

PLANNING BRIEF

PROJECT NAME: Java Road, North Point		
Date of Preparation: Jan 7, 2019 3:27:35 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Eastern	
1.2 Site Location	Java Road, North Point	Class C site based on B(P)R.
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.12	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	0.12	Subject to detailed design and site survey.
1.4 Existing Zoning	"Residential (Group A)"	Approved North Point OZP No. S/H8/26.
1.5 Existing Land Use	Tin Chiu Street (TCS) Playground	The existing TCS Playground will be reprovisioned nearby. It will only be closed upon the new playground is in operation.
1.6 Existing Land Status	Government Land	Currently occupied by TCS Playground under the management of Leisure and Cultural Services Department.
2. Development Parameters	Current Proposal	Remarks
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 (SSF) subject to pro-rata adjustments to the provision of ancillary facilities in accordance with the HKPSG.
2.2 No. of Flats Proposed	248	"±10%" variation is allowed for flexibility in detailed design subject to pro-rata adjustments to ancillary facilities and consultation with departments concerned.

2. Development Parameters	Current Proposal			Remarks
2.3 Design Population (approx)	695			Based on an average household size of 2.8. "±10%" variation is allowed for flexibility in detailed design subject to pro-rata adjustments to ancillary facilities and consultation with departments concerned.
2.4 Plot Ratio				
2.4.1 Domestic Plot Ratio	Maximum: 10			Not specified in OZP, the PR is based on B(P)R subject to composite formula for mixed use.
2.4.2 Non-Domestic Plot Ratio	Not more than 1			Same as above.
2.5 Maximum No. of Storeys or Building Height in mPD	110 mPD			Maximum building height of 110 mPD as stipulated in the OZP.
2.6 Number of Blocks	1			Building block disposition is subject to detailed design.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)				
3.1.1 Kindergarten	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 are required for every 1,000 children aged 3 to under 6)	0.5	-	2.25% of design population has been adopted. To be catered in surrounding area.
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	1.3	-	4.84% of design population has been adopted. To be catered in surrounding area.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	0.9	-	5.11% of design population has been adopted. To be catered in surrounding area.
3.2 Local Open Space (sqm)	1 sqm per person	695	695 sqm	Subject to design population and 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	0.1	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.1	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.1	-	
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	55.6	56 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 developments.
3.4 Parking Facilities (no.)				Provision of parking facilities listed below is for domestic use. No parking provision for non-domestic facilities.
3.4.1 Car Parking (domestic)	Within 500m radius of rail station: 1 per 15 to 22 flats	-	12	In view of site constraints, time and cost implication, lower end of parking standards, i.e. 1 space per 22 flats including 1 no. accessible car parking space to be adopted as agreed with TD.
3.4.2 Visitor Parking (domestic)	2-3 per residential block	-	2	2 spaces per residential block as agreed with TD.
3.4.3 Motorcycle Parking (domestic)	1 per 110 flats	-	3	As agreed with TD.
3.4.4 Loading/Unloading (domestic)	1 space per residential block	-	1	As agreed with TD.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To be agreed with Environmental Protection Department (EPD) based on Environmental Assessment Study (EAS) carried out by Housing Department (HD)'s consultant.			No insurmountable problem is envisaged.
4.1.2 Air	To be agreed with EPD based on EAS carried out by HD's consultant.			No insurmountable problem is envisaged.
4.2 Infrastructure				
4.2.1 Drainage	-			No insurmountable problem is envisaged. Drainage Impact Assessment is not required.

