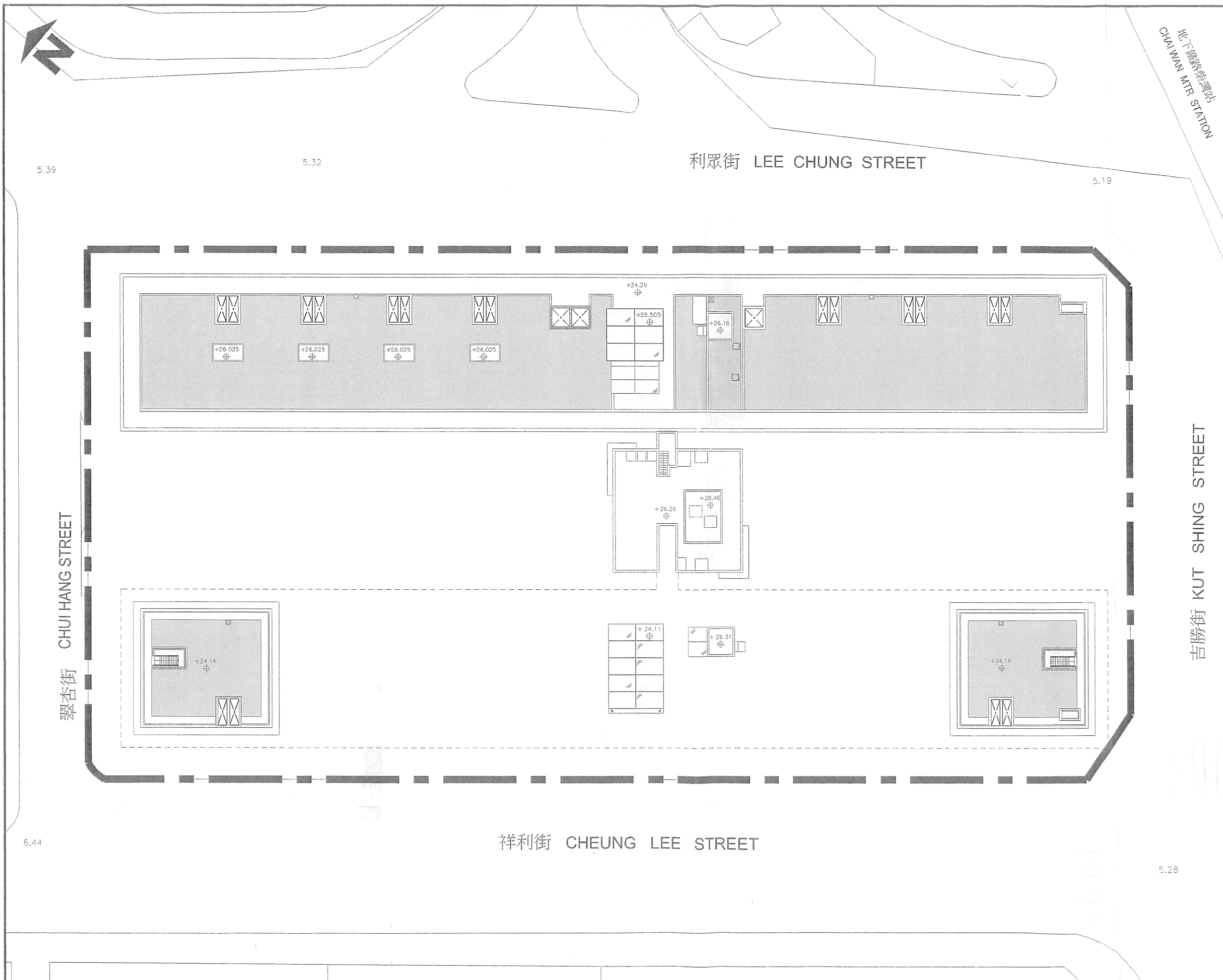
ET04/S16/A/LO-131/A

DATE MAY 2013

SOURCE



HOUSING DEPARTMENT



NOTES
LEGEND:-

- APPLICATION SITE
申請地點
- NON-ACCESSIBLE AREA
不可到達處
- NON-ACCESSIBLE GREENERY AREA
不可到達綠化面積
- M&E SERVICE
機電設施

