

## PLANNING BRIEF

<b>PROJECT NAME:</b> Chiu Shun Road, TKO		
<b>Date of Preparation:</b> 28 August 2019		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Sai Kung	
1.2 Site Location	Chiu Shun Road	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.42	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	0.42	Subject to detailed survey.
1.4 Existing Land Use	Vacant Land with Vegetated Slope	
1.5 Existing Zoning	Residential (Group A)7	Approved Tseung Kwan O OZP S/TKO/26.
1.6 Existing Land Status	Government Land	
<b>2. Development Parameters</b>	<b>Current Proposal</b>	<b>Remarks</b>
2.1 Proposed Housing Type	Public Housing	Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	594	Subject to s16 approval by the TPB. A $\pm 10\%$ variation in flat production of 560 from EFS and design population is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. (Note 2 refers)
2.3 Design Population (approx)	1,670	Subject to s16 approval by the TPB. A $\pm 10\%$ variation in design population of 1,570 persons from EFS is allowed for design flexibility subject to prorata adjustment of

2. Development Parameters	Current Proposal			Remarks
				ancillary facilities. (Note 2 refers) Based on an average household size (AHS) of 2.8.
2.4 Maximum Gross Floor Area (GFA)				Subject to detailed survey of site area. Subject to s16 approval by the TPB.
2.4.1 Total GFA (sqm)	27,930			
2.4.2 Domestic GFA (sqm)	27,300			
2.4.3 Non-Domestic GFA (sqm)	630			
2.5 Maximum Plot Ratio				Subject to detailed survey of site area. Subject to s16 approval by the TPB.
2.5.1 Total Plot Ratio	6.65			Maximum PR of 6.5 under OZP. Subject to s16 approval by the TPB.
2.5.2 Domestic Plot Ratio	6.5			
2.5.3 Non-Domestic Plot Ratio	0.15			
2.6 Maximum No. of Storeys or Building Height in mPD	130mPD (at main roof)			Based on OZP.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 Nursery Class and Kindergarten [no. of classrooms]	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	1 classroom	-	Demand to be met by existing nearby provision.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	3 classrooms	-	Demand to be met by existing nearby provision.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	2 classrooms	-	Demand to be met by existing nearby provision.
3.2 Local Open Space [sqm]	1 sqm per person	1,670 sqm	Not less than 1,670 sqm	Subject to design population at detailed design.
3.3 Recreation Facilities [no.]				

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.1 Badminton Court	1 per 8,000 persons	0.2	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.2	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.2	-	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	134	134 sqm	Subject to detailed design. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster a sense of community in public housing development.
3.4 Retail Provision	To be determined by HD	-	-	In view that there are ample provision of retail facilities in the local built-up area of Hang Hau including wet market stalls, catering shops, food outlets and shopping centres, no retail facility is proposed.
3.5 Parking Requirements [no.]				Full GFA exemption for all parking facilities.
3.5.1 Private Car Parking (Domestic)	Within 500m radius of rail station: 1 per 15-22 flats for SSF	27-40	57	Based on 1 space per 15 flats. Additional 17 nos. of ancillary private car parking space is provided in view of the strong local demand as requested by SKDC. The provision includes 2 nos. of parking spaces for the disabled.
3.5.2 Private Car Parking (Visitor)	2-3 per block	2-3	5	Based on 5 per residential block as requested by TD.
3.5.3 Motorcycle Parking	1 per 110 flats for SSF	6	6	
3.5.4 Loading / Unloading Bay (domestic)	1 per each residential block	1	1	Subject to detailed design.
3.6 Social Welfare / Community Facilities [no.]				
3.6.1 Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons, including both public	1 (taking into consideration the service shortfall in the vicinity)	1 (NOFA 303 sq.m)	In response to the strong request from SKDC, 1 no. of Neighbourhood Elderly Centre is proposed as agreed with SWD. Subject to SWD's

