

List of Approval Conditions

Application No. A/H9/69

Application Site : Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong

Subject of Application : Proposed Comprehensive Redevelopment of Ming Wah Dai Ha (Including Flats, Shop and Services and Social Welfare Facilities) in "Comprehensive Development Area" zone

Date of Approval : 15.3.2013

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) and (c) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
- (b) the submission and implementation of a Landscape Master Plan with a tree preservation proposal, and provision of quarterly tree monitoring reports to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the setting back of the south-eastern corner of the site to provide a wider footpath to cater for possible future improvement at the junction of Chai Wan Road and A Kung Ngam Road to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the feasibility of implementation of access connecting Phase 3 of the proposed redevelopment and the MTR Station should be further investigated. If such access is found to be feasible, it should be implemented with Phase 3 of the proposed redevelopment to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the design and implementation of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (h) the implementation of the proposed sewerage upgrading works at the cost of developer to the satisfaction of the Director of Drainage Services or of the TPB; and
- (i) the provision of picking up/drop-off points in close proximity to and at the same level of the Day Care Centre for the Elderly to the satisfaction of Director of Social Welfare or of the TPB.

Development Schedule for Ming Wah Dai Ha Redevelopment

DEVELOPMENT PARAMETERS	TOTAL
Gross Site Area	35,300m ² (About)
Net Site Area (excl. about 3,300m ² of slope area)	32,000m ² (About)
Plot Ratio	Not exceeding 6.0
Site Coverage	Not exceeding 65%
Total Gross Floor Area (GFA) Total Domestic GFA: Total Non-domestic GFA:	Not more than 192,000m ² Not more than 186,400m ² Not more than 5,600m ²
Domestic GFA: ▪ Public Rental Housing (PRH) ▪ Elderly Housing	Not more than 149,831m ² Not more than 36,569m ²
Non-domestic GFA: ▪ Shops ▪ Elderly Hub i. G/IC - RCHE (NUFA 1,754sq.m.) - Day Care Centre (NUFA 401sq.m.) - Neighbourhood Elderly Centre Sub-base (GFA 250sq.m.) - Pre-school Centre ¹ (GFA 250sq.m.) - Clinic, Therapy, Counselling Facilities ii. Elderly Club	Not more than 500m ² Not more than 4,700m ² Not more than 3,000m ² Not more than 700m ² Not more than 250m ² Not more than 250m ² Not more than 500m ² Not more than 400m ²
Total No. of Units ▪ Public Rental Housing Units ▪ Elderly Flats	Not more than 4,027 nos. Not more than 3,170 nos. Not more than 857 nos.
Estimated No. of Residents	Not more than 13,674
Unit Sizes ▪ Public Rental Housing ▪ Elderly Flats	31sq.m. – 71sq.m. 1-2P : 31 sq.m. (About) 2-3P : 39 sq.m. (About) 3-4P : 51 sq.m. (About) 5P+ : 71 sq.m. (About) Studio : 32sq.m. (About) 1 Bedroom : 47sq.m. (About)
Total No. of Blocks ▪ Public Rental Housing ▪ Elderly Flats (Blocks 4 & 5)	9 7 2
Max. No. of Storeys (including G/F, but excluding LG1/F & LG2/F) ▪ Block 1 ▪ Block 2 ▪ Block 3 ▪ Block 4 ▪ Block 5 ▪ Block 6 & 8 ▪ Block 7 ▪ Block 9	31 storeys 32 storeys 31 storeys 32 storeys 25 storeys 29 storeys 27 storeys 26 storeys
Max. Building Height (at main roof level) ▪ Northern Site ▪ Southern Site	Not exceeding 100mPD (Blocks 5 to 9) Not exceeding 120 mPD (Blocks 1 to 4)
Open Space Provision	About 2.43 ha
Green Coverage	About 1.37 ha

DEVELOPMENT PARAMETERS	TOTAL
Car Parking Provision	
▪ Parking	
- Private Car	119
- Public Light Bus / Maxicab	5
- Ambulance	3
- Light Goods Vehicle	15
- Motorcycle	13
▪ Loading / Unloading	
- Private Car / Taxi	3
- Ambulance	1
- Goods Vehicle	12
Anticipated Programme (including decanting, demolition and construction)	2012 – 2036 (25 years)

Notes:

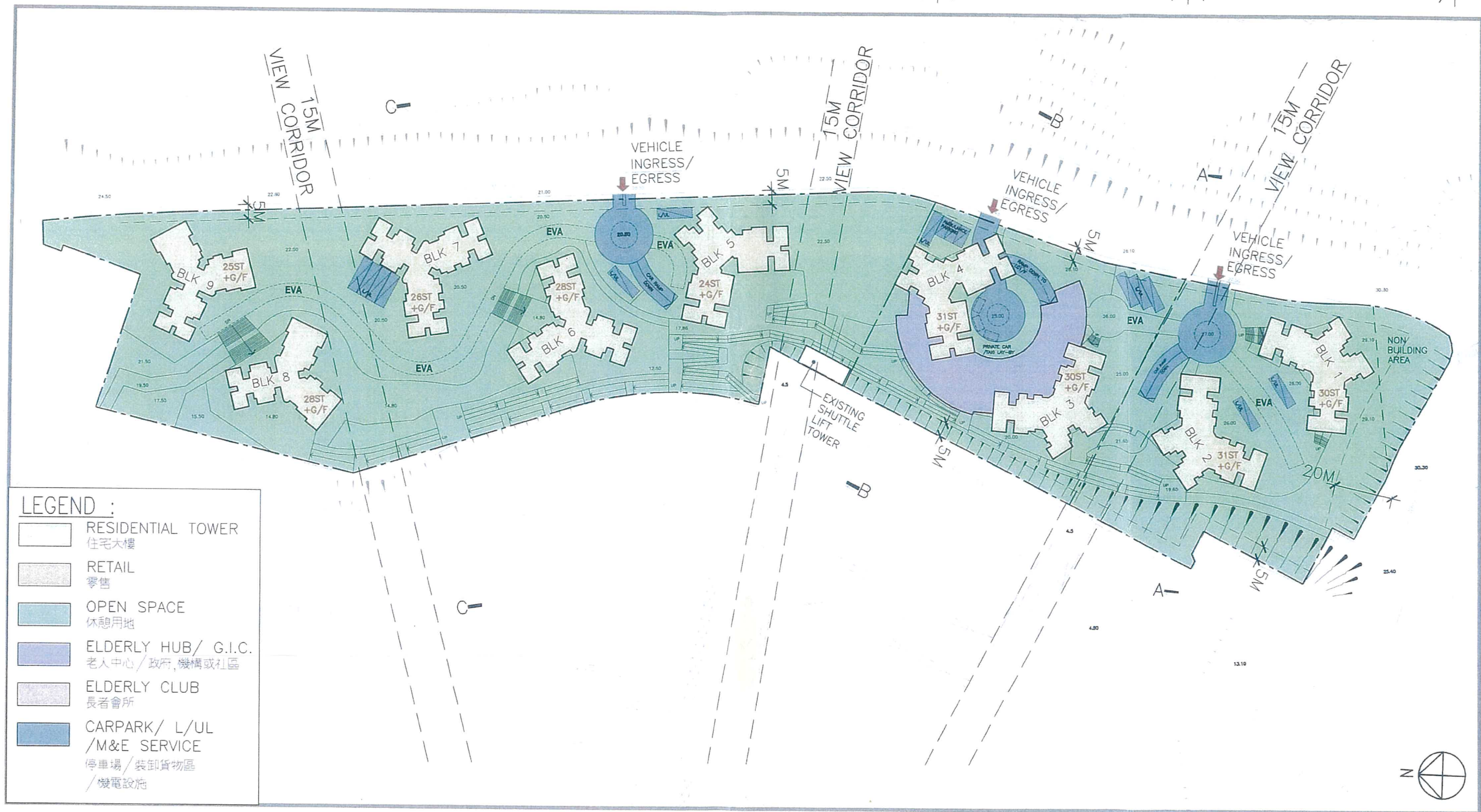
- i. Social Welfare Department's (SWD) initial request to convert the "Pre-school Centre" to an "Early Education and Training Centre" was subsequently withdrawn by SWD via their written comment as received through Planning Department's email dated 24 May 2012. It was subsequently agreed that HKHS will maintain the 250sq.m. GFA which is to be reserved for other pre-school services (i.e. a Child Care Centre or a Kindergarten) to be operated on a self-owned-and-operated basis. Details are to be further explored and determined by HKHS, as well as discussions with the relevant government departments upon planning approval during detailed design.
