

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

**MPC Paper No. 5/11**  
**For Consideration by the**  
**Metro Planning Committee on 20.5.2011**

**DRAFT PLANNING BRIEF**  
**FOR REDEVELOPMENT OF MING WAH DAI HA**  
**AT A KUNG NGAM ROAD**  
**IN “COMPREHENSIVE DEVELOPMENT AREA” ZONE**  
**ON APPROVED SHAU KEI WAN OUTLINE ZONING PLAN**

**Draft Planning Brief  
for Redevelopment of Ming Wah Dai Ha at A Kung Ngam Road  
in “Comprehensive Development Area” Zone  
on Approved Shau Kei Wan Outline Zoning Plan**

**1. Purpose**

This paper is to seek:

- (a) Members’ views on the draft planning brief (PB) for the proposed comprehensive redevelopment of Ming Wah Da Ha at A Kung Ngam Road in the “Comprehensive Development Area” (“CDA”) zone on the Approved Shau Kei 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. The Site and Its Surroundings**

- 2.1 The site, with an area of about 3.53 ha, is bounded by A Kung Ngam Road in the east and Chai Wan Road in the south. It is occupied by the Hong Kong Housing Society (HKHS)’s Ming Wah Da Ha (MWDH) public rental estate which comprises 13 blocks varying from 10 and 23 storeys in height. The site is rectangular in shape situated on a raised platform of about 16mPD to 28mPD running gradually upward from north towards south (**Plans 1 and 4 in Appendix I**).
- 2.2 The site is located in an area which is predominately residential. The Grade 1 historic sites of the former “Lyemun Barracks Compound”, which are now used as the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, are located to the east of the site. To the immediate east and further south of the site are vegetated hillslopes providing a green buffer. The Salesian School and St. Basil’s School are located to the south. To the west of the site is a residential area intermixed with old tenement buildings of not exceeding 40mPD and other developments predominantly lower than 80mPD (**Plan 3 in Appendix I**).

**3. Planning Intention and Development Restrictions**

- 3.1 The site falls within the “Comprehensive Development Area” (“CDA”) zone on the approved Shau Kei Wan OZP No. S/H9/16. The planning intention of the zone as stated in the Notes of the OZP is for comprehensive

development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. In view of its proximity to the historic site of the former Lyemun Barracks Compound, 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 as well as air ventilation considerations.

- 3.2 The site is subject to a maximum plot ratio (PR) of 6, a maximum building height of 100 metres above Principal Datum (mPD) for the northern part of the zone and 120mPD for the southern part (**Plans 1 and 2 in Appendix I**).

#### **4. Land Aspect**

- 4.1 Ming Wah Dai Ha is situated within S.I.L. 666 R.P. and extension. The lease provides that the grantee shall erect and complete on the lot not less than 2,800 flats for persons of small means in accordance with the objects for which the grantee has been incorporated as specified in the Constitution of Hong Kong Housing Society Incorporation Ordinance and such offices and shops as may be approved by Government. In addition, the grantee may erect such further buildings as may be necessary for use as kindergartens, day nurseries and youth clubs, as may be approved by the Director of Education or the Director of Social Welfare.
- 4.2 The subject site is proposed for public rental housing, elderly flats, government, institution or community (GIC) and commercial (shopping) facilities. A lease modification will be required for the proposed development. However, there is no guarantee that such approval for the modification of the lease from the Director of Lands will be given, and if approved by the Director of Lands acting in her capacity as the landlord at her discretion, it will be subject to such terms and conditions including, among others, payment of premium, as may be imposed by Lands Department.

#### **5. Draft PB**

- 5.1 A draft PB for the site has been prepared at **Appendix I** after taking into account the planning intention for the "CDA" zone, the development restrictions on the OZP, topography and surrounding land uses as well as the need to preserve view to the adjacent historic sites 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 by the future applicant to the Town Planning Board (TPB). The main requirements are highlighted below.
- 5.2 According to HKHS's intention, MWDH will be redeveloped in two phases. Redevelopment of Blocks H to M in the southern part of the site will commence first, followed by redevelopment of Blocks A to G in the northern part of the site. Upon redevelopment, there will be public rental units, elderly housing units, an elderly service hub and supporting commercial facilities within the site.

### Development Parameters

- 5.3 The site, with an area of about 3.53ha, is intended for high-density residential development. Development on the site is restricted to a maximum GFA of 192,000m<sup>2</sup>, which is equivalent to a maximum plot ratio of 6 based on net site area (excluding slopes) (**Plan 2 in Appendix I**).
- 5.4 To minimize the scale and bulk of podium structure, the site coverage of any podium will be capped at 65%.
- 5.5 In line with the planning intention to respect the heritage setting and to preserve view to/from the historic sites, a maximum building height of 100 mPD for the northern part and 120mPD for the southern part of the zone are imposed on the site under the OZP.