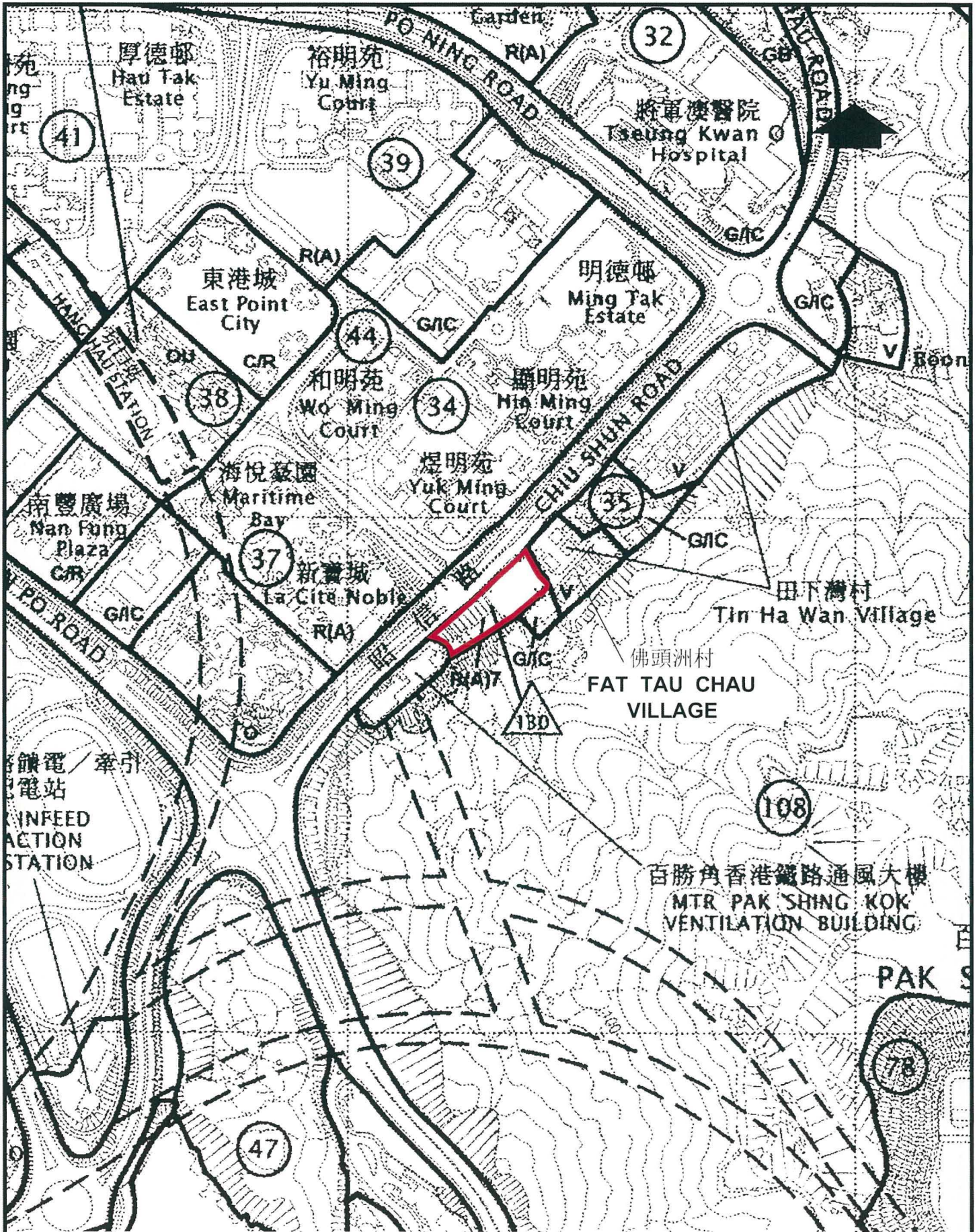
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	and private housing.			confirmation on funding availability and detailed design by SWD. As advised by PlanD, the NEC is accountable for the calculation of non-domestic GFA. Flexibility shall be allowed for the use of the premises to be subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise and Air	No insurmountable problem on the noise and air aspects is identified under the completed Engineering Feasibility Study (EFS) conducted by CEDD. An Environmental Assessment Study will be carried out based on a confirmed layout for agreement with EPD separately.			
4.1.2 Ecology	Based on the ecological surveys conducted under the completed EFS, the site which is located at the urban fringe does not encroach onto any recognized site of conservation importance.			
4.2 Infrastructure				
4.2.1 Roads/Traffic Improvement	The Domestic Trips generated and attracted by the development at the Chiu Shun Road development with 10% design buffer was considered as part of the background traffic in design year 2026 and 2031 in the Traffic and Transport Impact Assessment under the Investigation, Design and Construction Study for the three housing sites (namely Northwest of Ying Yip Road, West of Yau Yue Wan Village Road and East of Hong Kong Movie City) conducted by CEDD.			According to the completed EFS by CEDD, a vehicular run-in/out has been proposed to be connected to westbound carriageway of Chiu Shun Road, with details to be submitted to TD and HyD for agreement separately.
4.2.2 Drainage and Sewerage	No insurmountable problem on the drainage and sewerage aspects has been identified in the completed EFS by CEDD.			According to the completed EFS by CEDD, stormwater discharge has been proposed to be connected to existing box culvert at Chiu Shun Road and sewer discharge has been proposed to be connected to existing sewer manhole at the western side of the site.

