

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 14/11
For Consideration by the
Metro Planning Committee on 23.9.2011

FURTHER CONSIDERATION
OF THE 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

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

1. Purpose

This paper is to :

- (a) report to the Metro Planning Committee (the Committee) the result of the consultation with the Eastern District Council (EDC) 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) seek Members’ endorsement of the draft PB at **Attachment I** for providing guidance for future development at the site.

2. Background

- 2.1 On 20.5.2011, the Committee considered the draft PB for the site and agreed that the draft PB was suitable for consultation with the EDC. A copy of the MPC Paper No. 5/11 (excluding the draft PB which is the same as that at Attachment I apart from the date) and relevant extract of the minutes of the MPC meeting are at **Attachments II and III** respectively.
- 2.2 The proposed uses and major development parameters for the site as set out in the draft PB are summarized as follows:

Site Area	Gross Site Area : about 3.53 ha Net Site Area : about 3.20 ha (exclude slopes within the site)
Proposed Uses	Public rental housing, elderly flats, GIC and commercial (shopping) facilities
Maximum Plot Ratio	6

Gross Floor Area	192,000m ² (equivalent to a PR of 6 based on the above net site area excluding slopes)
Maximum Building Height (BH)	<ul style="list-style-type: none"> • 100mPD (main roof level) for the northern part of the site; and • 120mPD (main roof level) for the southern part of the site
Maximum Site Coverage	65 % (on net site area basis)
GIC Facilities	<p>A minimum floor space(m²) for the following GIC facilities:</p> <ul style="list-style-type: none"> • a Day Care Centre for the Elderly (with NUFA of 401m²); • a Residential Care Home for the Elderly (RCHE) (with NUFA of 1,754m²); and • a Neighbourhood Elderly Centre Sub-base (with GFA of 250m²).
Open Space Provision	Not less than 1m ² private open space per person (the private open space can be provided at grade or on podium level)

2.3 During consideration of the draft PB by the Committee on 20.5.2011, a Member suggested that PlanD should consult the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) as to whether some of the existing building blocks built in the 1960s should be preserved. AMO has advised that MWDH is neither a Declared Monument nor a graded/proposed graded historic building. Nevertheless, AMO would welcome any information about the heritage value of MWDH and any suggestions for its grading assessment for further study.

2.4 The Planning, Works and Housing Committee (PWHC) of the EDC was consulted on 2.6.2011. A copy of the relevant extract of minutes of the meeting of the PWHC is at **Appendix IV**.

3. **EDC's Views on the Draft PB**

3.1 In general, PWHC of EDC had no adverse comment on the draft PB and their primary concerns were on the rehousing and compensation package to be offered by the Hong Kong Housing Society (HKHS). Their views on the planning aspects of the redevelopment are summarized as follows:

- (a) the design and layout of the redevelopment should aim at providing a green environment, ensuring good air ventilation, slope stability and achieving visual permeability;

- (b) the proposed redevelopment should cater for the turning movement of vehicles from Chai Wan Road southbound into A Kung Ngam Road. Consideration could also be given to widen A Kung Ngam Road and provide passing bays within the redevelopment;
- (c) opportunity should be taken to improve pedestrian connection between the site and surrounding developments;
- (d) preservation of local character by providing common areas for residents to meet and interact;
- (e) with the increase in population upon redevelopment, adequate facilities such as integrated transport facilities, greening features, open space and community facilities should be provided; and
- (f) requirement for tree assessment should be included in the PB and trees of special values should be preserved.

3.2 The PWHC of EDC passed the following three motions:

- (a) to request Hong Kong Housing Authority to provide decanting units for affected tenants within public housing estates in the Eastern District;
- (b) to request relevant Government authorities and HKHS to take into consideration affected tenants' aspirations in the decanting arrangement, including opportunities for rehousing within the same district; and
- (c) building height, development intensity and layout of the future comprehensive development scheme should meet requirements on air ventilation, landscape, environment and transport aspects.

4. Planning Department's Responses to EDC's Views on the Draft PB

- 4.1 The draft PB has set out the development parameters as well as planning and design requirements to guide future development on the site including a maximum plot ratio of 6 based on net site area, a maximum site coverage of 65%, and a maximum building height of 100 mPD for the northern part and 120mPD for the southern part of the "CDA" zone. An Air Ventilation Assessment and Visual Impact Assessment will be submitted by HKHS as part of the Master Layout Plan (MLP) submission to ensure good air ventilation and visual permeability. The requirement for a Geotechnical Review Report has also been stipulated in the draft PB to assess the potential natural terrain hazards of the steep slopes overlooking the site.
- 4.2 Regarding greening of the site, HKHS is required to submit a Landscape Master Plan (LMP) at the planning application stage, setting out the greening proposal and also including a tree survey report and a tree preservation proposal. A minimum coverage of greenery of 30% of the site area has been recommended to create a quality green setting.