### Urban Design and Landscape Requirements

- 5.6 In addition to the building height restrictions, sensitive building mass and disposition should be adopted to avoid overbearing and dwarfing effects on the surrounding heritage setting, i.e. the Grade 1 historic sites at Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence. A Visual Impact Assessment and Air Ventilation Assessment (AVA) should be included in the MLP submission to achieve better air ventilation and visual permeability.
- 5.7 Two non-building areas (NBA) each of at least 10m wide with one across the central portion of the site generally aligning with Kam Wa Street and the other at the southern boundary of the site are required to facilitate air ventilation and visual relief. The exact alignment of the former one is subject to findings of the AVA. Two additional air/visual corridors above podium, with one generally aligning with the MTR reserve and one aligning with Factory Street, are also required (**Plan 2 in Appendix I**). The exact alignments of these corridors, except for the southern NBA, are subject to the findings of the AVA.
- 5.8 In addition, building setback of at least 5m along the western boundary should be provided to help minimize building bulk and preserve existing trees.
- 5.9 Mature trees are found in the site and some of the species present could get larger when reaching mature size e.g. *Ficus spp.* and *Celtis sinensis*. They are recommended to be preserved in-situ as far as practical. On-site opportunities for greening should be maximized. A minimum coverage of greenery of 30% of the site area to create a quality green setting with a minimum of 15% at grade is recommended for the site. The applicant is required to submit a Landscape Master Plan, a tree survey report and a tree preservation proposal as part of the MLP submission for consideration by the TPB.
- 5.10 Private open space of 1m<sup>2</sup> per person should be provided to serve the future residents of the proposed development.

### GIC Facilities

- 5.11 A Day Care Centre for the Elderly, a Residential Care Home for the Elderly and a

Neighbourhood Elderly Centre Sub-base should be provided within the site.

#### Transport Requirements

- 5.12 The developer is required to submit a traffic impact assessment (TIA) to demonstrate that the proposed development at the site would not have adverse impact on the traffic and pedestrian flow in the surrounding areas. The design and provision of vehicular access and internal roads should be supported by the TIA and subject to Transport Department's agreement.

#### Environmental, Drainage, Sewerage and Waterworks Requirements

- 5.13 An environmental assessment report is required to be included in the MLP submission to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them.
- 5.14 A drainage and sewerage impact assessment is required to assess the existing public stormwater drains and sewers in the catchment area as well as the potential stormwater and sewerage impacts of the future development.
- 5.15 A waterworks impact assessment is required to be included in the MLP submission to assess overall water requirement of the proposed development and its impact on the capacity of Government waterworks utilities at the locality.

#### Geotechnical Requirements

- 5.16 A Geotechnical Planning Review Report is required to assess the potential natural terrain hazards of the steep natural terrain overlooking the site, and if necessary, appropriate mitigation measures should be designed and constructed as part of the development.

### **6. Consultation**

- 6.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs and the draft PB, where appropriate:
- (a) Assistant Commissioner for Transport/Urban, Transport Department;
  - (b) Chief Building Surveyor/Hong Kong East and Heritage Unit, Buildings Department;
  - (c) Chief Engineer/Hong Kong Island and Islands, Drainage Services Department;
  - (d) Chief Highway Engineer/Hong Kong, Highways Department;
  - (e) Head, Geotechnical Engineering Office, Civil Engineering and Development Department;
  - (f) Director of Social Welfare;
  - (g) Director of Agriculture, Fisheries & Conservation;
  - (h) Chief Engineer/Development(2), Water Supplies Department;
  - (i) Director of Fire Services;
  - (j) District Officer (Wan Chai), Home Affairs Department;

- (k) Chief Town Planner/Urban Design & Landscape, Planning Department.
- (l) District Lands Officer/Hong Kong East, Lands Department; and
- (m) Director of Leisure and Cultural Services.

6.2 The following Government bureau/departments have no comment on the draft PB:

- (a) Secretary for Education;
- (b) Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department;
- (c) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (d) Director of Food and Environmental Hygiene;
- (e) Commissioner of Police;
- (f) Commissioner of Police (Traffic);
- (g) Director of Electrical and Mechanical Services; and
- (h) Director of Environmental Protection; and
- (i) Director of Drainage Services.