REVISIONS

NO	DESCRIPTION AND DATE	DATE
A	1. LAYOUT UPDATED	JULY 2015
B	1. LAYOUT UPDATED	NOV 2015
C	1. LAYOUT UPDATED	JAN 2016
D	1. DRAWING TITLE UPDATED	MAR 2016

PROJECT

SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE

MASTER LAYOUT PLAN -
ROOF, UPPER ROOF &
ROOF TOP LAYOUT PLAN

SCALE 1:150(A1), 1:300(A3)

DRAWING NO.

ET04/S16/A/LO-13/D

DATE MAY 2013

SOURCE

HOUSING DEPARTMENT

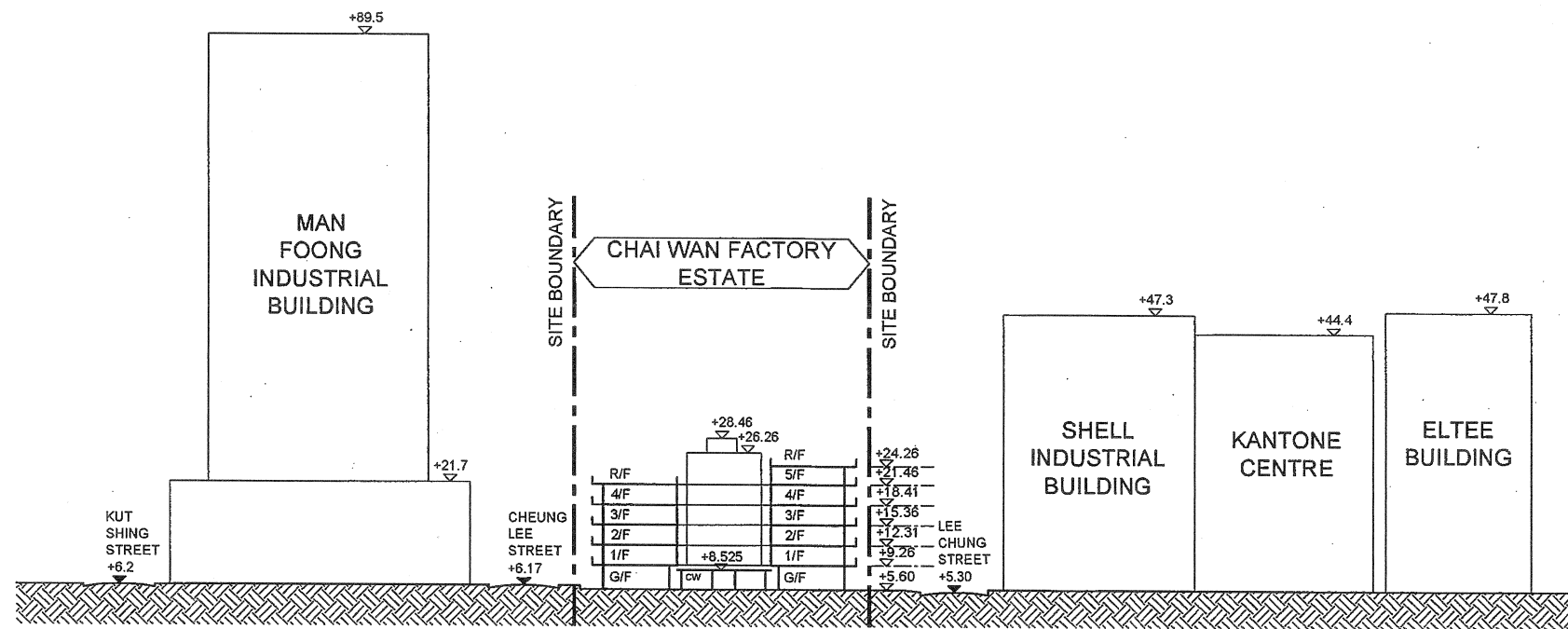
翠杏街 CHUI HANG STREET

古勝街 KUT SHING STREET

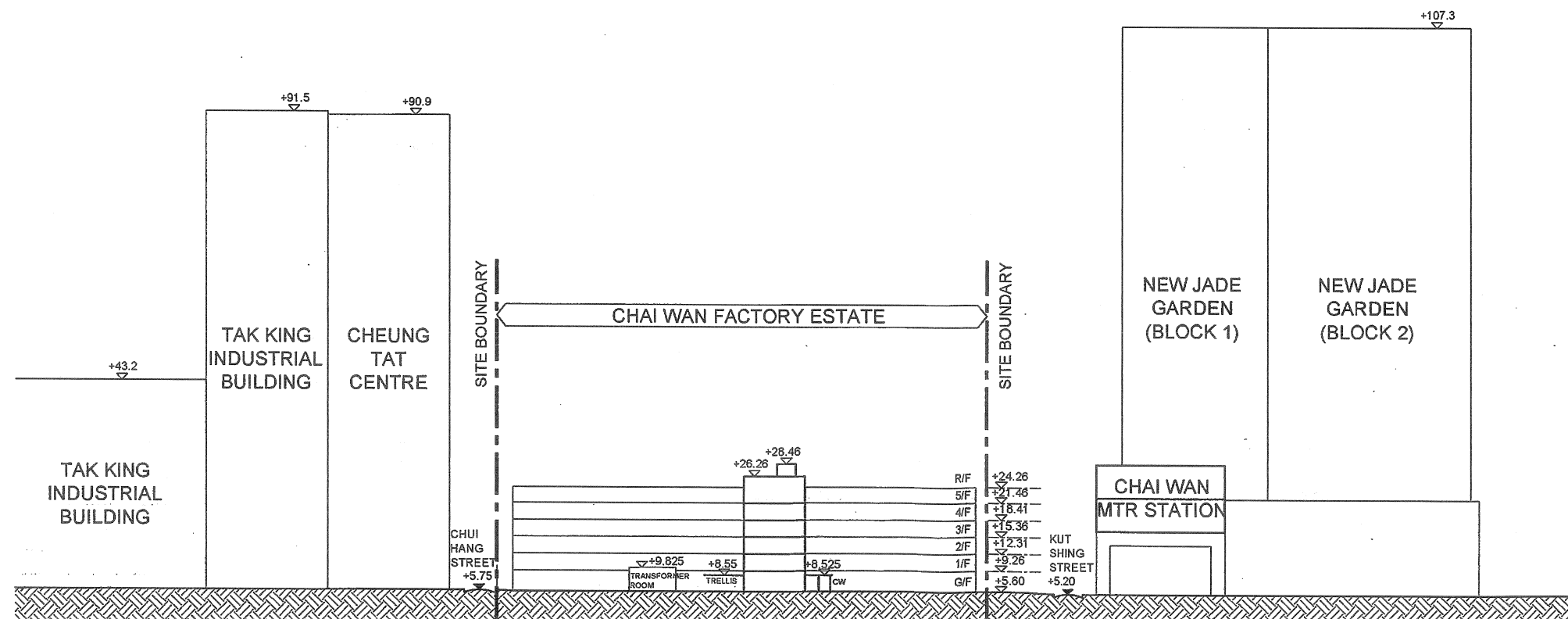
地下鐵路柴灣站
CHAI WAN MTR STATION

利眾街 LEE CHUNG STREET

祥利街 CHEUNG LEE STREET



SECTION A-A



SECTION B-B

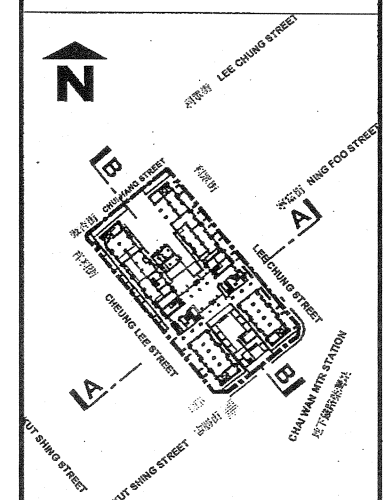
NOTES

LEGEND:-

- APPLICATION SITE
申請地點
- RESIDENTIAL BLOCK
住宅大樓
- COMMERCIAL / OFFICE
商舖 / 辦公室
- M&E SERVICE
機電設施
- CW COVERED WALKWAY

MEAN STREET LEVEL = 5.235 mPD

KEY PLAN



REVISIONS

NO	DESCRIPTION AND DATE	DATE