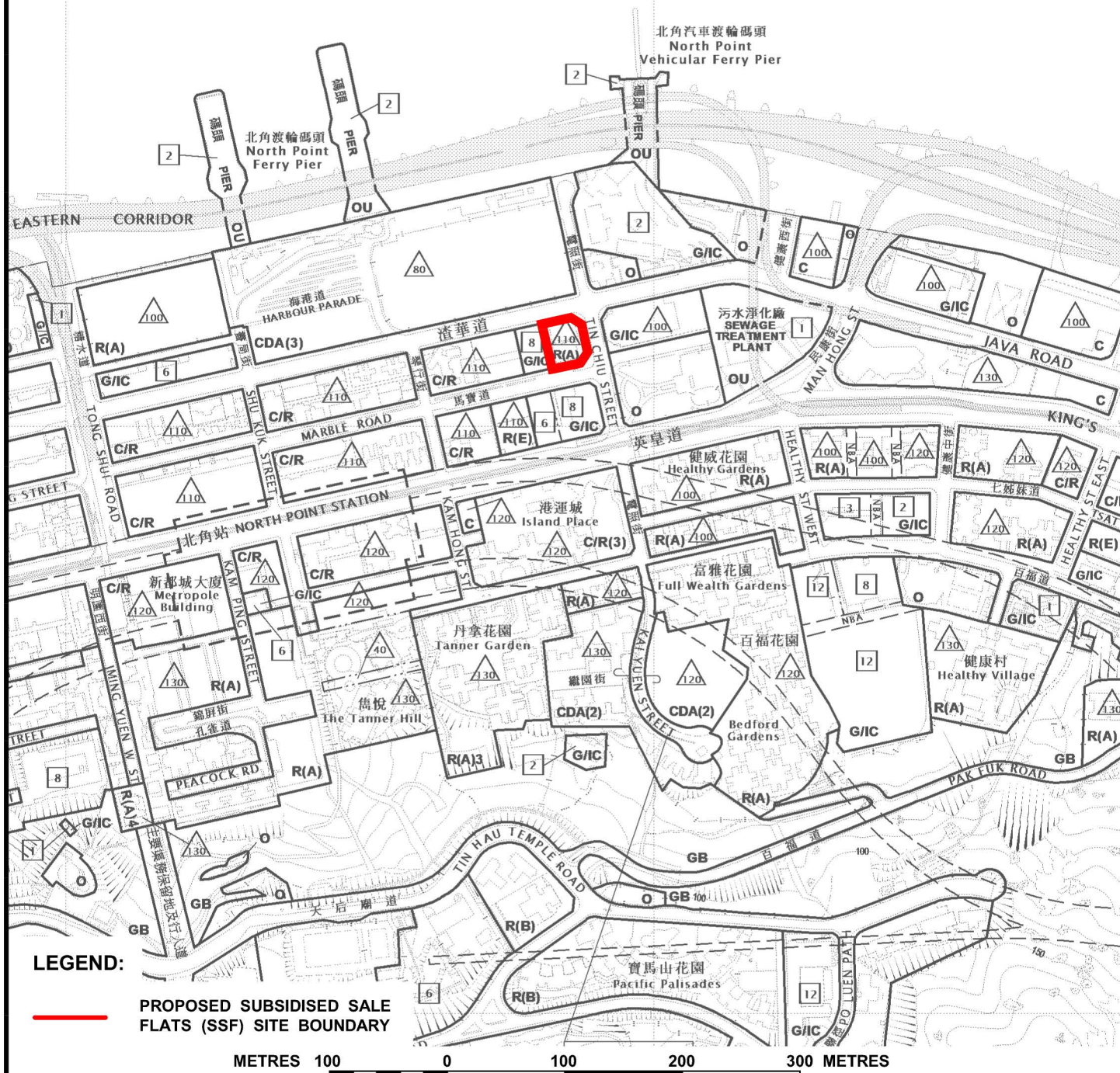
4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2.2 Sewerage	To be agreed with EPD and Drainage Services Department based on Sewerage Impact Assessment conducted by HD's consultant.	No insurmountable problem is envisaged.
4.2.3 Water Supply	-	
4.2.4 Electricity, Telephone, Gas	-	
4.2.5 Roads/Traffic Improvement	To be agreed with TD based on Traffic Impact Assessment carried out by HD's consultant.	No insurmountable problem is envisaged.
4.2.6 Geotechnical Requirement	-	The site may fall within 100m from centre line of sewage tunnel (i.e. Scheduled Area No.5 as defined in PNAP APP-62.)
4.3 Pedestrian Wind Environment	To conduct a quantitative Air Ventilation Assessment at the detailed design stage. Wind enhancement measures would be introduced where appropriate, e.g. corner splay design with set back and empty bay at ground floor subject to detailed design.	No significant impact is envisaged.
4.4 Urban Design, Visual and Landscape	To provide quality landscaped areas and retain existing trees and landscaping features as far as practicable.	
4.5 Greening		
4.5.1 Green Coverage (% of Gross Site Area)	At least 20%	To achieve an overall of 20% green coverage, half of which will be provided at grade or accessible roof and to provide a minimum of 3 trees per 100 sqm of the total green coverage.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	Q1 2020	Tentative
5.2 Building Completion Date	2023/24	Tentative
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

Notes

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
 - 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;
 - internal roads; and
 - natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
- NUMBER OF FLATS AND DESIGN POPULATION:** To allow flexibility in the design, $\pm 10\%$ adjustment will be allowed for the number of flats and design population together with corresponding adjustments to ancillary facilities in line with HKPSG or the requirements of client departments. If a project remains within the 10% allowance, no revision to PB and no re-submission to DipCon is necessary subject to no adverse comments

from client departments on the corresponding adjustments to ancillary facilities.