## 7. **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.

## 8. **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.

## 9. **Attachments**

**Appendix I** Draft Planning Brief for Redevelopment of Ming Wah Dai Ha

- |          |                        |
|----------|------------------------|
| - Plan 1 | Location Plan          |
| - Plan 2 | Site Plan              |
| - Plan 3 | Aerial Photo           |
| - Plan 4 | Site Photos            |
| - Plan 5 | Tree Preservation Plan |



## Draft Planning Brief for Redevelopment of Ming Wah Dai Ha

Item	Particulars	Remarks
<b>A. Background Information</b>		
1. Location	The site is located at the eastern fringe of Shau Kei Wan. It is bounded by A Kung Ngam Road in the east and Chai Wan Road in the south.	<b>Plans 1 and 2</b>
2. OZP Zoning and Planning Intention	<p>“Comprehensive Development Area” (“CDA”) subject to a maximum plot ratio (PR) of 6, maximum building height (BH) of 100 metres above Principal Datum (mPD) for the northern part of the zone and 120mPD for the southern part on the Shau Kei Wan Outline Zoning Plan (the OZP). As stated in the Explanatory Statement (ES) of the OZP, the PR should be calculated on a net site basis excluding slopes.</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 as well as air ventilation considerations.</p> <p>As stated in the ES, two non-building areas are required for the site to improve air ventilation into the inner parts of Shau Kei Wan, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street, and another at its southern boundary to enhance the air path along Chai Wan Road as shown on the OZP.</p>	<b>Plans 1 and 2</b> <ul style="list-style-type: none"> <li>Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in the Notes may thereby be exceeded.</li> </ul>
3. General Conditions	The site is occupied by the existing Ming Wah Dai Ha, a rental estate developed by the Hong Kong Housing Society between	<b>Plan 4</b>

Item	Particulars	Remarks
	1962 and 1978. The existing development comprises 13 blocks varying from 10 and 23 storeys in height. The site is rectangular in shape situated on a raised platform of about 16mPD to 28mPD running gradually upward from north towards south.	
4. Surrounding Land Uses	The Grade 1 historic sites of the former “Lyemun Barracks Compound”, which are now used as the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, are located to the east of the site. To the immediate east and further south of the site are vegetated hillslopes providing a green buffer. The Salesian School and St. Basil’s School are located to the south. To the west of the site is a residential area intermixed with old tenement buildings of not exceeding 40mPD and other developments predominantly lower than 80mPD.	<b>Plan 3</b>
<b>B. Major Development Parameters</b>		
5. Site Area	<ul style="list-style-type: none"> <li>Gross Site Area: about 3.53 ha</li> <li>Net Site Area: about 3.20 ha</li> </ul>	<b>Plan 2</b> <ul style="list-style-type: none"> <li>Subject to verification upon setting out of site boundary.</li> <li>Net site area for development should exclude slopes within the site.</li> </ul>
6. Proposed Uses	Public rental housing, elderly flats, GIC and commercial (shopping) facilities.	
7. Maximum Gross Floor Area (GFA) and Maximum PR	<ul style="list-style-type: none"> <li>A maximum GFA of 192,000m<sup>2</sup> (equivalent to a PR of 6 based on the above net site area excluding slopes)</li> </ul>	<ul style="list-style-type: none"> <li>GIC facilities and commercial uses are accountable for GFA calculation.</li> </ul>
8. Maximum BH	<ul style="list-style-type: none"> <li>100mPD (main roof level) for the northern part of the site; and</li> <li>120mPD (main roof level) for the</li> </ul>	<b>Plan 1</b>



Item	Particulars	Remarks
	southern part of the site.	
9. Maximum Site Coverage	65 %	<ul style="list-style-type: none"> <li>On net site area basis.</li> </ul>
<b>C. Planning Requirements</b>		
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"> <li>to respect and commensurate in scale with the surrounding heritage features/setting, and to preserve views to the adjacent historic sites, i.e. the Grade 1 historic sites at the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence;</li> <li>avoid adverse impact on pedestrian wind environment;</li> <li>adopt sensitive layout and disposition to achieve better air ventilation and visual permeability;</li> <li>two non-building areas are required for the site, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street, and another at its southern boundary as shown on the OZP. The exact alignment of the former non-building area is subject to the AVA findings (<b>Plan 2</b>);</li> <li>two air/visual corridors above podium, with one across the northern portion of the site generally aligning with the MTR reserve and one across the southern portion of the site to align with the axis of Factory Street are required to facilitate air ventilation and provide visual relief. The exact alignments of these corridors are subject to the AVA findings (<b>Plan 2</b>);</li> <li>in addition to the air/visual corridors,</li> </ul>	<ul style="list-style-type: none"> <li>The building mass should avoid any overbearing and dwarfing effects on the surrounding heritage features/setting.</li> <li>The design, layout and disposition of the domestic blocks should be subject to the requirements identified in the visual impact assessment and Air Ventilation Assessment (AVA) for the site.</li> <li>In the Master Layout Plan submission to the Town Planning Board, the developer is required to demonstrate that the development, including the design of the carpark, can comply with the Sustainable Building Design Guidelines promulgated by the Government.</li> </ul>