4. Technical Considerations/Constraints	Current Proposal	Remarks
		Details of the stormwater and sewer connection will be submitted to DSD for agreement separately.
4.2.3 Water Supply	No insurmountable problem on water supply has been identified in the completed EFS by CEDD.	
4.2.4 Electricity, Telephone, Gas	No insurmountable problem on the utilities has been identified in the completed EFS. Existing utilities services are available in the vicinity of the site.	
4.2.5 Geotechnical Requirement	No insurmountable problem on the geotechnical aspect has been identified in the completed EFS.	
4.3 Urban Design, Visual and Landscape	<p>Layout and disposition of housing block and above-ground structures would be sensitively designed in terms of scale, height and bulk so as to be visually recessive and to enhance the urban quality of the area.</p> <p>Landscape treatment including streetscape, vertical greening, and buffer zones would be sensitively designed. Opportunity for soft landscape works including roadside plantings within the development would be maximized.</p>	Subject to constraints of the building footprint and site characteristics.
4.4 Green Coverage (% of Gross Site Area)	<p>Minimum 20% green coverage, at least half of which at-grade or on levels easily accessible to pedestrians. Minimum of 3 trees per 100m<sup>2</sup> of the total green coverage.</p> <p>Protection and preservation of existing trees, including 1 no. of Important Tree (tree trunk diameter over 1m). Ornamental planting with diverse vegetation composition, grass paver, transitional planting, and planting for screening from traffic will be incorporated as far as practicable.</p>	Subject to constraints of the building footprint and site characteristics.
4.5 Air Ventilation	As stated in the Explanatory Statement of the OZP, quantitative Air Ventilation Assessment in terms of Initial Study would be conducted at detailed design to demonstrate that the design would not perform worse than that presented during the rezoning stage and for scheme design optimization.	Reference should be made to the HPLB-ETWB Technical Circular No. 1/06 on AVA. The ventilation mitigation measures as identified in the AVA conducted during the rezoning stage, including the small and low-rise podium, should be incorporated in the baseline scheme.
5. Development Programme	Current Proposal	Remarks
5.1 Piling / Building	2020/21 - 2023/24	
5.2 Building Completion Date	2023/24	
6. Attachments		

