

PLANNING BRIEF

PROJECT NAME: Junction Road, Lok Fu		
Date of Preparation: Feb 17, 2022 11:51:45 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Wong Tai Sin	
1.2 Site Location	Bounded by Junction Road, Chuk Yuen Road and Fu Keung Court	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.16	Subject to detailed survey of the site area.
1.3.2 Net Site Area (approx) (ha)	0.16	Subject to detailed survey of the site area.
1.4 Existing Land Use	Partly landscaping area and partly public footway	
1.5 Existing Zoning	"Residential (Group A)" ("R(A)")	As shown on the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/23 (OZP).
1.6 Existing Land Status	Government Land	
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 (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	About 208	±10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population	About 562	Based on an average household size of 2.7. ±10% variation should be allowed for design flexibility subject to pro-rata adjustment of

2. Development Parameters	Current Proposal			Remarks
				ancillary facilities.
2.4 Maximum Gross Floor Area (GFA)				
2.4.1 Domestic GFA (sqm)	12,000			Maximum domestic GFA of 12,000 sqm and maximum total GFA of 14,400 sqm based on the net site area of about 1,600 sqm (subject to detailed survey) and max. PR of 7.5 for domestic building and max. PR of 9.0 for a building that is partly domestic and partly non-domestic as stipulated in the OZP.
2.4.2 Total GFA (sqm)	14,400			
2.5 Maximum Plot Ratio (PR)	7.5 for domestic and 9.0 for partly domestic and partly non-domestic			As stipulated in the OZP.
2.6 Maximum No. of Storeys or Building Height in mPD	Max. 120mPD (Main roof level) (Building height restriction (BHR) as stipulated on the OZP is 120mPD)			A s.16 planning application will be submitted to Town Planning Board (TPB) for minor relaxation of BHR from 120mPD to 152mPD subject to TPB's approval.
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	0.40	0	Demand to be met by provision in vicinity.
3.1.2 Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	1.01	0	Demand to be met by provision in vicinity.
3.1.3 Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	0.74	0	Demand to be met by provision in vicinity.
3.2 Local Open Space [sqm]	1 sqm per person	562	Not less than 562	Subject to design population at detailed design stage.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.07	0	
3.3.2 Basketball Court	1 per 10,000 persons	0.06	0	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.07	0	