Item	Particulars	Remarks
	<p>provide gaps between building blocks within the site and from those on adjoining sites;</p> <ul style="list-style-type: none"> <li>• to minimize the scale and bulk of podium structure, the site coverage of podium should be capped at 65% and design measures such as terraced podium design with appropriate landscape treatment should be incorporated; and</li> <li>• provide building setback along site boundary to help minimize building bulk.</li> </ul>	
11. Open Space Provision	Not less than 1m <sup>2</sup> private open space per person should be provided for the residents of the development.	<ul style="list-style-type: none"> <li>• The private open space can be provided at grade or on podium level.</li> </ul>
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"> <li>• create a comprehensive landscape proposal to soften the building mass and integrate the existing trees as far as possible into the development in order to minimize the adverse impact on the existing landscape character and resources;</li> <li>• optimize greening opportunities in the development. Landscape planting at street level, on podium/roofs and vertical greening on facades should be provided. Planting along the edges and terraced design with greening should be applied to the podium;</li> <li>• all existing trees on slopes along the southern and western boundaries of the site as indicated in <b>Plan 5</b> should be preserved as far as possible to maintain a green buffer. Building blocks should be set back at least 5m from the western</li> </ul>	<ul style="list-style-type: none"> <li>• A LMP setting out, inter alia, the greening proposal should be submitted for Town Planning Board's consideration at the planning application stage. A tree survey report and a tree preservation proposal should be included in the submission.</li> <li>• Greening opportunity should be optimized to create a quality green setting. A minimum coverage of 30% of the entire site for greening shall be adopted, including a minimum of 15% of the entire site at ground level while the remainder can be at ground, podia and rooftops.</li> <li>• A minimum of 3 trees per 100m<sup>2</sup> of the total green</li> </ul>

Item	Particulars	Remarks
	<p>boundary to preserve the existing trees; and</p> <ul style="list-style-type: none"> <li>• introduce high quality streetscape with tree planting and street furniture to provide a friendly pedestrian setting and create a strong sense of place.</li> </ul>	<p>coverage should be provided.</p> <ul style="list-style-type: none"> <li>• Some of the trees are quite mature (DBH <math>\geq 500\text{mm}</math>) and some of the species present could get larger when reaching mature size e.g. <i>Ficus spp</i> and <i>Celtis sinensis</i>. From the tree preservation perspective, the size of these trees in maturity should be taken into account when determining the set back distance in the LMP.</li> <li>• Reference should be made to the requirements and procedures as stipulated in ETWB TCW No. 29/2004- Registration of Old and Valuable Trees, and Guidelines for their Preservation, and LAO PN No. 7/2007; Tree Preservation and Tree Removal Application for Building Development in Private Project.</li> </ul>
13. GIC Facilities	<p>A minimum floor space(<math>\text{m}^2</math>) for the following GIC facilities:</p> <ul style="list-style-type: none"> <li>• a Day Care Centre for the Elderly (with NUFA of <math>401\text{m}^2</math>);</li> <li>• a Residential Care Home for the Elderly (RCHE) (with NUFA of <math>1,754\text{m}^2</math>); and</li> <li>• a Neighbourhood Elderly Centre Sub-base (with GFA of <math>250\text{m}^2</math>).</li> </ul>	<ul style="list-style-type: none"> <li>• Actual provision is subject to the agreement of relevant Government departments/authorities.</li> <li>• All GIC facilities will be treated as non-domestic uses and accountable for the calculation of non-domestic GFA.</li> </ul>