- 4.3 On the traffic aspect, the draft PB has stipulated a requirement of setting back the southeastern corner of the site for possible future improvement to the Chai Wan Road/A Kung Ngam Road junction. HKHS is required to submit a Traffic Impact Assessment to demonstrate that the proposed development would not have adverse impact on the traffic flow in the surrounding areas and to incorporate necessary traffic improvement measures as appropriate. HKHS will also need to indicate in the MLP submission the planned pedestrian linkages between the site and the surrounding developments. There should be scope to enhance the pedestrian linkages at grade or at elevated levels upon redevelopment of the site.
- 4.4 Preservation of the local character could be achieved through suitable design of the redevelopment and creation of a focal point such as the elderly hub proposed by HKHS.
- 4.5 The draft PB has stipulated relevant requirements for provision of community facilities and open space to serve the future residents of the development. As part of the MLP submission, HKHS will need to include information on the GIC uses, open space provision, parking and loading/unloading facilities to be provided within the site.
- 4.6 As regards EDC's motion that the future comprehensive development scheme should meet requirements on air ventilation, landscape, environment and transport aspects, HKHS is required to submit various technical assessments as part of the MLP submission to ensure that relevant requirements are complied with, as explained above. The other two motions relating to decanting arrangements are outside the purview of the Town Planning Board.
- 4.7 Having regard to the views expressed by PWHC of EDC, no amendment to the draft PB is considered necessary.

5. Decision Sought

- 5.1 Members are invited to:
 - (a) note the views of PWHC of EDC as summarized in paragraph 3 above and detailed in **Attachment IV**; and
 - (b) endorse the draft PB at **Attachment I**.
- 5.2 Subject to the endorsement of the draft PB by the Committee, the PB will be passed to HKHS to provide guidance for the future development and serve as a reference for the submission of planning application for the site.

6. Attachments

Attachment I Draft PB for Redevelopment of Ming Wah Dai Ha

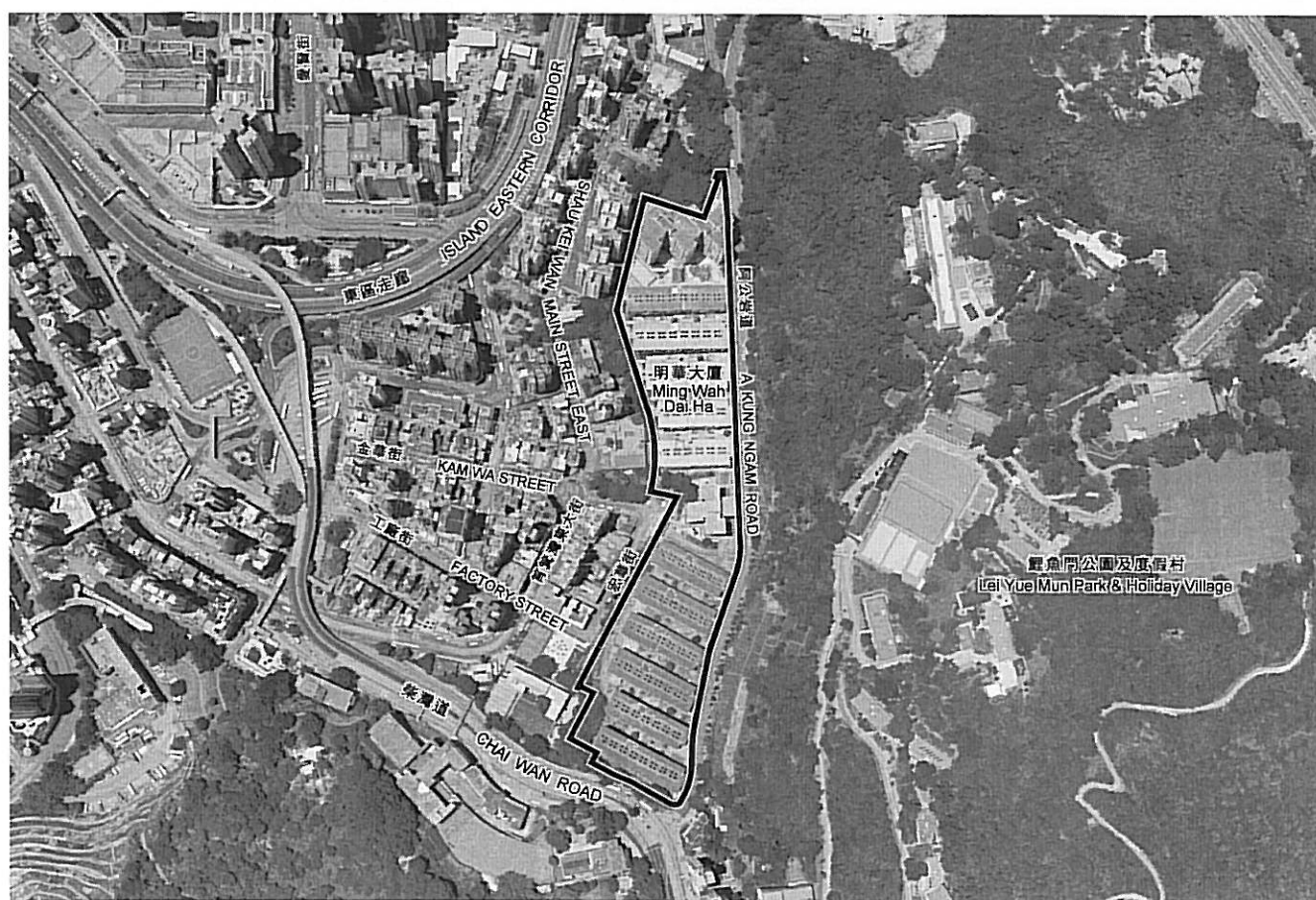
Attachment II MPC Paper No. 5/11 (excluding the draft PB)