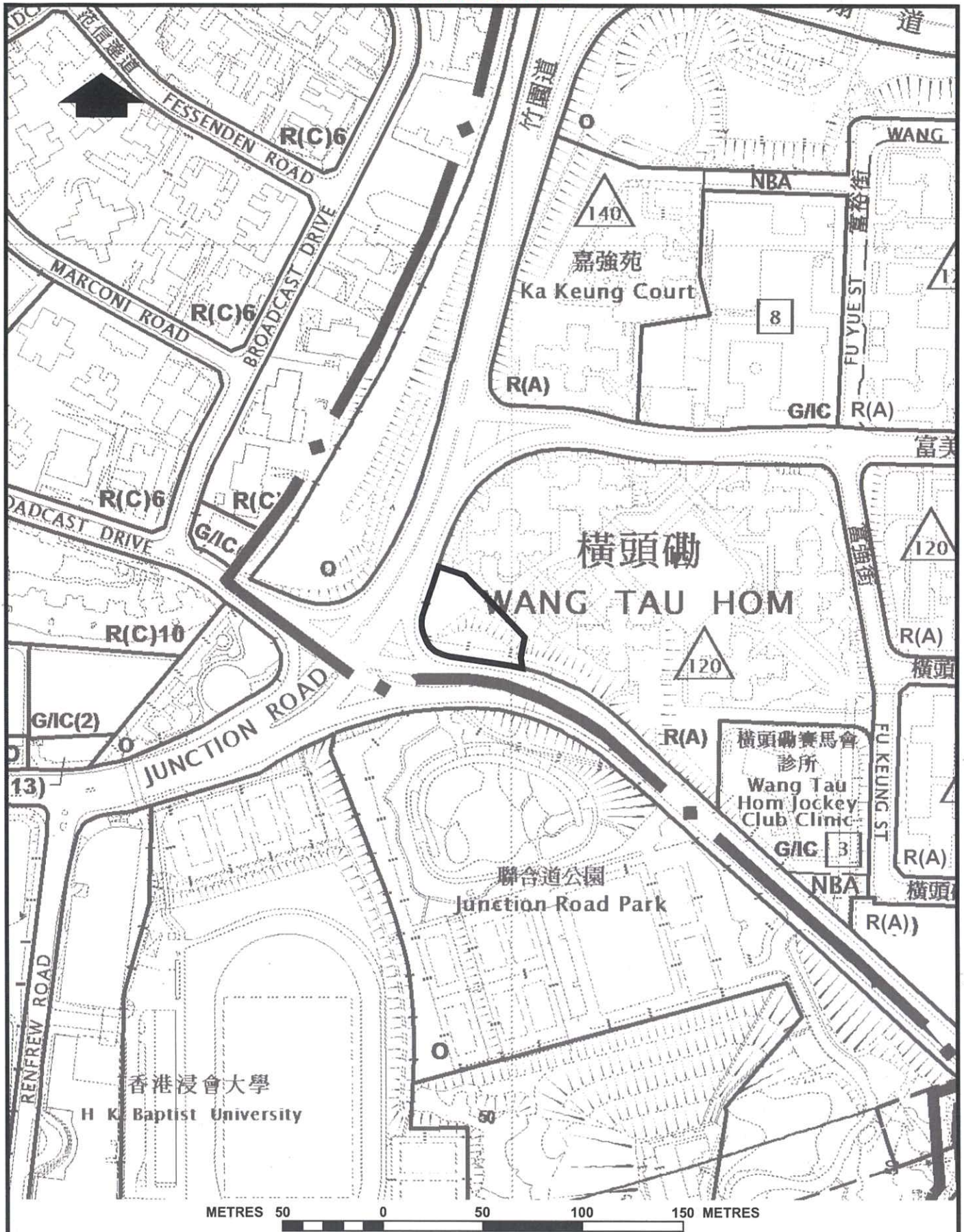
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	45	Not less than 45	Based on 400 sqm per 5,000 persons subject to design population. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.
3.4 Social Welfare / Community Facilities [no.]				Subject to Social Welfare Department (SWD)'s agreement and confirmation on funding availability and detailed design. All social welfare/ community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA. The proposed provision is subject to TPB's approval on the minor relaxation of maximum BH. Remarks of Item 2.6 refer. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.1 Child Care Centre (CCC)	100 aided places per 25,000 persons	The CCC service is planned by SWD by making reference to the planning standard and district need basis.	1 (530 sqm NOFA)	As requested by SWD.
3.4.2 Home Care Services (HCS) for Frail Elderly Persons	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above	-	1 (256.9 sqm NOFA)	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5 Parking Requirements [no.]				Full GFA exemption for all parking facilities.
3.5.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats	14-23	7	Due to severe site constraints, 7 parking spaces were agreed with TD, including one designated disabled car parking space.
3.5.2 Car Parking (Visitor)	5 per residential block	5		
3.5.3 Motor-cycle Parking	1 per 110-250 flats (excluding 1P/2P flats)	1-2	7	5 additional spaces as requested and agreed with TD.
3.5.4 Loading/Unloading (Domestic)	2 per residential block	2	1	As agreed with TD. The provision of loading /unloading is “shared-use” by coaches/buses and M/HGV loading/unloadingbays for service vehicles and overnight parking.
3.5.5 Loading/ Unloading bay (Welfare Facilities)	No set standard	-	-	A domestic loading /unloading bay or lay-by should be accessible conveniently and close to CCC and HCS for Frail Elderly Persons for shared use.
3.5.6 Parking (Welfare Facilities)	-	-	1	One designated parking spaces for one private light bus with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m is required for the HCS for Frail Elderly Persons.
3.6 Public Transport Facility				
3.6.1 Lift to subway			1	A lift will be provided as barrier-free access to the existing subway at Junction Road.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) will be carried out for agreement with Environmental Protection Department (EPD) under separate cover.			No insurmountable problem is envisaged.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.1.2 Air	An EAS will be carried out for agreement with EPD under separate cover.	No insurmountable problem is envisaged.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	Proposed stormwater and sewage discharge connections will be submitted for comment/agreement by Drainage Services Department (DSD) under separate cover. A Sewerage Impact Assessment (SIA) will be carried out for agreement with EPD under separate cover.	No insurmountable problem in drainage and sewerage infrastructure provisions is envisaged.
4.2.2 Water Supply	To be connected to existing infrastructure.	No insurmountable problem in the supply of water is envisaged.
4.2.3 Electricity, Telephone, Gas	To be connected to existing infrastructure.	No insurmountable problem in the utility provision is envisaged.
4.2.4 Roads/Traffic Improvement	A revised Traffic Impact Assessment (TIA) will be conducted for agreement with Transport Department (TD) under separate cover. Any required improvement measures should be identified and implemented for agreement with TD.	
4.2.5 Geotechnical Requirement	No insurmountable geotechnical constraint subject to further ground investigation.	No insurmountable problem in the geotechnical aspect is envisaged.
4.3 Urban Design, Visual and Landscape	A Visual Appraisal (VA) will be carried out to assess the visual impact of the proposed development in support to the section 16 planning application for minor relaxation of BH.	
4.4 Air Ventilation (Pedestrian Wind Environment)	A quantitative Air Ventilation Assessment (AVA) will be carried out to assess the air ventilation impact on the existing air path and pedestrian wind environment in support to the section 16 planning application for minor relaxation of BH.	
4.5 Greening		
4.5.1 Green Coverage (% of Gross Site Area)	As the site is less than 0.2 ha, green coverage of minimum 20% will be adopted, in which 50% will be at grade or on levels easily accessible to pedestrians, in accordance with Sustainable Building Design Guidelines.	To be addressed at design stage.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	
5.2 Building Completion Date	2028/29	
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 the following for the purpose of PR/GFA calculation:
 - (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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:** 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. For schemes approved by the TPB under s.16 planning application, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36B.
3. **PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
4. **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.
5. **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.
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
8. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
9. **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.
10. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion and with the changing needs from district and the locality, development parameters and design may alter providing such alteration is technically feasible and acceptable by concerned bureau/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.



