

List of Approval Conditions

Application No. A/H9/78

- 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) (Proposed Amendments to Approved Master Layout Plan) in "Comprehensive Development Area" Zone
- Date of Approval : 18.1.2019
- 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 TPB;
 - (b) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the TPB;
 - (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 TPB;
 - (d) the submission and implementation of the noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (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 TPB;
 - (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 TPB;
 - (g) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (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 TPB;
 - (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 TPB; 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 TPB.

PHASE 3

PHASE 2

PHASE 1



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一九年一月十八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 18. 1. 2019.

signed Ms Bernadette Linn 蕭漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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

Title:
Master Layout Plan – Block Plan

THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

Figure: 5.5.1
Date: July. 2018
Scale: 1:1500 @ A3



AECOM

Development Parameters		Application No. A/H9/78
Gross Site Area		35,074m ²
Net Site Area		32,057m ² (excluding about 3,017m ² of slope area)
Plot Ratio (based on Net Site Area)		Not exceeding 6
Maximum Gross Floor Area (GFA)		Not more than 192,342m ²
Domestic GFA		Not more than 183,700m ²
i. Public Rental Housing (PRH)		Not more than 117,488m ²
ii. Senior Citizen Residences (SEN) ^{Note 1}		Not more than 22,888m ²
iii. Subsidized Sale Flats (SSF)		Not more than 40,800
iv. Two sets of shuttle lifts, shuttle lift lobbies, circulation areas and covered walkways		Not more than 2,524m ²
Total Non-domestic GFA		Not more than 8,642m ²
i. Retail		Not more than 1,800m ²
ii. Total Government, Institution or Community (GIC) Facilities		Not more than 6,842m ²
- Residential Care Home for the Elderly (RCHE)		Not more than 3,462m ²
- Day Care Centre for the Elderly		Not more than 738m ²
- Elderly Services ^{Note 2}		Not more than 354m ²
- Elderly Lounge ^{Note 3}		Not more than 290m ²
- Youth Service Centre		Not more than 588m ²
- Kindergarten ^{Note 4}		Not more than 800m ²
- Clinic, Therapy, Counselling Facilities		Not more than 610m ²
Maximum BH (mPD)		
Northern part		Not exceeding 100mPD
Southern part		Not exceeding 120mPD
No. of Blocks		9 residential towers
i. PRH		5 (Blocks 1-5)
ii. SEN		1 (Blocks 6)
iii. SSF		3 (Block 7-9)
No. of Storeys		25-34 (excluding lower ground floors)
Total No. of Units		Not less than 3,919
i. PRH		2,561
ii. SEN		608
iii. SSF		750
Total Open Space		About 2.15 ha
Greenery Coverage		About 1.09 ha
No. of Parking Spaces	Private Car	234
	Public Light Bus/ Maxicab	5
	Ambulance	1
	Light Goods Vehicles	14
	Motorcycle	33
No. of Loading/ Unloading Spaces	Ambulance	2
	Goods Vehicle	12
	Private Car/ Taxi	9
	School Bus	2
Design Population		About 11,119

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 250m²), 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 400m² is provided.

Note 4: In the 2013 Scheme, a Pre-school Centre of not more than 250m² is provided.