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.

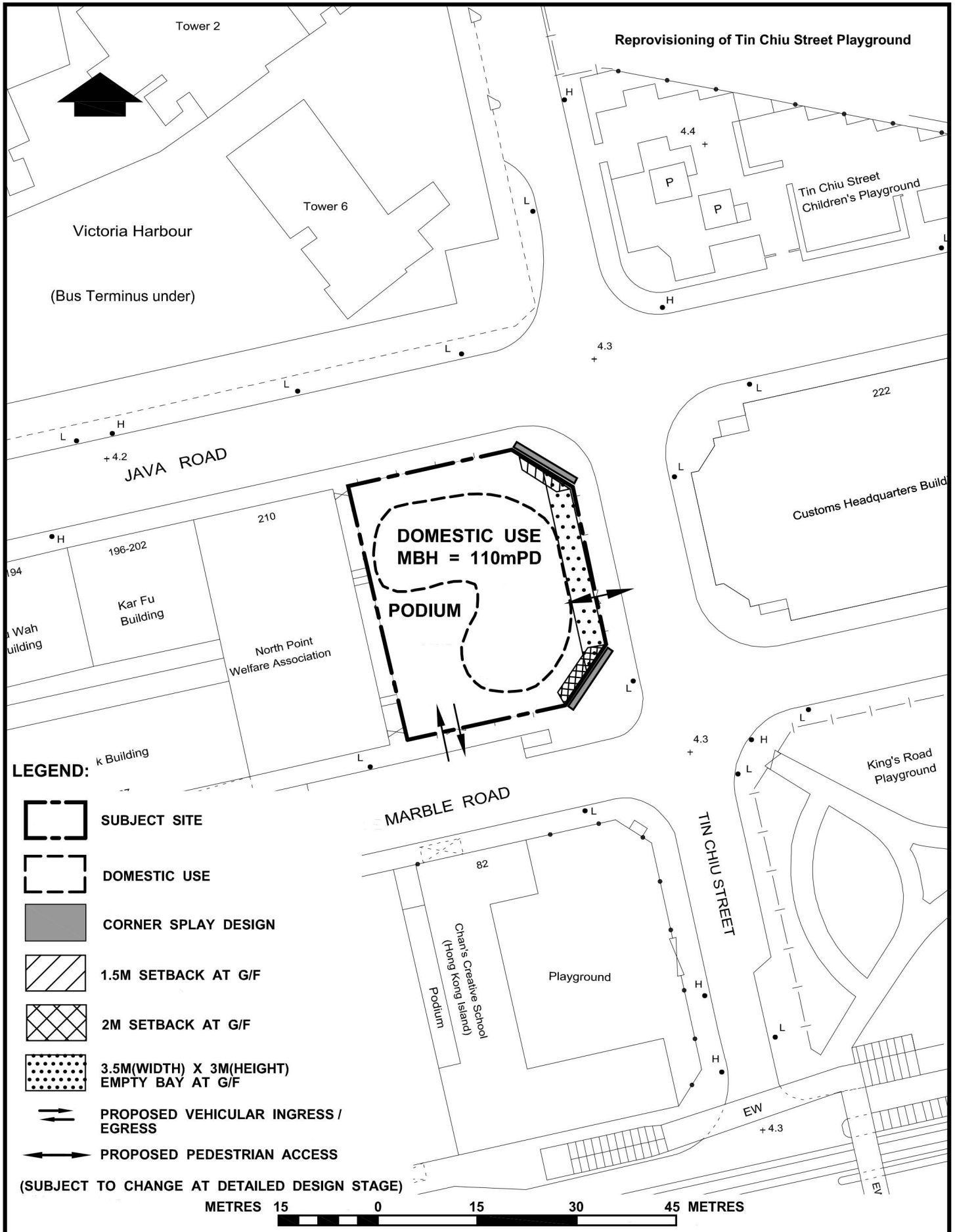


**PROPOSED PUBLIC HOUSING DEVELOPMENT
AT JAVA ROAD, NORTH POINT
- SITE LOCATION PLAN**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
24. 10. 2018**



**PROPOSED PUBLIC HOUSING DEVELOPMENT
AT JAVA ROAD, NORTH POINT
- CONCEPTUAL LAYOUT PLAN**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
24. 10. 2018**