Item	Particulars	Remarks
14. Car Parking, Loading and Unloading Provision	Provision of loading/unloading facilities in accordance with Chapter 8 of the Hong Kong Planning Standards and Guidelines and subject to the Traffic Impact Assessment.	<ul style="list-style-type: none"> <li>• Provision for commercial and residential uses should be to the satisfaction of TD.</li> <li>• Provision for social welfare facilities :               <ul style="list-style-type: none"> <li>(a) one parking space measuring not less than 7.6m x 3.0m x 2.8m shall be provided for the exclusive use of a 16-seater van with tail-lift for the RCHE; and</li> <li>(b) spaces for loading and unloading lay-by for ambulance and the 16-seater van in close proximity to the entrance of the RCHE is also required.</li> </ul> </li> </ul>
<b>D. Other Technical Requirements</b>		
15. Traffic and Transport Aspects	<ul style="list-style-type: none"> <li>• A Traffic Impact Assessment (TIA) should be prepared and submitted as part of the MLP submission at the planning application stage.</li> <li>• Any road/junction improvements proposed in the assessment should be designed by the developer to the satisfaction of TD. In particular, the following traffic issues are to be addressed:               <ul style="list-style-type: none"> <li>(a) vehicular access to the site should be at A Kung Ngam Road;</li> <li>(b) pavement fronting the development should be widened to 2.75m;</li> <li>(c) sufficient access points should be</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The TIA should take into account major proposed and committed developments in the surrounding area.</li> </ul>

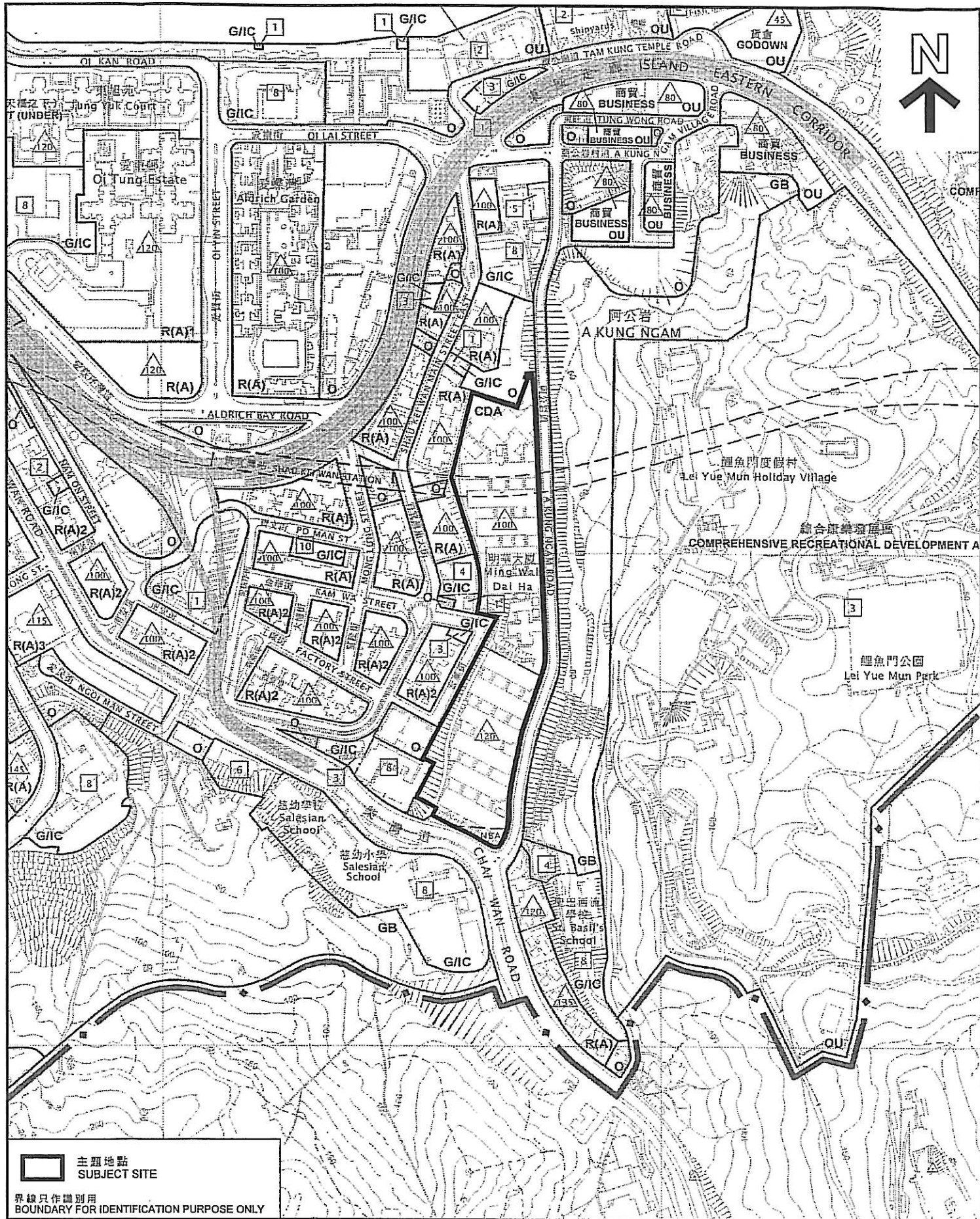
Item	Particulars	Remarks
	<p>provided to allow convenient and better pedestrian access. In particular, pedestrian connection to the MTR station should be improved under the redevelopment; and</p> <p>(d) the southeastern corner of the site should be set back to provide a wider footpath to cater for possible future improvement at junction of Chai Wan Road and A Kung Ngam Road.</p>	
16. Visual Aspect	A visual impact assessment should be prepared to demonstrate that the building height and design of the proposed development would minimize any adverse impact on the surrounding area.	<ul style="list-style-type: none"> <li>• In preparing the visual impact assessment, reference should be made to the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board.</li> </ul>
17. Air Ventilation Aspect	An Air Ventilation Assessment (AVA) should be prepared and submitted as part of the MLP submission at the planning application stage. The AVA should take into account major proposed/committed developments in the surrounding area.	<ul style="list-style-type: none"> <li>• The site lies on a major east-west air path as identified in the AVA by Expert Evaluation for the Shau Kei Wan area. As recommended in the AVA, development at the site should avoid long continuous building façade blocking the easterlies from entering the Shau Kei Wan core area. Non-building areas of at least 10m wide across the central portion of the site and another at its southern boundary should be maintained to provide a breezeway across the site aligning with Kam Wa Street. Buildings should be set back from the southern boundary of the site to enhance air path along Chai Wan Road.</li> </ul>