- ii. Development parameters shown above are indicative only and subject to detailed design during General Building Plan stage.

THE PLAN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPROVAL CONDITIONS

PHASE 3

PHASE 2

PHASE 1



Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment Project at Shau Kei Wan, Hong Kong

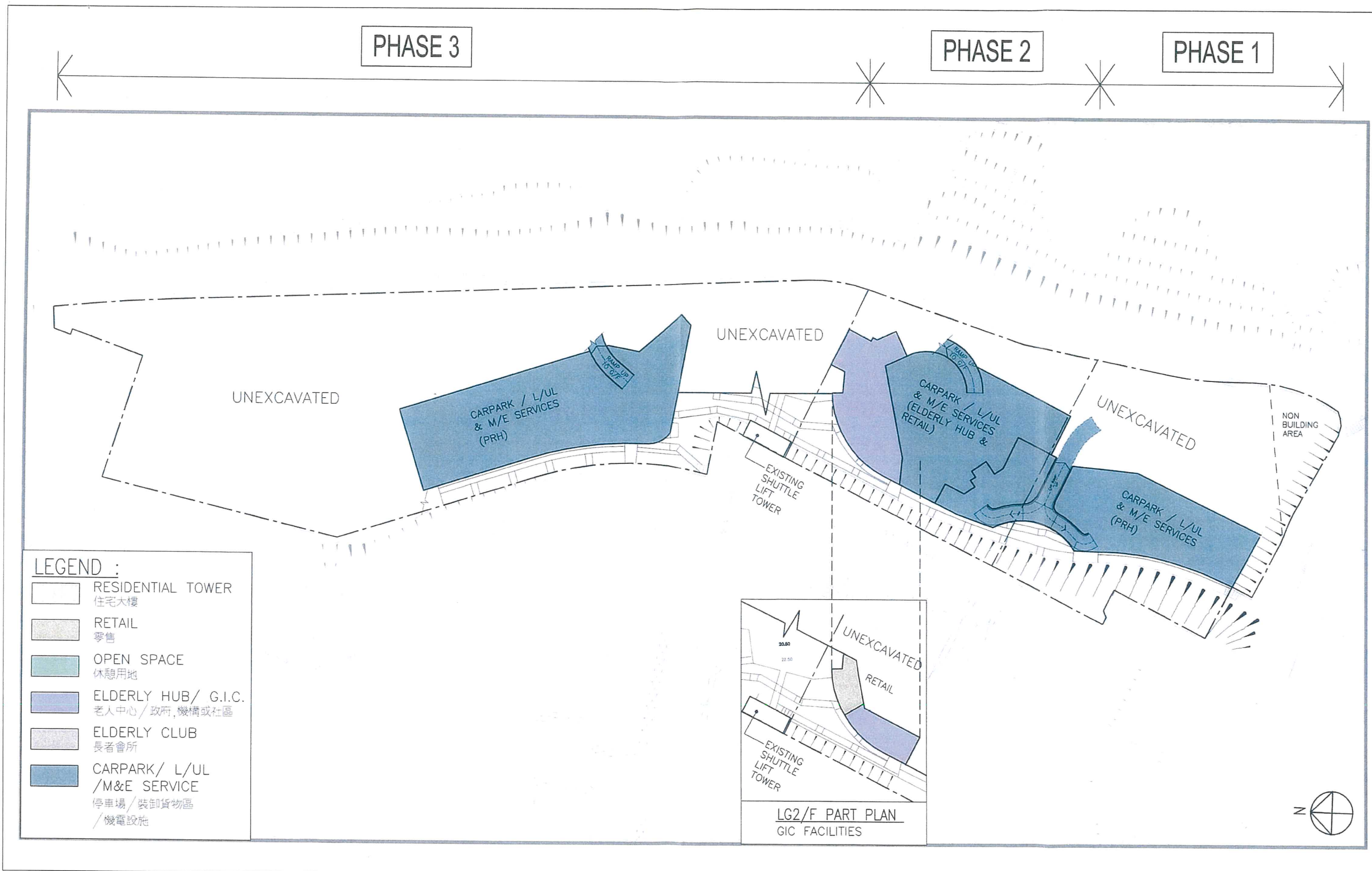
Title:
Master Layout Plan - Block Plan

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一三年三月十五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 15.3.2013.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署