A 1.1	SECTIONS UPDATED	NOV 2015

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"CONVERSION OF
CHAI WAN FACTORY
ESTATE"

DRAWING TITLE
SITE SECTIONS

SCALE 1:150 (A1) ; 1:300 (A3)

DRAWING NO.
ET04/S16/A/LO-02/A

DATE
MAY 2013

SOURCE



NOTES

- LAWN OR GROUND COVER PLANTING
- NEW TREE PLANTING
- COMPENSATORY TREE I.E. 12 HEAVY STANDARD TREE
- BAMBOO PLANTING
- AMENITY PLANTING
- SITTING BENCH
- PERMEABLE PAVING
- LANDSCAPE PAVING

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
A	LITTER BIN WITH ASH TRAY ADDED, RECESS LIGHT REVISED 3/12/2013	CTA/AB07	ST0A/24 SLA/11
B	PAVING PATTERN REVISED 20/12/2013	CTA/AB07	ST0A/24 SLA/13
C	LAYOUT UPDATED 1/4/2014	CTA/AB07	ST0A/24 SLA/13
D	LAYOUT UPDATED 13/5/2014	CTA/AB07	ST0A/24 SLA/13
E	LAYOUT UPDATED 15/7/2015	CTA/AB07	ST0A/24 SLA/13
F	LAYOUT UPDATED 31/7/2015	TOA/41	ST0A/24 SLA/13
G	LAYOUT OF HISTORICAL GARDEN UPDATED, GREEN RATIO UPDATED 28/8/2015	TOA/161	ST0A/24 SLA/11