Item	Particulars	Remarks
18. Environmental Aspect	An Environment Assessment should be prepared and submitted as part of the MLP submission at the planning application stage. It is required to address the potential environmental impacts associated with the proposed development, in particular the noise and the air quality impact from the nearby pollutant sources such as road traffic. Proposed mitigation measures should be incorporated as part of the MLP submission and implemented to the satisfaction of the Environmental Protection Department (EPD).	<ul style="list-style-type: none"> <li>In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. residential blocks, through various measures such as setback and provision of noise barriers.</li> </ul>
19. Drainage and Sewerage Aspects	A drainage and sewerage assessment should be prepared and submitted as part of the MLP submission at the planning application stage.	<ul style="list-style-type: none"> <li>Subject to the advice of EPD and the Drainage Services Department.</li> </ul>
20. Water Services Aspect	A waterworks impact assessment should be prepared and submitted as part of the MLP submission at the planning application stage.	
21. Geotechnical Aspect	A Geotechnical Planning Review Report should be prepared and submitted as part of the MLP submission at the planning application stage.	

Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photo
Plan 5	Tree Preservation Plan

**Planning Department**  
**May 2011**





主題地點  
SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 位置圖 LOCATION PLAN

明華大廈重建的規劃大綱  
PLANNING BRIEF FOR REDEVELOPMENT OF  
MING WAH DAI HA

本摘要圖於2011年4月20日擬備，  
所根據的資料為2009年12月8日  
核准的分區計劃大綱圖編號 S/H9/16  
EXTRACT PLAN PREPARED ON 20.4.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/H9/16 APPROVED ON 8.12.2009