Attachment III Extract of the minutes of the MPC meeting held on 20.5.2011

Attachment IV Extract of the minutes of the PWHC of EDC meeting held on 2.6.2011

**PLANNING DEPARTMENT
SEPTEMBER 2011**

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



規劃署
PLANNING DEPARTMENT

二零一一年九月
September 2011

Draft Planning Brief for Redevelopment of Ming Wah Dai Ha

Item	Particulars	Remarks
A. Background Information		
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.	Plans 1 and 2
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>	<p>Plans 1 and 2</p> <ul style="list-style-type: none"> 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.
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	Plan 4

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.	Plan 3
B. Major Development Parameters		
5. Site Area	<ul style="list-style-type: none"> Gross Site Area: about 3.53 ha Net Site Area: about 3.20 ha 	Plan 2 <ul style="list-style-type: none"> Subject to verification upon setting out of site boundary. Net site area for development should exclude slopes within the site.
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"> A maximum GFA of 192,000m² (equivalent to a PR of 6 based on the above net site area excluding slopes) 	<ul style="list-style-type: none"> GIC facilities and commercial uses are accountable for GFA calculation.
8. Maximum BH	<ul style="list-style-type: none"> 100mPD (main roof level) for the northern part of the site; and 120mPD (main roof level) for the 	Plan 1

Item	Particulars	Remarks
	southern part of the site.	
9. Maximum Site Coverage	65 %	<ul style="list-style-type: none"> On net site area basis.
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"> 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; avoid adverse impact on pedestrian wind environment; adopt sensitive layout and disposition to achieve better air ventilation and visual permeability; 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 (Plan 2); 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 (Plan 2); in addition to the air/visual corridors, 	<ul style="list-style-type: none"> The building mass should avoid any overbearing and dwarfing effects on the surrounding heritage features/setting. 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. 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.

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"> 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 provide building setback along site boundary to help minimize building bulk. 	
11. Open Space Provision	Not less than 1m ² private open space per person should be provided for the residents of the development.	<ul style="list-style-type: none"> The private open space can be provided at grade or on podium level.
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"> 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; 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; all existing trees on slopes along the southern and western boundaries of the site as indicated in Plan 5 should be preserved as far as possible to maintain a green buffer. Building blocks should be set back at least 5m from the western 	<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 tree survey report and a tree preservation proposal should be included in the submission. 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. A minimum of 3 trees per 100m² of the total green

Item	Particulars	Remarks
	<p>boundary to preserve the existing trees; and</p> <ul style="list-style-type: none"> introduce high quality streetscape with tree planting and street furniture to provide a friendly pedestrian setting and create a strong sense of place. 	<p>coverage should be provided.</p> <ul style="list-style-type: none"> Some of the trees are quite mature (DBH $\geq 500\text{mm}$) 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. 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.
13. GIC Facilities	<p>A. minimum floor space(m^2) for the following GIC facilities:</p> <ul style="list-style-type: none"> a Day Care Centre for the Elderly (with NUFA of 401m^2); a Residential Care Home for the Elderly (RCHE) (with NUFA of $1,754\text{m}^2$); and a Neighbourhood Elderly Centre Sub-base (with GFA of 250m^2). 	<ul style="list-style-type: none"> Actual provision is subject to the agreement of relevant Government departments/authorities. All GIC facilities will be treated as non-domestic uses and accountable for the calculation of non-domestic GFA.

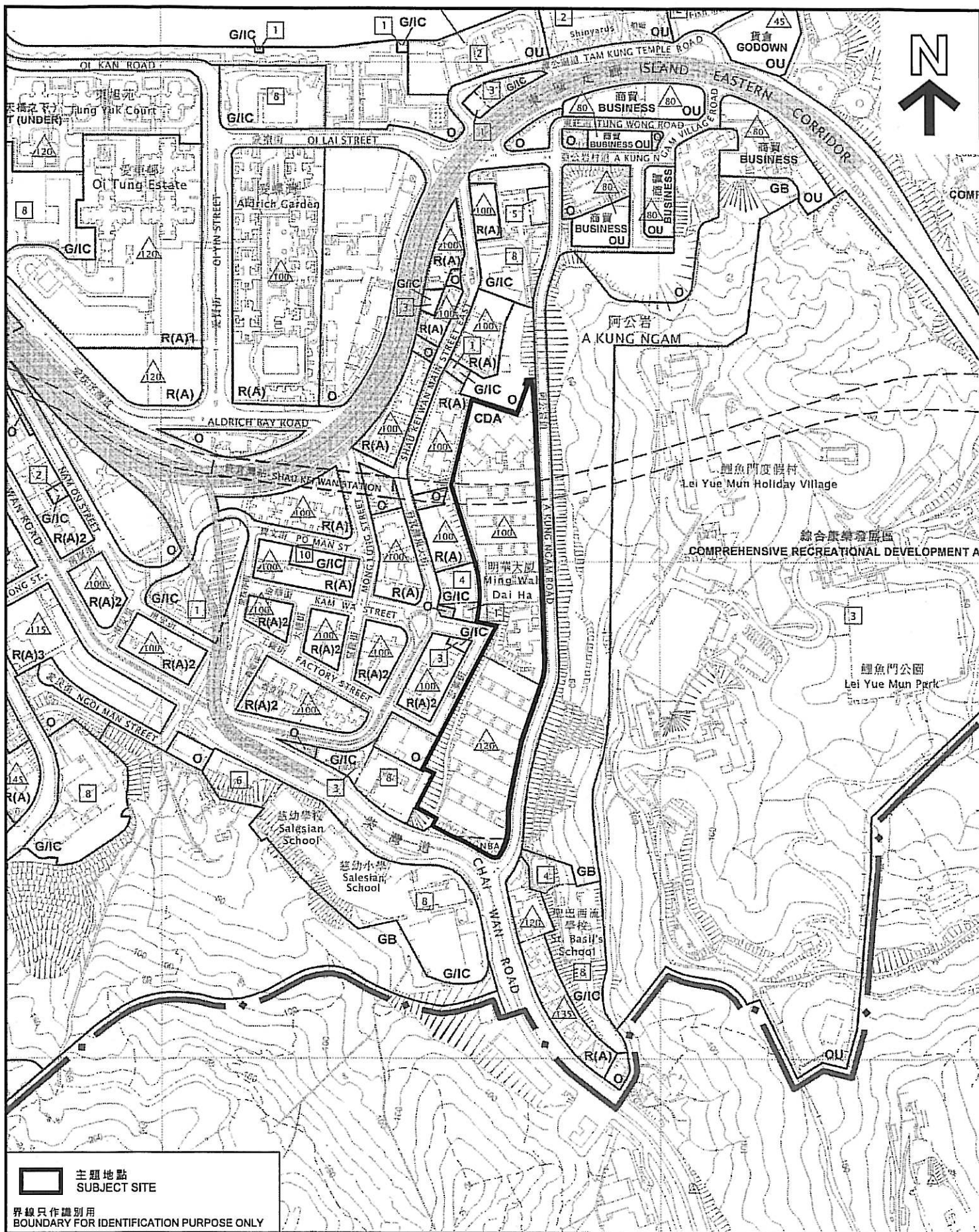
Item	Particulars	Remarks
14. Car Parking, Loading and Unloading Provision	Provision of loading/unloading facilities in accordance with Chapter 8 of the Hong Kong Planning Standards and Guidelines and subject to the Traffic Impact Assessment.	<ul style="list-style-type: none"> • Provision for commercial and residential uses should be to the satisfaction of TD. • Provision for social welfare facilities : <ul style="list-style-type: none"> (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 (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.
D. Other Technical Requirements		
15. Traffic and Transport Aspects	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA) should be prepared and submitted as part of the MLP submission at the planning application stage. • 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"> (a) vehicular access to the site should be at A Kung Ngam Road; (b) pavement fronting the development should be widened to 2.75m; (c) sufficient access points should be 	<ul style="list-style-type: none"> • The TIA should take into account major proposed and committed developments in the surrounding area.