6.1	Location Plan
6.2	Development Concept Plan

### **Notes**

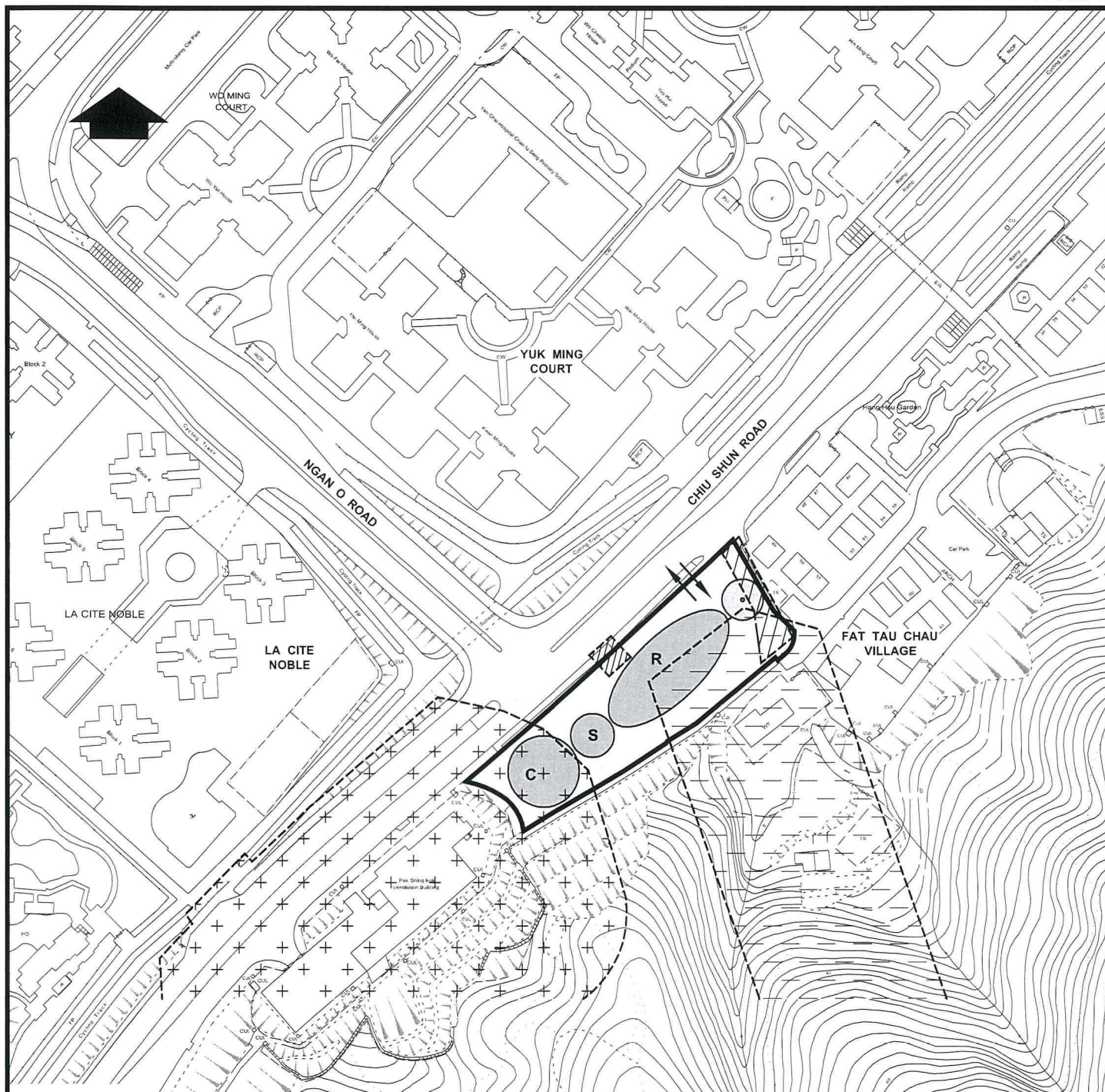
1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
  - (a) district and public open space, public recreation facilities, free-standing schools and community facilities (including those on the podium), open-air public transport terminal / interchange;
  - (b) internal roads; and
  - (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
2. **NUMBER OF FLATS AND DESIGN POPULATION:** The Chiu Shun Road development with 10% design buffer on top of 560 numbers of flat was considered as an existing development in the Traffic and Transport Impact Assessment of the Investigation, Design and Construction Study for the public housing developments at Tseung Kwan O downhill sites (i.e. Northwest of Ying Yip Road, West of Yau Yue Wan Village and East of Hong Kong Movie City under CE/11/2017(CE)).
3. **GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **MAXIMUM GFA, PR AND NUMBER OF STOREYS OR BUILDING HEIGHT:** OZP restrictions have to be specified under the Remarks column. The maximum GFA, PR and No. of storeys or building height for the current proposal should be based on the optimal development intensities of the site with reference to relevant planning studies or proposal by PlanD, or HD, with justifications instead of blanket adoption of the maximum development restrictions stipulated in the OZP.
6. **MAXIMUM NUMBER OF STOREYS OR BUILDING HEIGHT in mPD:** Should there be variations in height limits across the site, the different maximum heights in mPD at main roof level or number of storeys permitted should be indicated on a plan.
7. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
8. **SOCIAL WELFARE AND COMMUNITY FACILITIES:** District and territorial welfare/community facilities are determined by client departments (SWD, HAD, etc) and any site area involved in free standing facilities should be excluded from site area for PR/GFA calculation.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
11. **DEPARTMENTAL COMMENTS:** Following circulation, a summary of comments with responses should be included in the appendix for submission of the draft planning brief for endorsement by DipCon.



# CHIU SHUN ROAD - LOCATION PLAN

 HOUSING DEPARTMENT  
PLANNING SECTIONS

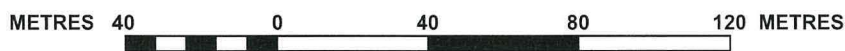
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20. 8. 2019



**LEGEND:**

**LAYOUT SUBJECT TO CHANGES AT DETAILED DESIGN STAGE**

- |  |   |  |  |
|--|---|--|--|
|  | SOCIAL WELFARE FACILITY                                       |  | CARPARK                                    |
|  | RESIDENTIAL BLOCK   |  | EXISTING LARGE MATURE TREE TO BE PRESERVED |
|  | PROPOSED PUBLIC HOUSING BOUNDARY (SUBJECT TO DETAILED SURVEY) |  | MTR PROTECTION ZONE                        |
|  | DRAINAGE RESERVE  |  | SEWERAGE TUNNEL PROTECTION ZONE            |
|  | PROPOSED INGRESS / EGRESS                                     |  |  |



**CHIU SHUN ROAD - DEVELOPMENT CONCEPTUAL PLAN**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

DATE :  
**20. 8. 2019**