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

規劃署  
PLANNING  
DEPARTMENT

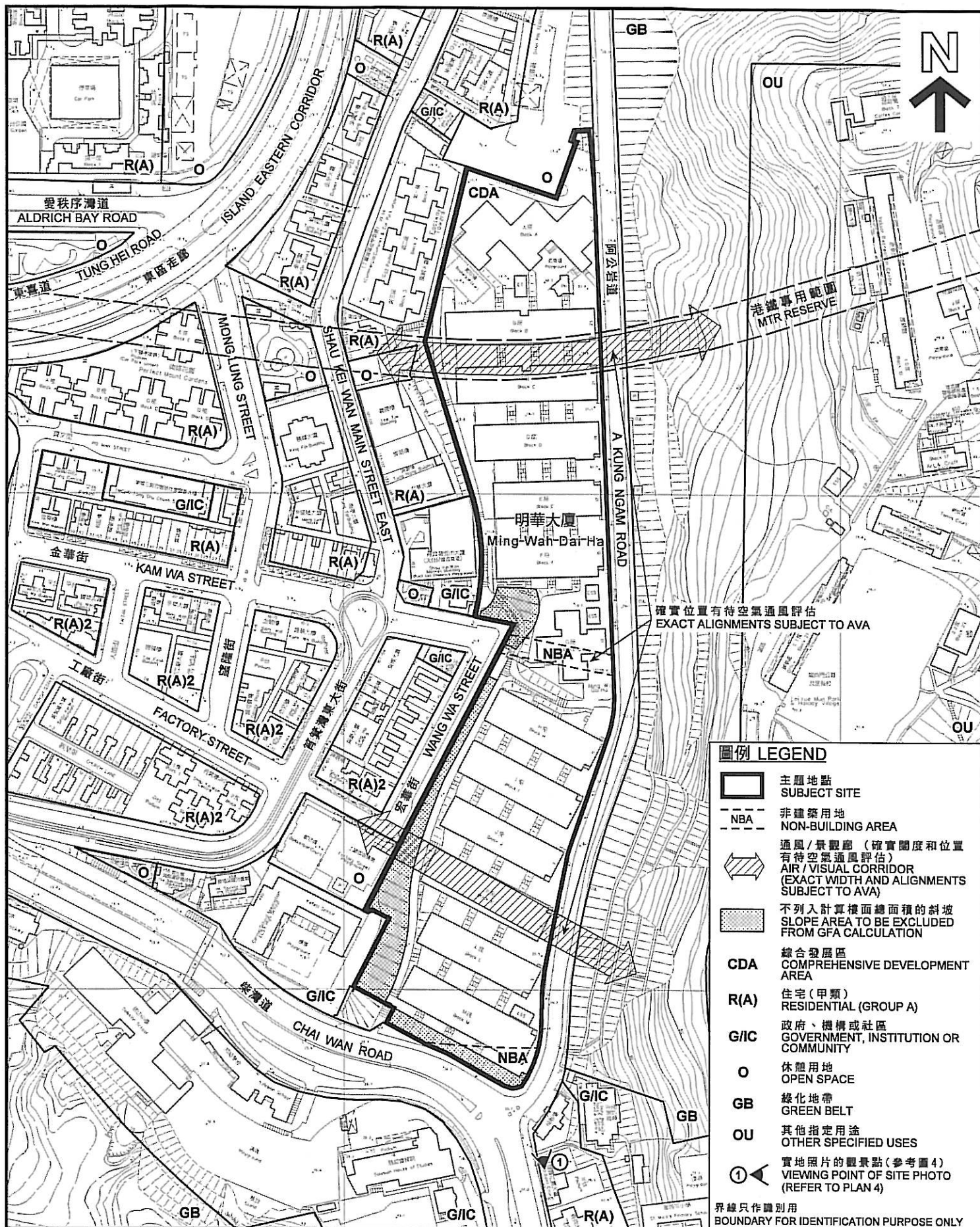


參考編號  
REFERENCE No.

M/H9/10/6

圖 PLAN

1



### 平面圖 SITE PLAN

明華大廈重建的規劃大綱

PLANNING BRIEF FOR REDEVELOPMENT OF  
MING WAH DAI HA

本摘要圖於2011年5月13日擬備，  
所根據的資料為測量圖編號  
11-SE-8D, 9C, 13B及14A  
EXTRACT PLAN PREPARED ON 13.5.2011  
BASED ON SURVEY SHEETS No.  
11-SE-8D, 9C, 13B & 14A

米  
METRES 50

SCALE 1:2 500 比例尺

0

50

米  
100 METRES

規劃署  
PLANNING  
DEPARTMENT




參考編號  
REFERENCE No.  
M/H9/10/6

圖 PLAN  
2





 主題地點  
SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年4月20日擬備，所根據的資料為地政總署於2010年5月24日拍得的航攝照片編號CS28704  
EXTRACT PLAN PREPARED ON 20.4.2011  
BASED ON AERIAL PHOTO No.  
CS28704 TAKEN ON 24.5.2010  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

明華大廈重建的規劃大綱  
PLANNING BRIEF FOR REDEVELOPMENT OF  
MING WAH DAI HA


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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H9/10/6

圖 PLAN  
3




 主題地點  
 SUBJECT SITE

界線只作識別用  
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

明華大廈重建的規劃大綱  
 PLANNING BRIEF FOR REDEVELOPMENT OF  
 MING WAH DAI HA

本摘要圖於2011年4月20日擬備，所根據的  
 資料為攝於2011年1月3日的實地照片  
 PLAN PREPARED ON 20.4.2011 BASED ON  
 SITE PHOTO TAKEN ON 3.1.2011