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	<p>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.</p>	<ul style="list-style-type: none"> • 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.
17. Air Ventilation Aspect	<p>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.</p>	<ul style="list-style-type: none"> • 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.

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"> 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.
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"> Subject to the advice of EPD and the Drainage Services Department.
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
September 2011



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，
所根據的資料為於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

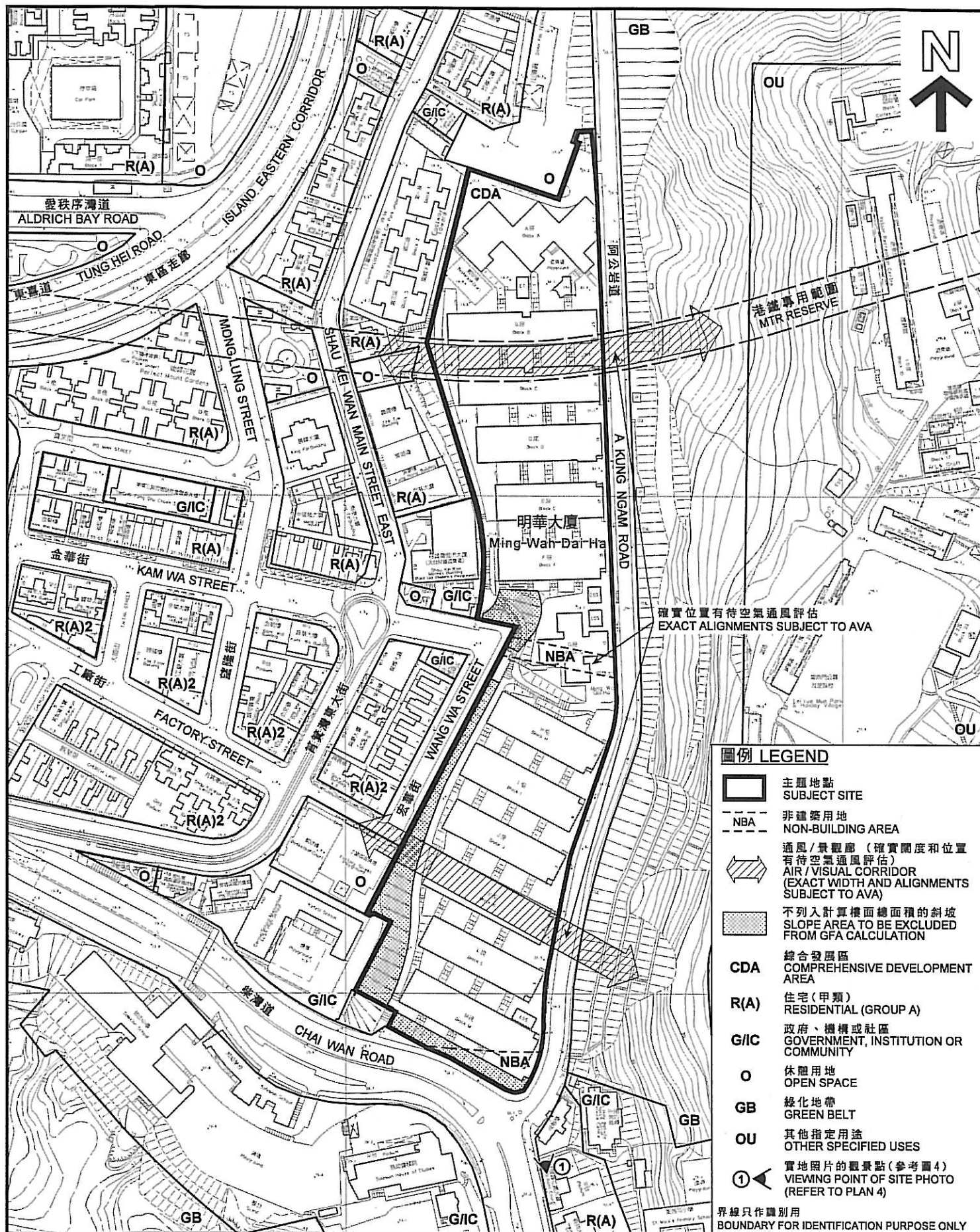
米 METRES 100 0 100 200 METRES
SCALE 1 : 5 000 比例尺