H	LAYOUT OF GARDEN UPDATED 19/1/2016	TOA/161	ST0A/24 SLA/11
I	PLANTING LAYOUT UPDATED 21/4/2017	TOA/161	ST0A/24 SLA/11

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	EVANS IU SLA/3	19-11-2015	ORIGINAL SIGNED
CHECKED	SIMON CHAN LA/11	19-11-2015	ORIGINAL SIGNED
	LAM YAT SHING ST0A/24	19-11-2015	ORIGINAL SIGNED
DRAWN	P.L. LAM TOA/161	19-11-2015	ORIGINAL SIGNED

PROJECT
CONVERSION OF CHAI WAN FACTORY ESTATE TO PUBLIC RENTAL HOUSING

DRAWING TITLE
LANDSCAPE MASTER PLAN

SCALE
1:150(A1), 1:300(A3)

DRAWING NO.
ET04 / LMP / L / LO-01 / I

SOURCE

ICU NO.

HOUSING DEPARTMENT



CHUI HANG STREET

LEE CHUNG STREET

KUT SHING STREET



CHEUNG LEE STREET

NOTES LEGENDS

- ROOF GREEN PLANTING
- MAINTENANCE ACCESS
- BENCH

N.B. THE WIND-LOADING OF 1/F & 5/F
CAN ONLY ALLOW 150mm THK.
GREEN ROOF.THEREFORE, ONLY
LAWN OR GROUND-COVER PLANTING
IS ACCOMMODATED.