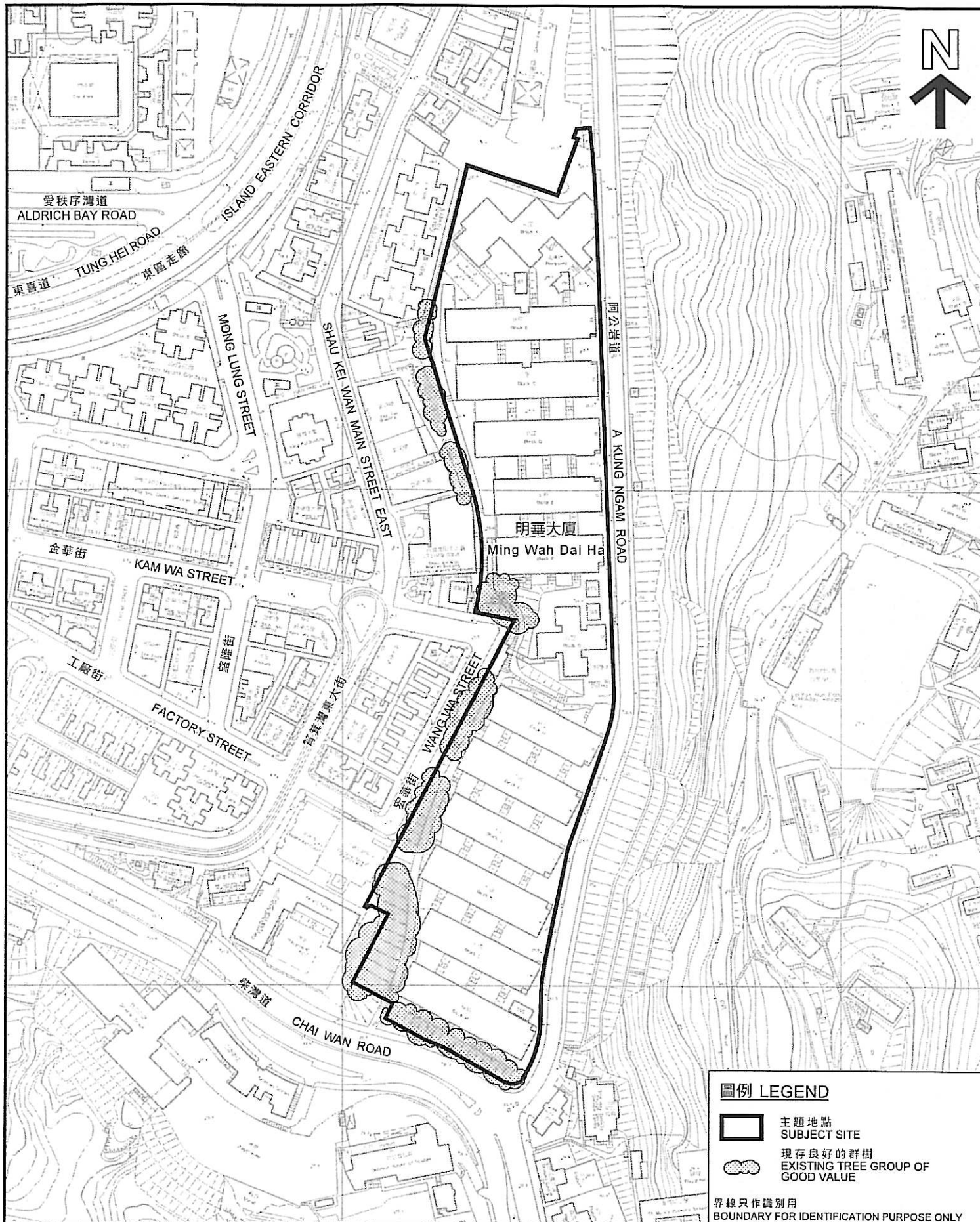
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 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/H9/10/6

圖 PLAN  
 4





#### 圖例 LEGEND

-  主題地點  
SUBJECT SITE
-  現存良好的群樹  
EXISTING TREE GROUP OF  
GOOD VALUE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 樹木保育圖 TREE PRESERVATION PLAN

#### 明華大廈重建的規劃大綱 PLANNING BRIEF FOR REDEVELOPMENT OF MING WAH DAI HA

本摘要圖於2011年4月20日擬備，  
所根據的資料為測量編號11-SE-8D，  
11-SE-9C，11-SE-13B及11-SE-14A  
EXTRACT PLAN PREPARED ON 20.4.2011  
BASED ON SURVEY SHEETS No. 11-SE-8D,  
11-SE-9C, 11-SE-13B & 11-SE-14A

米 50 0 50 100 METRES  
SCALE 1 : 2 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H9/10/6

圖 PLAN  
5