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 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
2



主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
3

觀景點 VIEWING POINT 1



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

規劃署
PLANNING
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

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METRES 50 SCALE 1:2 500 比例尺 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H9/10/6

圖 PLAN
5

**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 192,000m², 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 1m² 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 |

Extract of Minutes of the MPC Meeting
Held on 20.5.2011

Hong Kong District

[Ms. Kitty S.T. Lam, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Agenda Item 5

[Open Meeting]

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
(MPC Paper No. 5/11)

9. As the draft planning brief involved the redevelopment of Ming Wah Dai Ha (MWDH) to be undertaken by the Hong Kong Housing Society (HKHS), the Director of Planning and the Director of Lands, being members of the Supervisory Board of the HKHS, had declared an interest in this item. The Committee noted that Mr. Jimmy Leung and Mr. Gary Cheung had left the meeting temporarily and the Vice-chairman chaired the meeting for this item at this point.

Presentation and Question Sessions

10. With the aid of a Powerpoint presentation, Ms. Kitty S.T. Lam, STP/HK, presented the draft planning brief as detailed in the Paper.

Background

- (a) the site, with an area of about 3.53 ha, was occupied by the HKHS's MWDH public rental estate which comprised 13 blocks varying from 10 and 23 storeys in height. The site, rectangular in shape, was situated on a raised platform of about 16 metres above Principal Datum (mPD) to 28mPD running gradually upward from north towards south;
- (b) the site fell within the "Comprehensive Development Area" ("CDA") zone which was subject to a maximum plot ratio (PR) of 6, a maximum building height of 100mPD for the northern part of the zone and 120mPD for the southern part;

Draft Planning Brief (PB)

- (c) a draft PB for the site had been prepared after taking into account the planning intention for the "CDA" zone, the development restrictions on the outline zoning plan, 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;

[Mr. Clarence W.C. Leung arrived to join the meeting at this point.]

Development Parameters

- (d) development on the site was restricted to a maximum GFA of 192,000m² (which was equivalent to a maximum plot ratio of 6 based on net site area excluding slopes), a maximum site coverage of any podium of 65% and a maximum building height of 100 mPD for the northern part and 120mPD for the southern part of the site;

Urban Design and Landscape Requirements

- (e) a visual impact assessment and air ventilation assessment (AVA) should be included in the Master Layout Plan (MLP) submission to achieve better air

ventilation and visual permeability;

- (f) two 10m wide non-building areas (NBAs), one running across the central portion of the site and the other at the southern boundary of the site were imposed to facilitate air ventilation and served as visual relief. Two additional air/visual corridors above podium, one along the MTR reserve and one aligning with Factory Street, were also imposed;
- (g) building setback of at least 5m along the western boundary should be provided to help minimize building bulk and preserve existing trees;
- (h) on-site greening opportunities 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 was recommended for the site. The applicant was required to submit a Landscape Master Plan, a tree survey report and a tree preservation proposal as part of the MLP submission. Private open space of 1m² per person should be provided;

GIC Facilities

- (i) 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;

Environmental, Drainage, Sewerage and Waterworks Requirements

- (j) In the MLP submission, the following impact assessments were required:
 - an environmental assessment report to examine any possible environmental problems and the proposed mitigation measures to tackle them;
 - a drainage and sewerage impact assessment 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;
 - a waterworks impact assessment to assess overall water requirement of the proposed development and its impact on the capacity of

government waterworks utilities at the locality;

Geotechnical Requirements

- (k) a Geotechnical Planning Review Report was required to assess the potential natural terrain hazards of the steep natural terrain overlooking the site; and

Way Forward

- (l) PlanD would consult the Eastern District Council on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

11. In response to a Member's query, Ms. Kitty Lam informed that MWDH currently provided 3,169 units accommodating about 6,600 persons. According to a preliminary assessment, it would provide about 4,000 units for about 9,000 persons upon redevelopment.

[Mr. Andrew Tsang left the meeting at this point.]

12. A Member suggested and PlanD should consult the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) as to whether some of the existing building blocks built in the 1960's should be preserved.

13. A Member said that given the site was located at a level higher than its surroundings and would accommodate about 9,000 persons upon development, good pedestrian linkages between the site and the MTR station in Shau Kei Wan would be necessary. In response, Ms. Kitty Lam said that there were existing lifts and pedestrian walkways linking up MWDH leading to the MTR station via Shau Kei Wan Main Street East. There was scope to enhance the pedestrian linkages upon redevelopment of the site.