REVISIONS

NO	DESCRIPTION AND DATE	DWN	CKD	AUTH
A	GREEN COVERAGE RATIO ADDED 31/3/2013	CTA/AB07	STOA/24	LA/11
B	AFTER 18/5 PLAN-D COMMENT 23/5/2013	CTA/AB07	STOA/24	LA/11
C	LAYOUT UPDATED 1/4/2014	CTA/AB07	STOA/24	LA/11
D	GREEN AREA ADDED LEGEND REVISED 18/5/2014	CTA/AB07	STOA/24	LA/11
E	LAYOUT UPDATED 8/7/2013	CTA/AB07	STOA/24	LA/11
F	LAYOUT UPDATED 31/1/2015	CTA/AB07	STOA/24	LA/11
G	LAYOUT UPDATED 30/3/2015	CTA/AB07	STOA/24	LA/11
H	LAYOUT UPDATED 16/3/2016	CTA/AB07	STOA/24	LA/11

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	EVANS IJ SLA/3	ORIGINAL SIGNED	21-11-2013
CHECKED	SIMON CHAN LA/11	ORIGINAL SIGNED	21-11-2013
	LAM YAT SHING STOA/24	ORIGINAL SIGNED	21-11-2013
DRAWN	P.L.LAM CTA/AB07	ORIGINAL SIGNED	21-11-2013

PROJECT
CONVERSION OF
CHAI WAN FACTORY ESTATE
TO PUBLIC RENTAL HOUSING

DRAWING TITLE
LANDSCAPE MASTER PLAN
(1/F & 5/F)

SCALE 1:150(A1), 1:300(A3)

DRAWING NO.
ET04 / LMP / L / LO-02 / H

SOURCE

ICU NO.