Figure: 6.3.1
Date: Apr. 2012
Scale: 1:750





Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - LG1/F & LG2/F Plan

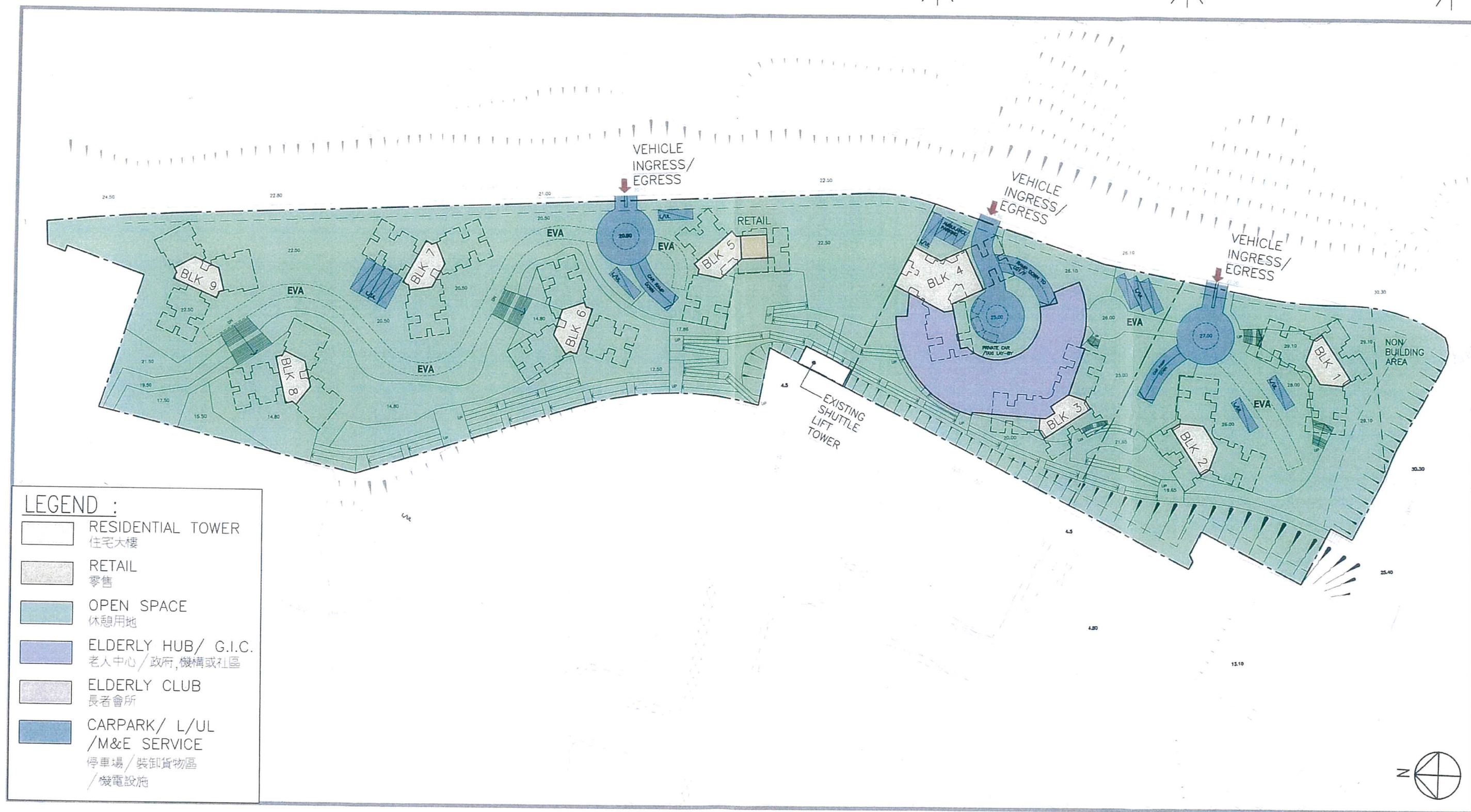
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Date: Apr. 2012
Scale: 1:750



PHASE 3

PHASE 2

PHASE 1



LEGEND :

- RESIDENTIAL TOWER
住宅大樓
- RETAIL
零售
- OPEN SPACE
休憩用地
- ELDERLY HUB/ G.I.C.
老人中心 / 政府、機構或社區
- ELDERLY CLUB
長者會所
- CARPARK/ L/UL
/M&E SERVICE
停車場 / 裝卸貨物區
/ 機電設施

Project:

S16 Planning Application for the Ming Wah Dai Ha Redevelopment Project at Shau Kei Wan, Hong Kong

Title:

Master Layout Plan - G/F Plan

Figure: 6.3.3

Date: Apr. 2012

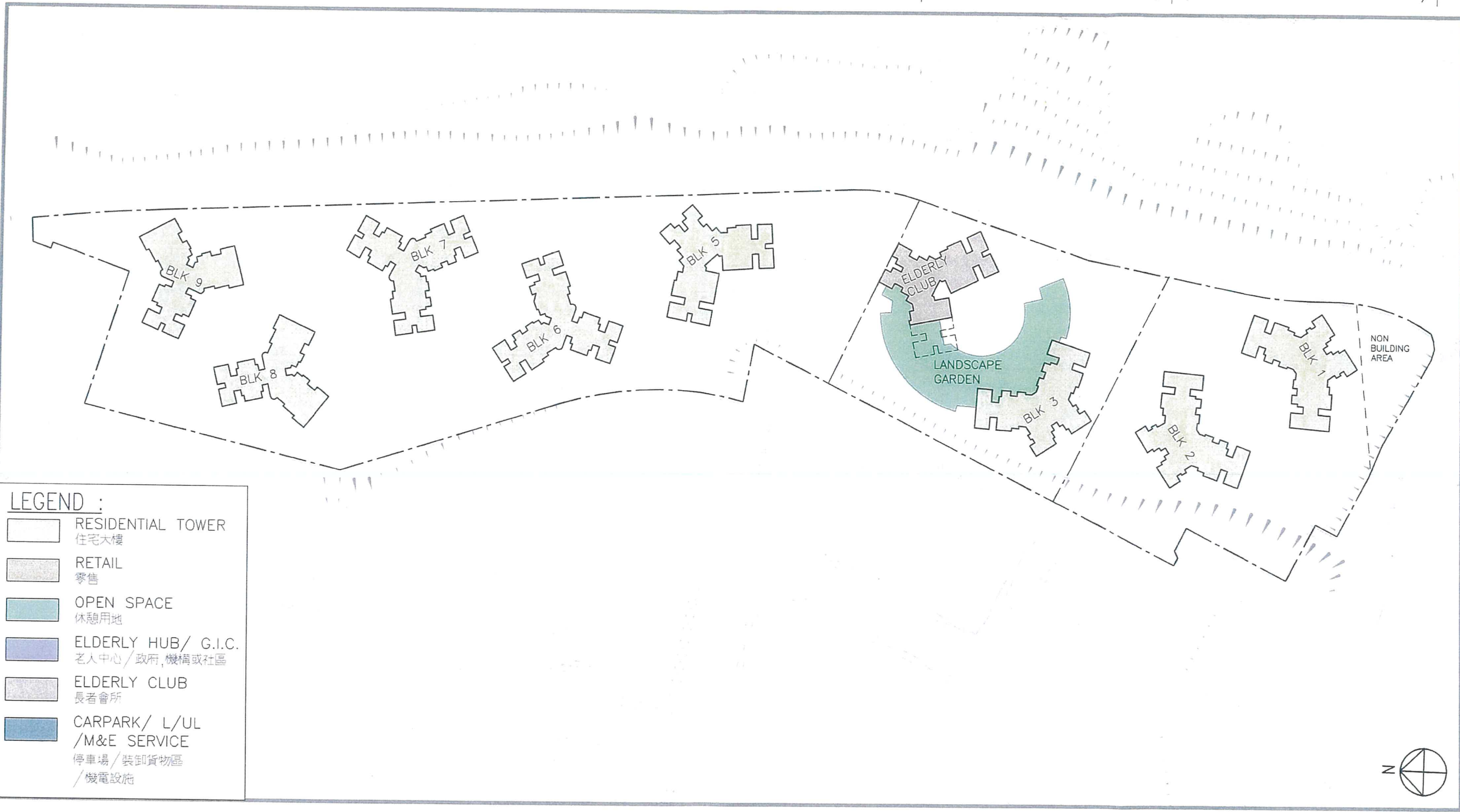
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PHASE 3

PHASE 2

PHASE 1



LEGEND :

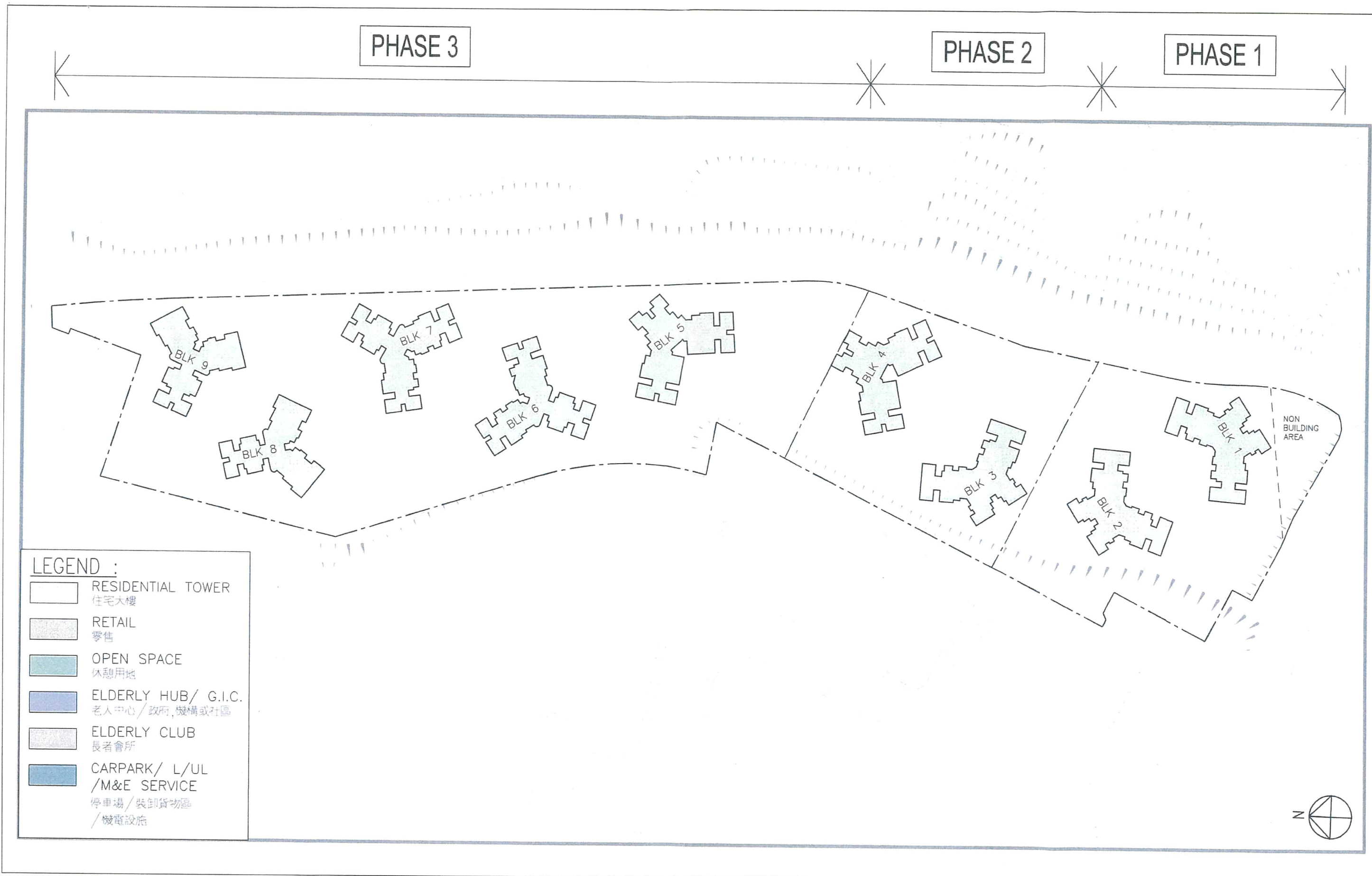
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住宅大樓
- RETAIL
零售
- OPEN SPACE
休憩用地
- ELDERLY HUB/ G.I.C.
老人中心/ 政府, 機構或社區
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/M&E SERVICE
停車場/ 裝卸貨物區
/ 機電設施

Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - 1/F Plan

Figure: 6.3.4
Date: Apr. 2012
Scale: 1:750



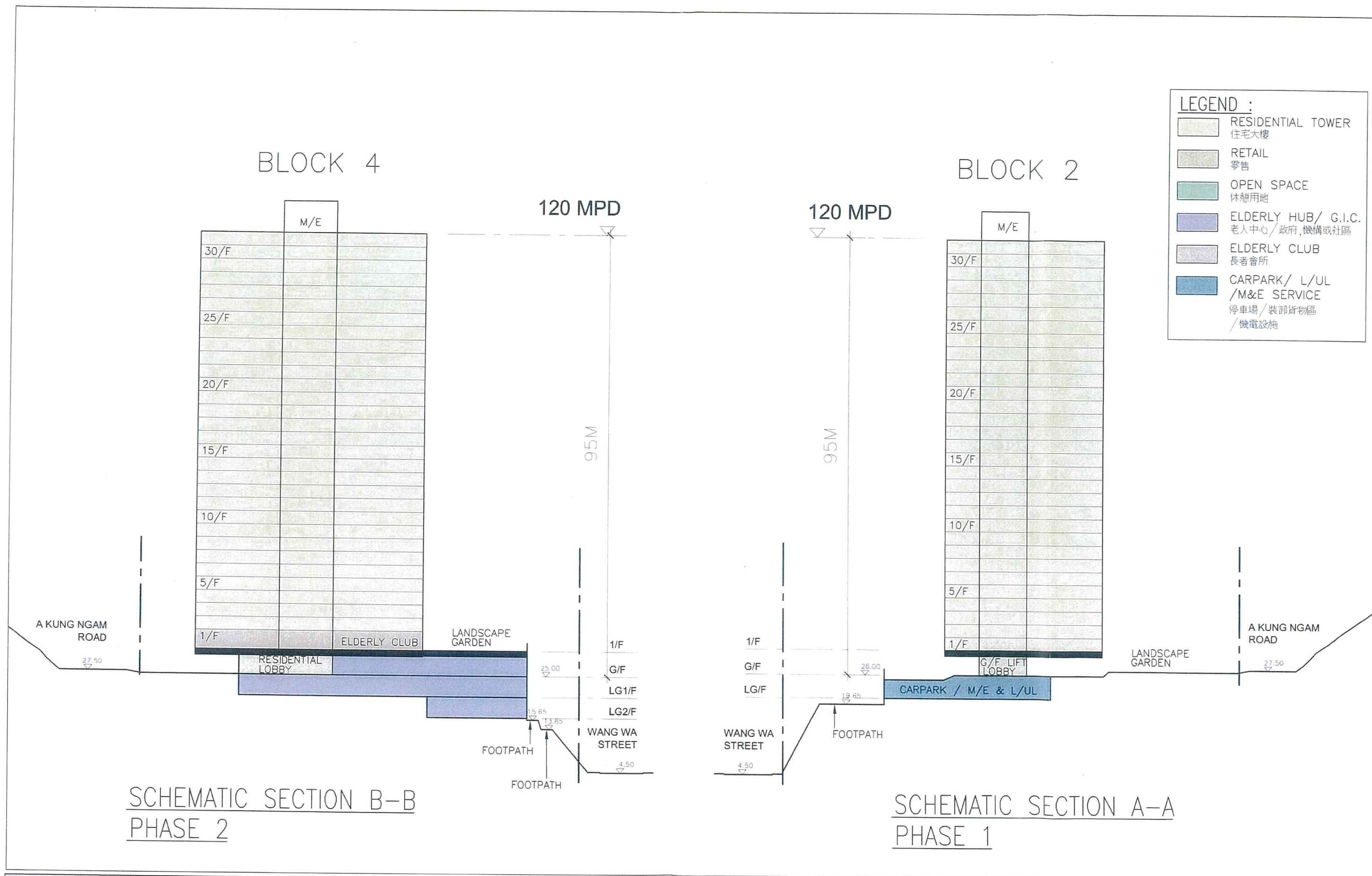


Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - Typical Floor Plan

Figure: 6.3.5
Date: Apr. 2012
Scale: 1:750











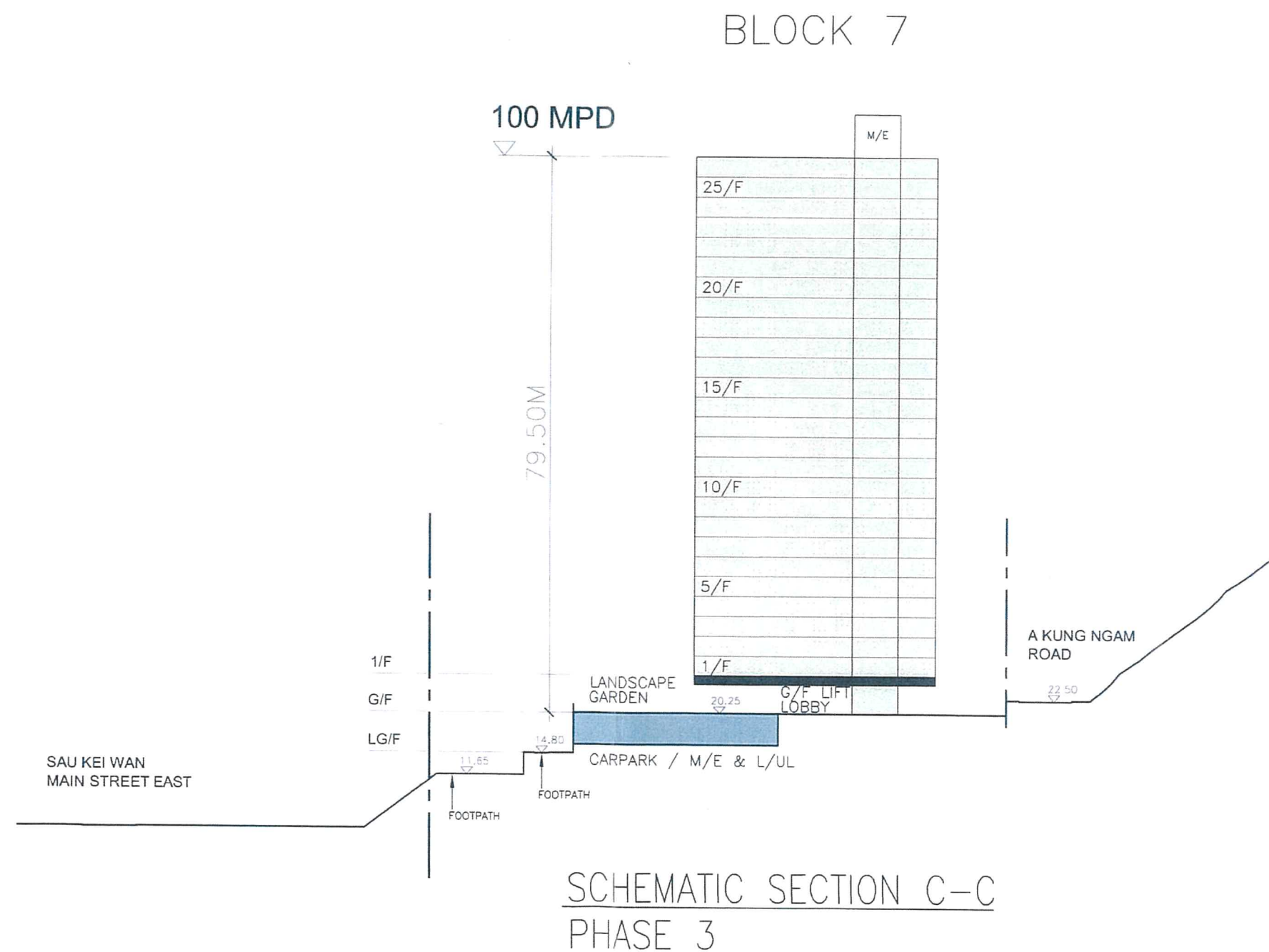
Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - Section Plan 1 (Phases 1 & 2)

Figure: 6.3.6
Date: Apr. 2012
Scale: 1:750



LEGEND :	
	RESIDENTIAL TOWER 住宅大樓
	RETAIL 零售
	OPEN SPACE 休憩用地
	ELDERLY HUB/ G.I.C. 老人中心 / 政府, 機構或社區
	ELDERLY CLUB 長者會所
	CARPARK/ L/UL /M&E SERVICE 停車場 / 裝卸貨物區 / 機電設施