14. A Member said that the disposition of buildings on the site should not block the air paths and cause adverse air ventilation impact on the area. Another Member said that as the southern part of the site was abutting Chai Wan Road, there might be potential noise impact on the site. In response, Ms. Kitty Lam said that as the site was zoned "CDA", a Master Layout Plan supported by technical assessments, including traffic impact assessment,

air ventilation assessment, visual impact assessment and environmental assessment would have to be submitted to the Board for approval prior to its implementation.

15. After further deliberation, the Committee decided to agree that the draft planning brief was suitable for consultation with the Eastern District Council. The views collected together with the revised PB would be submitted to the Committee for further consideration.

[The Chairman thanked Ms. Kitty S.T. Lam, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Mr. Jimmy Leung and Mr. Gary Cheung returned to join the meeting at this point.]

東區區議會轄下規劃、工程及房屋委員會第九次會議
2011年6月2日會議紀錄

V. 明華大廈重建的規劃大綱擬稿

(規劃、工程及房屋委員會文件第 29/11 號)

完善明華大廈重建規劃

(規劃、工程及房屋委員會文件第 33/11 號)

40. 由於上述文件均涉及明華大廈重建事宜，主席建議而委員同意合併討論。

41. 主席歡迎規劃署高級城市規劃師/港島 6 林樹竹女士、香港房屋協會(房協)總經理(物業管理)陳伍潔英女士、高級經理(物業策劃及發展組)麥耀文先生及艾奕康有限公司董事羅達邦先生出席會議。規劃署林樹竹女士及杜本文委員分別介紹第 29/11 號及 33/11 號文件。

42. 房協陳伍潔英女士、麥耀文先生及規劃署林樹竹女士就第 33/11 號文件回應如下：

負責者

房協

- (a) 在決定計劃重建明華大廈 H 座至 M 座時，房協已為 A 至 G 座進行復修工程，包括加裝升降機和復修公眾地方。同時，房協亦在過去多年不斷努力在原區累積偶然空置的單位，至今已約有三百個空置單位。該些單位已全部翻新，供受重建影響的住戶調遷；
- (b) 此外，他們亦在港島各出租屋邨預留足夠空置單位，包括大坑勵德邨，北角健康村及西環觀龍樓，讓明華大廈受重建影響的住戶優先選擇及調遷；
- (c) 房協十分理解住戶因重建明華大廈而需調遷引致的焦慮及不安，會在調遷過程中，了解居民需要，協助解決困難，釋除住戶的疑慮及不安的情緒；
- (d) 若然住戶希望遷往九龍或新界，房協轄下在荃灣、土瓜灣、紅磡、觀塘、沙田區的空置單位均可供受重建影響住戶第一優先選擇；
- (e) 在調遷安排上，年長者家庭將獲第一優先原區調遷處理，以顧及長者住戶在搬遷方面的適應能力及搬遷困難。根據初步統計，現時在明華大廈的空置單位應足以容納全部獨居長者或家庭成員全為長者的住戶；
- (f) 為釋除居民的疑慮，房協會安排家訪及講解會，務求親自向每個家庭講解，令他們明白重建計劃及調遷上的選擇及津貼方案。房協會安排人員親自家訪未能出席講解會的家庭，了解每個家庭的困難，盡量提供協助；
- (g) 明華大廈為成熟的社區，居民守望相助，邨內在「社區投資共享基金」計劃下，成立「明華好鄰居」義工團體，如住戶在搬遷上遇有困難，他們會提供協助。房協將繼續在明華大廈推展「社區投資共享基金」計劃，以發揮鄰舍守望相助的精神；
- (h) 房協已聘請專責隊伍提供客戶服務予受重建影響的居民。此外，上述隊伍會繼續跟進遷往其他屋邨的住戶，有助他們適應新的生活環境；
- (i) 房協亦會安排社工團隊駐邨提供服務，輔導以及跟進協助個別有需要的住戶以減低其憂慮及不安的心情；

負責者

- (j) 房協明白居民十分關注調遷的安排，已安排舉行 20 多場講解會讓所有住戶參與和了解重建計劃和調遷安排。此外，房協亦安排接送有興趣的居民到房協其他出租屋邨參觀，以便作出選擇；
- (k) 由社署繳交租金的綜援戶，房協會安排把相等於免租期的金額全數交予住戶使用；
- (l) 房協知悉現時巴士轉入阿公岩道較為困難。根據規劃大綱擬稿，房協在發展項目時須提交總綱發展藍圖，藍圖包括多項評估報告，其中按規劃大綱要求，阿公岩道將會成為重建後主要車輛通道，所以交通影響評估報告將提出方案，改善柴灣道和阿公岩道路口的運作；
- (m) 房協會在提交總綱發展藍圖時提供景觀及空氣流通評估，並按規劃大綱的要求而制定方案；

規劃署

- (n) 根據運輸署提供的意見，在重建明華大廈時，該用地的東南角須後移。此舉除可擴闊行人路外，亦可預留空間，以配合日後可能在柴灣道與阿公岩道交界處進行的改善工程。有關意見已包含在規劃大綱擬稿內，工程的詳細安排將在日後房協提交交通影響評估報告時一併考慮；
- (o) 就景觀、空氣流動及斜坡安全，該署已在規劃大綱擬稿建議房協在發展時應一併提交視覺影響評估、空氣流通評估及土力規劃檢討報告；以及
- (p) 日後房協若在設計上同時提供合適的公共空間，例如規劃大綱擬稿內所建議的長者設施，既可方便居民溝通，亦有助社區維繫明華大廈的民風及文化。