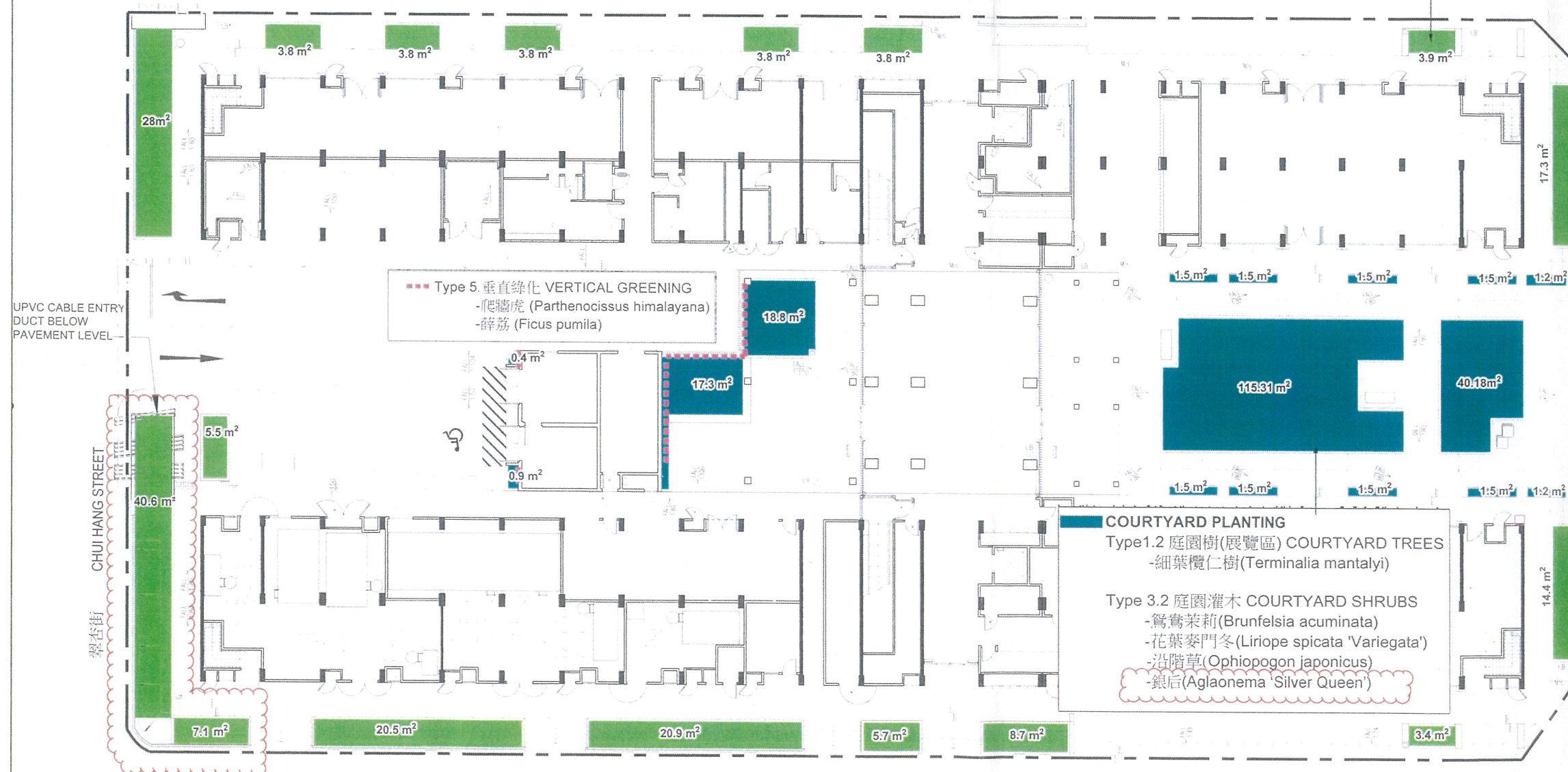


The Gross Site Area is about 4006 sq.m
Ground Level, Net Planting Area is about 402 sq.m
Ground Level, Vertical Green is about 59 sq.m
Ground Level, Total green area is about 461 sq.m
Ground Level, Green Coverage % is about 11%

利眾街 LEE CHUNG STREET

地下鐵路柴灣站
CHAI WAN MTR STATION

- ROADSIDE PLANTING
- Type 1.1 路邊樹 ROADSIDE TREES
- 大葉紫薇 (Lagerstroemia speciosa)
 - 桂花 (Osmanthus fragrans)
 - 霸王棕 (Bismarckia nobilis)
- Type 3.1 路旁灌木 ROADSIDE SHRUBS
- 龍船花 (Ixora chinensis 'Red')
 - 鴨腳木 (Schefflera arboricola)
 - 紅檮木 (Loropetalum chinense f. rubrum)
 - 五爪金龍 (Ipomoea spp.)



NOTES

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION
A	LAYOUT UPDATED 2016-05-04	OWN / CKD / AUTH
B	AMENDMENT MADE 2017-04-21	CTA / A388

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED			
CHECKED	SIMON CHAN LA/11	ORIGINAL SIGNED	May 2016
	LAM YAT SHING ST04/24	ORIGINAL SIGNED	May 2016
DRAWN	P.L. LAM TOA/151	ORIGINAL SIGNED	May 2016

PROJECT
CONVERSION OF CHAI WAN FACTORY ESTATE TO PUBLIC RENTAL HOUSING

DRAWING TITLE
CGBL SUBMISSION
LANDSCAPE LAYOUT PLAN
(GROUND FLOOR)

SCALE 1:150(A1), 1:300(A3)