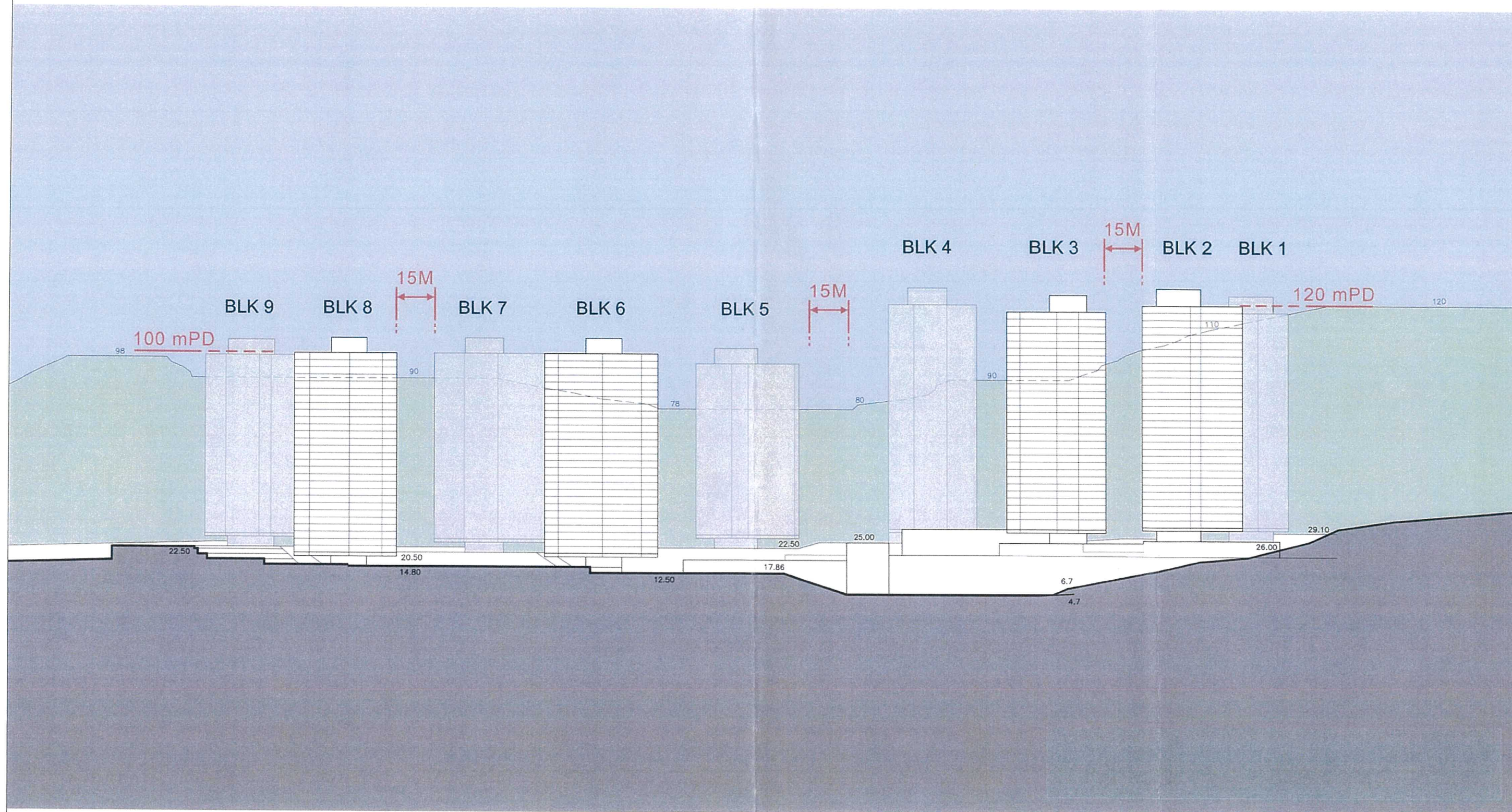


Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - Section Plan 2 (Phase 3)

Figure: 6.3.7
Date: Apr. 2012
Scale: 1:750





Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - Overall Elevation Diagram

Figure: 6.3.8
Date: Apr. 2012
Scale: 1:5000

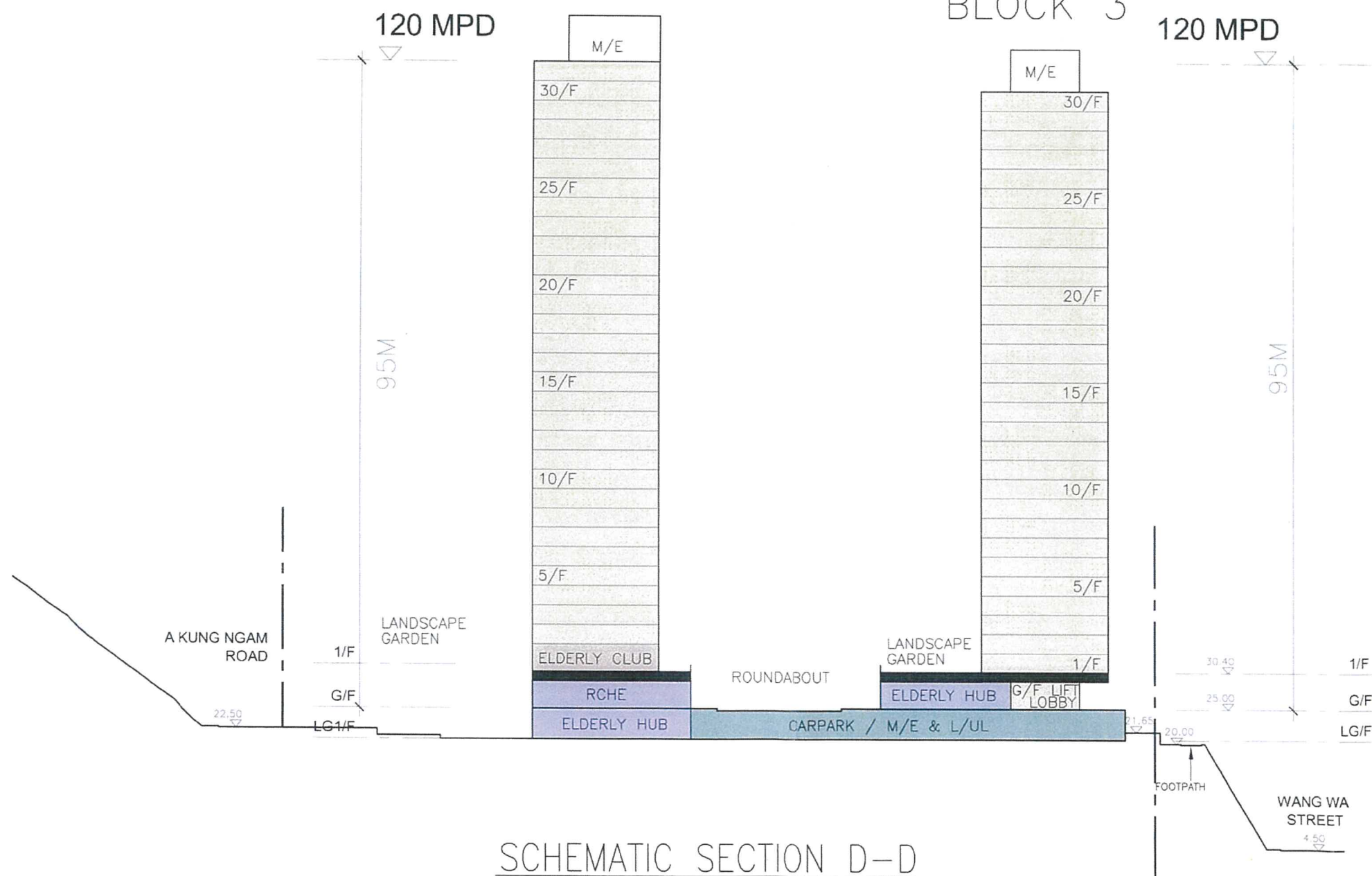


BLOCK 4

BLOCK 3

LEGEND :