43. 副主席、龔栢祥、黎志強、鄭志成、劉興達、趙資強、葉就生、勞鏢珍、曾健成、許嘉灝、陳啓遠、陳添勝、梁淑楨、林翠蓮、杜本文、古桂耀、黃建彬、趙家賢等 18 位委員就是項議題發表意見和作出提問，內容摘錄如下：

- (a) 葉就生委員申報他是勵德邨第 8 座互委會主席；
- (b) 陳啓遠委員申報艾奕康有限公司為他的僱主；

負責者

- (c) 林翠蓮委員申報她是房委會委員；
- (d) 多位委員關注明華大廈的調遷安排，細節如下：
 - (i) 多位委員分享自身經歷，並對房協在重建上調遷的安排表示樂觀；
 - (ii) 多位委員表示，受影響的租戶大多已在區內生活數十年，並與鄰里建立良好的關係，一旦遷離東區，除將面臨交通費增加，無法照顧家人外，由於長者較難在短時間內與人建立友誼，容易引致隱蔽長者的問題，因此，他們要求房協原區安置租戶或在進行詳細的問卷調查後，盡量配合居民的需要；
 - (iii) 多位委員表示，房協預先累積的單位不足以原區安置所有的住戶，並以北角邨及筲箕灣重建項目為例，要求房協與房委會協商，由房委會提供區內單位予受影響的住戶選擇，確保可原區安置所有住戶；
 - (iv) 多位委員要求房協安排社工為有需要的租戶提供輔導；
 - (v) 多位委員促請房協向受影響的租戶作出書面承諾，清楚列明租戶於重建後遷回明華大廈的權利，以及可繼續繳交與現時相若的租金；
 - (vi) 有委員表示邨內獨居長者眾多，希望房協協助他們遷入長者屋；
 - (vii) 有委員表示，除規劃外，房協必須提供詳細完善的安置安排，釋除居民的疑慮；
 - (viii) 有委員希望房協盡量安排同一家庭調遷同一地方，方便他們互相照顧；
 - (ix) 有委員希望房協妥善處理擠迫戶問題或需要遷往其他地區的要求；
 - (x) 多位委員要求房協提高免租期金額，包括有委員表示柴灣工廠大廈拆遷，租戶可獲得相等於 17 年租金的賠償，故房協應提高免租期金額；以及有委員表示明華大廈現時租金較低，房協提供的免租期不足以支付購買新傢俬的費用及裝修工程的按金；

負責者

- (xi) 有委員認為房協應一視同仁，提供劃一的免租期；
- (e) 多位委員就明華大廈的重建規劃發表以下意見：
 - (i) 有委員表示明華大廈部分建築物朝向西面，希望日後在重建時除加強綠化外亦可透過設計加強該處的通風效果；
 - (ii) 有委員表示，明華大廈重建後人口及單位數目均會上升，地區設施、綠化設施、休憩用地及社區設施亦應相應增加，她要求部門及房協提供上述設施重建前後的資料，以作對比；
 - (iii) 有委員憂慮附近學校會受重建工程影響，希望房協可與校方加強溝通，減少投訴；
 - (iv) 有委員表示，重置居民的安排與規劃息息相關，房協應先訂立原區安置為原則，該原則將影響重建的規模及工程時間表。他建議先重建部分樓宇，待居民遷入後方再清拆和發展空置的建築物。因此房協需周詳擬訂整個重建計劃；
 - (v) 有委員表示，明華大廈歷史悠久，社區的民風純樸，居民希望重建後可加強通風、提供更多的空間予居民交流及互相照顧，以及確保具有足夠的交通配套；
 - (vi) 有委員表示，題述地盤重建時的地積比率為 6 倍，人口將有所增加，故應如勵德邨般設置巴士或小巴士站，為居民提供便利的公共交通；
 - (vii) 多位委員促請增建設施連接明華大廈、筲箕灣及附近學校。多位委員表示明華大廈依山而建，應增設扶手電梯直達東大街，方便居民。另有委員建議以架空天橋連接明華大廈及筲箕灣港鐵站、街市及巴士總站；
 - (viii) 有委員表示阿公岩道較為狹窄，希望可在重建時一併擴闊該道路；
 - (ix) 有委員建議在明華大廈設置避車處；
 - (x) 有委員表示地盤面積達 19 萬 2 千平方米，希望房協可劃出部分土地興建居屋，提供多元化單位予租戶選擇；
 - (xi) 有委員建議在規劃大綱內加入樹木評估的要求，以保留地盤內有價值的樹木；

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- (xii) 有委員要求政府把明華大廈北面的綠化土地一併交予房協進行優化，供居民享用；
- (f) 有委員澄清明華大廈現謹重建 H 至 M 座，A 至 G 座為復修單位；
- (g) 多位委員要求房協在妥善安置租戶後，在適當時候向區議會提交完整的資料，包括交通影響評估報告及環境影響評估報告等，再作討論；
- (h) 有委員表示，如有需要，房委會願意提供協助，但房委會轄下空置單位的數量有限；
- (i) 多位委員促請房協確保在搬遷期內維持保安及清潔等服務和照明系統，為未遷離的租戶提供安全及衛生的居住環境；
- (j) 多位委員支持重建計劃，認為計劃可改善居民的生活質素，改善明華大廈一帶的交通及社區設施；
- (k) 委員作出以下提問：
 - (i) 房協會否向受影響的住戶提供搬遷津貼？
 - (ii) 為何會有不同的免租期安排？
 - (iii) 明華大廈重建後，屬於甲還是乙類屋苑？
 - (iv) 房協可否安排原區安置全部受影響的住戶？他們有沒有優先選擇重建後單位的權力？重建後，有沒有長者單位？有沒有居屋單位可供租戶優先購買？
 - (v) 整個明華大廈的地積比率會否全數應用於重建的 H 至 M 座上？
 - (vi) 重建後，房協預計人口會增加多少？整體建築面積會增加多少？
 - (vii) 重建會分多少期進行？需時多久？
 - (viii) 搬遷過程中，房協將如何保障未搬遷租戶的安全？