DRAWING NO.
ET04 / SITE / L / LO-04 / B

SOURCE

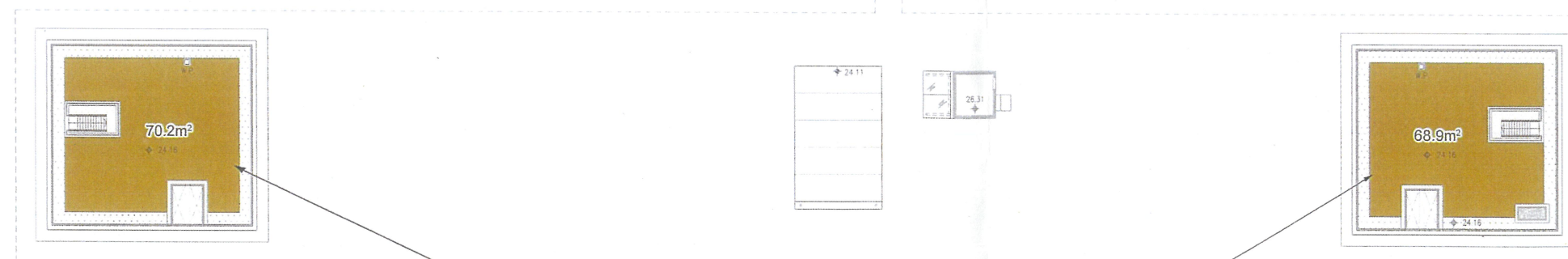
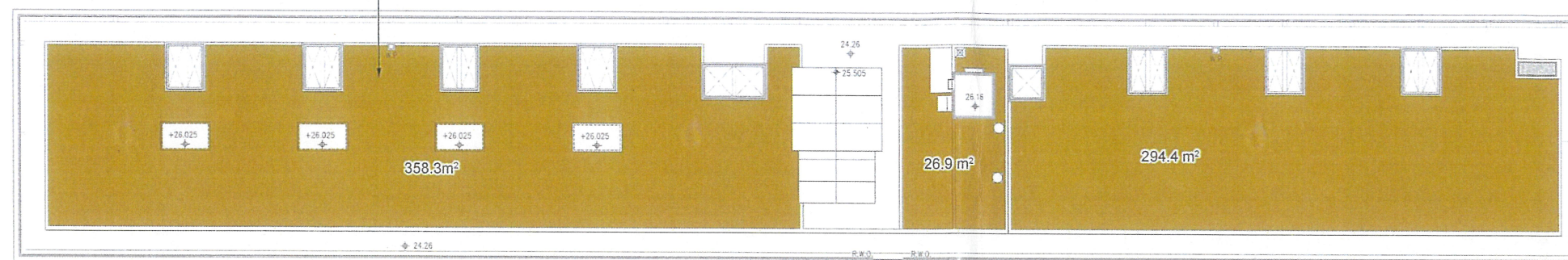
CU NO.



Roof Floor, Net Planting Area is about: 139 sq.m
(re. with additional 679 sq.m green roof)
Roof Floor, Green Coverage % is about 3%

Type 4: 天台綠化 GREEN ROOF PLANTING
-大葉紅草 (Alternanthera dentata 'Ruby')
-蔓花生 (Arachis duranensis)

LEE CHUNG STREET



CHEUNG LEE STREET

Type 4: 天台綠化 GREEN ROOF PLANTING
-大葉紅草 (Alternanthera dentata 'Ruby')
-蔓花生 (Arachis duranensis)

CONVERSION OF CHAI WAN FACTORY ESTATE
TO PUBLIC RENTAL HOUSING

NOTES LEGENDS

REVISIONS

NO. DESCRIPTION AND DATE DWN CKD AUTH

A LAYOUT UPDATED 2016-05-04

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED			
CHECKED	SIMON CHAN LAV11	ORIGINAL SIGNED	May 2016
	LAM YAT SHING STOA/24	ORIGINAL SIGNED	May 2016
DRAWN	P.L.LAM CTA/607	ORIGINAL SIGNED	May 2016

PROJECT
CONVERSION OF
CHAI WAN FACTORY ESTATE
TO PUBLIC RENTAL HOUSING

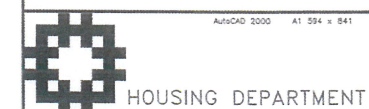
DRAWING TITLE
CGBL SUBMISSION
LANDSCAPE LAYOUT PLAN
(ROOF FLOOR)

SCALE 1:150(A1), 1:300(A3)

DRAWING NO.
ET04 / SITE / L / LO-05/ A

SOURCE GSTSOURCE

ICU NO.