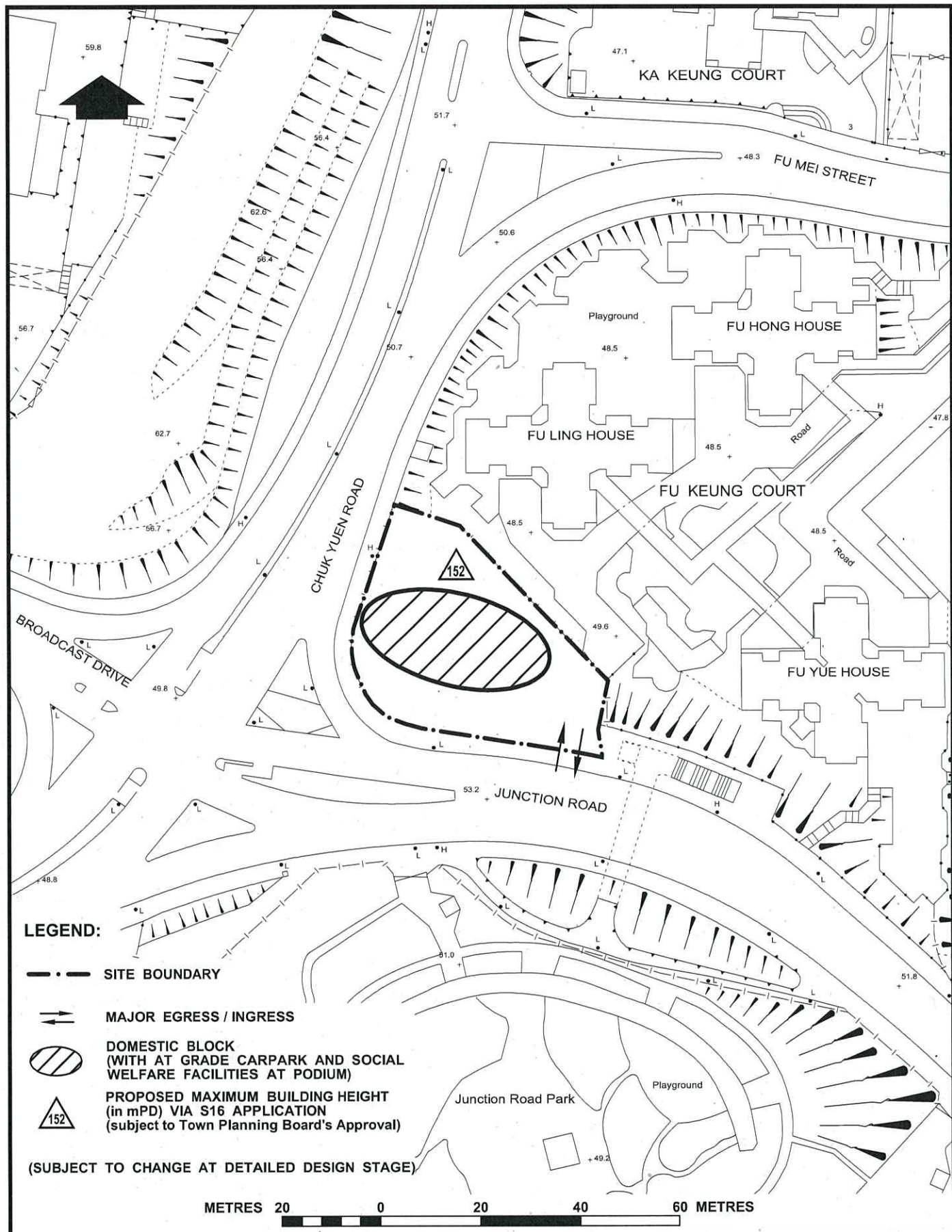
**LOCATION PLAN
JUNCTION ROAD**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
7. 6. 2021**



**DEVELOPMENT CONCEPT PLAN
JUNCTION ROAD**
(subject to design changes)



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

DATE :
7. 6. 2021