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- (ix) 長者可否優先選擇其居所？房協會否協助他們遷入長者屋？
- (x) 重建後，單位的租金是多少？
- (xi) 房協有沒有與社署商討免租期的安排，確保後者不會扣減綜援戶的免租期？
- (xii) 房協現時累積的單位有多少曾發生不愉快事件？

44. 房協陳伍潔英女士、麥耀文先生及房屋署黃悅忠先生就委員的意見及提問，回應如下：

房協

- (a) 房協定會做好調遷的工作，亦會加強了解居民的需要，解決問題；
- (b) 房協希望可盡量原區安置受重建影響的住戶，故努力累積偶然空置的單位，現時有約 300 個單位可供住戶調遷，但部分住戶仍需遷往房協轄下其他屋邨。由於遷往其他屋邨單位的住戶或較調遷至明華大廈 A 至 G 座的家庭涉及更多的開支，故房協為前者提供額外 6 個月的免租費；
- (c) 為減少住戶的負擔及憂慮，房協必會翻新供調遷的單位，包括重新鋪設水電設施、更新牆壁、地板、潔具、廚具、安裝鐵閘等；
- (d) 明華大廈擬重建為出租屋邨、長者單位、長者配套設施及社福設施供居民使用；
- (e) 房協與房委會乃兩個不同的獨立機構，房協已在港島區累積的空置單位足以安置全部受重建影響的住戶；
- (f) 房協將向住戶派發書面承諾，列明遷往其他地區的住戶待重建後，可優先申請遷回明華大廈。惟房協現時未能預計重建後單位的租金，故亦未能在書面列明。日後，調回明華大廈的住戶亦必須繳交新的租金；
- (g) 房協必會安排專業社工團隊探訪特殊情況的家庭，了解他們的困難和提供優先的協助；

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- (h) 在符合資助房屋的標準下，住戶可按需要選擇希望調遷的單位，而非由房協分配；
- (i) 重置期間，房協會如常保持保安、清潔及照明等服務；
- (j) 明華大廈現時約住有 7,000 多居民，地積比率約為 4 點餘倍。重建後，明華大廈的人口將超過一萬人，地積比率將增至 6 倍。因應人口增加，規劃大綱已定明房協必須在提交總綱發展藍圖時，包括交通及空氣流通等改善方案；
- (k) 房協轄下設有長者屋，如有偶然空置單位，亦可供受重建影響的合資格人士優先選擇；
- (l) 房協會與社署商討確保綜援戶可享用相關的免租期金額的安排；
- (m) 房協可供住戶選擇的單位並不包括曾發生不愉快事件的單位。明華大廈目前並沒備有該類單位。如有該類單位，房協定會向承租者清楚說明，以供考慮；

房屋署

- (n) 房協和房委會是兩個不同的獨立機構，雙方的房屋資源一般不會互相交換。現時房協亦已在港島預留足夠的房屋資源容納受重建影響的住戶；
- (o) 房委會在東區的房屋資源十分緊絀，空置單位有限，申請調遷至東區屋邨的租戶眾多，如抽調部分東區房屋資源予房協租戶，或對房委會的租戶有欠公平；以及
- (p) 與會代表將向部門負責單位反映委員的意見。

45. 經討論後，委員會在 17 票支持，0 票反對及 4 票棄權下，通過以下動議：

「強烈要求房委會協助提供東區屋邨單位給受明華大廈重建影響的居民選擇。」

動議人：顏尊廉

和議人：鍾樹根、黃建彬、趙承基、蔡素玉、洪連杉、梁志剛、
許嘉灝、龔栢祥、趙資強、梁國鴻、勞鏢珍、陳靄群、
鄭志成、丁江浩、郭偉強

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46. 此外，委員會亦在 21 票支持，無人反對及棄權下，通過以下兩項動議：

- (i) 「本委員會通過動議，促請當局及香港房屋協會，應以明華大廈受重建影響之居民的意願，妥善處理調遷之問題，盡量滿足居民的訴求，包括照顧老弱、獨居長者之需要、原區安置、遷出區外之居民可日後回遷明華大廈原區，安排社工團隊探訪協助居民。」

動議人：杜本文

和議人：傅元章、江澤濠、呂志文、古桂耀、周潔冰、林翠蓮、梁淑楨、陳添勝

以及

- (ii) 「本委員會通過動議，就未來明華大廈重建的綜合發展規劃，有關樓宇的高度、密度、佈局必須符合通風、景觀、環保的規劃要求，並有完善的交通配套，以免影響整體及鄰近社區的環境！」

動議人：杜本文

和議人：林翠蓮

各出席者

47. 委員會並通過將議題轉交委員會轄下房屋管理事務工作小組跟進。

(會後備註：秘書處已於 2011 年 6 月 7 日把動議送交有關部門及機構。)