	RESIDENTIAL TOWER 住宅大樓
	RETAIL 零售
	OPEN SPACE 休憩用地
	ELDERLY HUB/ G.I.C. 老人中心/ 政府、機構或社區
	ELDERLY CLUB 長者會所
	CARPARK/ L/UL /M&E SERVICE 停車場/ 裝卸貨物區 / 機電設施






SCHEMATIC SECTION D-D
PHASE 2

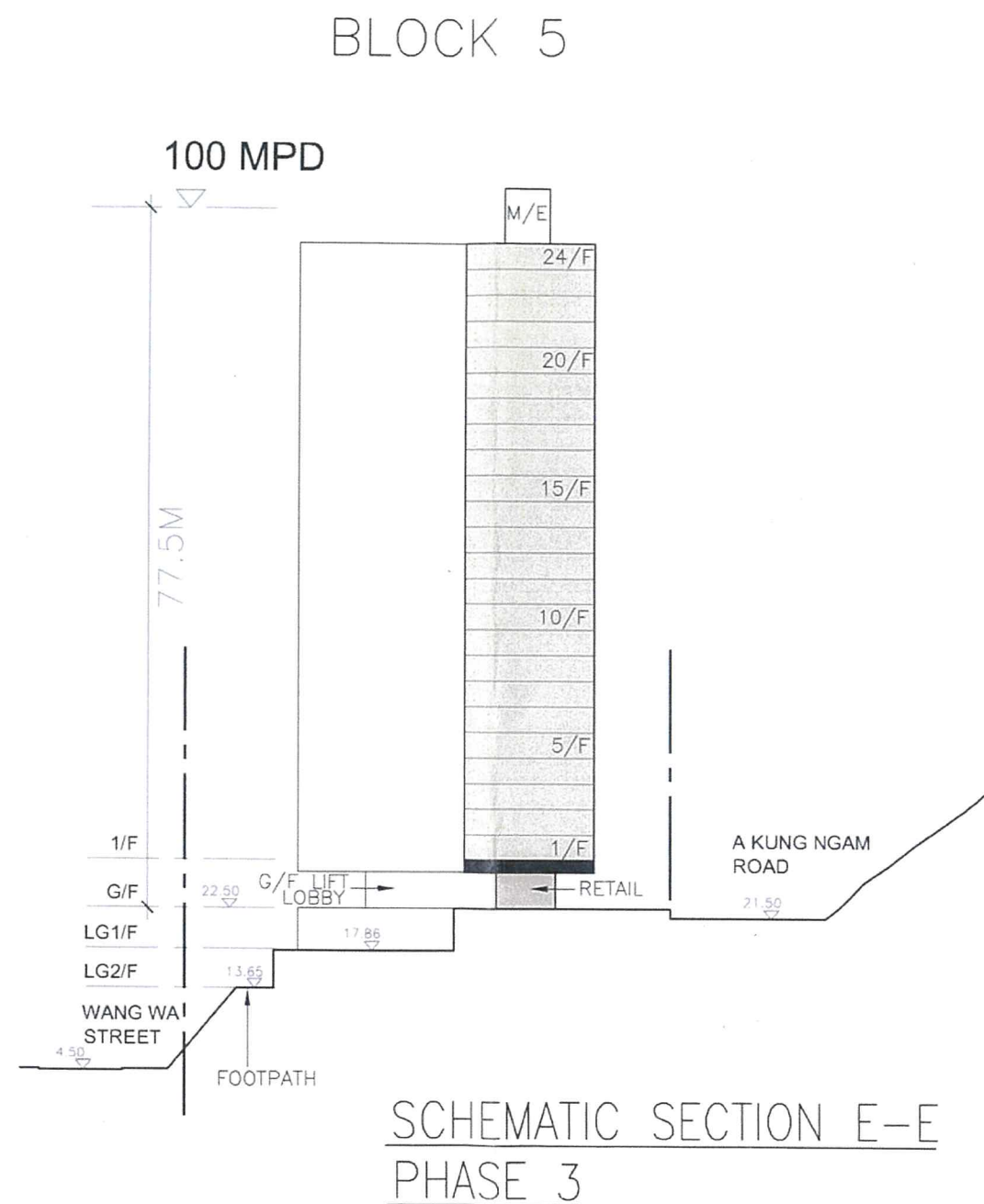
Project:
S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:
Master Layout Plan - Section Plan 3 (Phase 2)

Figure: 6.3.11
Date: Apr. 2012
Scale: 1:750



LEGEND :	
	RESIDENTIAL TOWER 住宅大樓
	RETAIL 零售
	OPEN SPACE 休憩用地
	ELDERLY HUB/ G.I.C. 老人中心/ 政府, 機構或社區
	ELDERLY CLUB 長者會所
	CARPARK/ L/UL /M&E SERVICE 停車場/ 裝卸貨物區 / 機電設施



Project:

S16 Planning Application for the Ming Wah Dai Ha Redevelopment
Project at Shau Kei Wan, Hong Kong

Title:

Master Layout Plan - Section Plan 4 (Block 5, Phase 3)

Figure: 6.3.12

Date: Apr. 2012

Scale: 1:750





LEGEND

- | | |
|-----------------------|-----------------------------|
| 1 Ming Wah Garden | 8 Resting Garden |
| 2 Forestry Garden | 9 Bosque Garden |
| 3 Children Playground | 10 Exercise Trail |
| 4 Landscape Deck | 11 Ramp with Pocket Gardens |
| 5 Elderly Facilities | 12 Loading/ Unloading Area |
| 6 Floral Garden | 13 Ramp Down to Carpark |
| 7 Front Court Space | 14 Lift Tower |
| --- Site Boundary | |

Project:

S16 Planning Application for the Ming Wah Dai Ha Redevelopment Project at Shau Kei Wan, Hong Kong

Title:

Landscape Master Plan

Figure: 6.6.3

Date: Jan. 2013

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2011060 MWDH - Report Figures - Figure 4.1.1.ai