1/F & 5/F, Net Planting Area is about: 415sq.m
1/F & 5/F, Green Coverage % is about 10%

LEE CHUNG STREET

CHUI HANG STREET

KUT SHING STREET



Trellis green area
=(40 strips x 0.04m) x 4.935mL
=7.895m²
Type 2: i.e. 攀沿植物 CLIMBERS
-使君藤 (Quisqualis indica)
-忍冬藤 (Lonicera japonica)

Type 4: i.e. 天台綠化 GREEN ROOF PLANTING
-大葉紅草 (Alternanthera dentata 'Ruby')
-蔓花生 (Arachis duranensis)

NOTES
LEGENDS

REVISIONS

NO.	DESCRIPTION AND DATE	DWN	CKD	IAUTH
A	LAYOUT UPDATED 2016-05-04			

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED			
CHECKED	SIMON CHAN LAM11	ORIGINAL SIGNED	May2016
	LAM YAT SHING ST0A/24	ORIGINAL SIGNED	May2016
DRAWN	P.L.LAM CTA/A607	ORIGINAL SIGNED	May2016

PROJECT
CONVERSION OF CHAI WAN FACTORY ESTATE TO PUBLIC RENTAL HOUSING

DRAWING TITLE
CGBL SUBMISSION
LANDSCAPE LAYOUT PLAN
(1/F&5/F)

SCALE 1:150(A1), 1:300(A3)

DRAWING NO.
ET04 / SITE / L / LO-06/ A

SOURCE

ICU NO.

Conversion of Chai Wan Factory Estate to Public Rental Housing, Chai Wan
(For submission to Planning Department)

10.4.2018

1.	Site Area	About 4,000 m ²
2.	Proposed Domestic Plot Ratio	2.914
3.	Proposed Non-Domestic Plot Ratio	0.210
4.	Proposed Site Coverage	63.53% (domestic)
5.	Proposed Domestic GFA	11,676.786 m ²
6.	Proposed Non-Domestic GFA	839.990 m ²
7.	Mean Street Level	5.235 mPD
8.	<u>Building Height</u>	
	Main Building	24.26 mPD – 5.235 mPD = 19.025m (Not higher than existing building height, 24.56 mPD)
	Transformer Room and Main Switch Room	9.825 mPD – 5.235 mPD = 4.59m
9.	No. of Storey	6
10.	No. of Units	187
11.	Total Population	708
12.	Use of Building	Public Rental Housing
13.	<u>Use of each storey</u>	
	G/F	Commercial Areas, Office and E&M Rooms
	1/F	Flats and E&M Rooms
	2/F	Flats and E&M Rooms
	3/F	Flats and E&M Rooms
	4/F	Flats and E&M Rooms
	5/F	Flats, Communal Play Area and E&M Rooms
	Roof & Upper Roof	E&M Rooms
14.	<u>No. of Car Parking Spaces</u>	
	Private Car Parking Space	4 (including 1 Accessible Car Parking Space)
	Motorcycle Parking Space	5
	Loading/Unloading Space	1 for Light Goods Vehicle 1 for Refuse Collection Vehicle
15.	<u>Open Space Area</u>	
	Private (G/F)	382.88 m ²
	Private (Above G/F)	192.103 m ²
	Total	574.983 m ²

16.	<u>Site Coverage</u>	
	Main Building	2625.125 m ²
	Transformer Room and Main Switch Room	79.512 m ²
	Total Site Coverage	2704.637 m ²
17.	<u>Development Programme</u>	
	Works Commencement Date :	20 May 2013
	Completion Date :	8 July 2016