

**Addendum to the Approved Planning Brief for Public Housing Developments  
at Sites 2B3 and 2B4 in Kai Tak Development, Kowloon**

**(March 2023)**

	<b>Approved Planning Brief (as at 10 May 2019)</b>	<b>Amendment to Planning Brief (based on Section 16 (s.16) planning application No.: A/K22/35 approved on 3 March 2023)</b>	<b>Reasons for Change / Remarks</b>
<b>Site Particulars</b>			
Existing Zoning	Remarks – As stipulated in the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6	Remarks – As stipulated in the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8	Remarks have been updated to reflect the latest OZP which was gazetted on 28 October 2022.
<b>Development Parameters</b>			
Proposed No. of Flats	Site 2B3: 1,470 Site 2B4: 1,610	Site 2B3: 1,280 Site 2B4: 1,840	To reflect the approved scheme under the s.16 planning application No. A/K22/35.
Design Population (approx)	Site 2B3: 4,120 Site 2B4: 4,510	Site 2B3: 3,584 Site 2B4: 5,152	To reflect the approved scheme under the s.16 planning application No. A/K22/35.
Maximum Plot Ratio (PR)	Site 2B3: 6.6 Site 2B4: 6.6	Site 2B3: 6.49 Site 2B4: 7.72	To reflect the approved plot ratio under the s.16 planning application No. A/K22/35.
	Remarks – As stipulated in the approved Kai Tak OZP No. S/K22/6. In order to provide a wet market, welfare facilities and kindergartens at Sites 2B3 and 2B4 to serve the local community, a s.16 planning application will be submitted to the Town Planning Board (TPB) for minor relaxation of total PR and building height (BH) restriction to accommodate these non-domestic facilities, subject to detailed design.	Remarks – As stipulated in the approved Kai Tak OZP No. S/K22/8. The s.16 planning application No. A/K22/35 for the minor relaxation of total PR and building height (BH) restriction at Sites 2B3 and 2B4 was approved by TPB on 3.3.2023.	Remarks have been updated to reflect the latest OZP and the approval of the aforementioned planning application.
Maximum Gross Floor Area (GFA) [sqm]	Site 2B3: 73,920 Site 2B4: 75,240	Site 2B3: 72,750 Site 2B4: 87,980	To reflect the approved GFA under the s.16 planning application No. A/K22/35.
Maximum Building Height [mPD]	Site 2B3: 115 Site 2B4: 115	Site 2B3: 125 Site 2B4: 125	To reflect the approved BH under the s.16 planning application No. A/K22/35.

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Maximum Site Coverage	Site 2B3: 60% Site 2B4: 60%	Site 2B3: about 54% Site 2B4: about 54%	To reflect the approved scheme under the s.16 planning application No. A/K22/35.
	Remarks – The maximum site coverage of 40% at Site 2B2 is stipulated in the approved Kai Tak OZP No. S/K22/6. To adopt maximum site coverage of 60% at Sites 2B3 to 2B5 and 65% at Site 2B6 as agreed with Planning Department.	Remarks – The maximum site coverage of 40% at Site 2B2 is stipulated in the approved Kai Tak OZP No. S/K22/8. To adopt maximum site coverage of about 54% at Sites 2B3 and 2B4, under the approved s.16 planning application No. A/K22/35. To adopt maximum site coverage of 60% at Site 2B5 and 65% at Site 2B6 as agreed with Planning Department.	Remarks have been updated to reflect the latest OZP and the approved scheme under the s.16 planning application No. A/K22/35.
<b>Planning Requirements</b>			
Education Facilities			
Nursery Class and Kindergarten [no. of classrooms]	Remarks – 2.20% in 2024, 2.17% in 2025 and 2.13% in 2026 of design population have been adopted for this school- age group according to HKPSG. Provision has been agreed with Education Bureau. The proposed provision will be provided in Sites 2B3 and 2B4, subject to TPB’s approval on the minor relaxation of total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 refer. The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux/departments concerned.	Remarks – 2.20% in 2024, 2.17% in 2025 and 2.13% in 2026 of design population have been adopted for this school- age group according to HKPSG. Provision has been agreed with Education Bureau. The proposed provision will be provided in Sites 2B3 and 2B4, in accordance with the approved s.16 planning application No. A/K22/35. The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux/departments concerned.	Remarks have been updated to reflect TPB’s approval of the s.16 planning application No. A/K22/35.
Local Open Space [sqm]	Site 2B3: 4,120 Site 2B4: 4,510	Site 2B3: Not less than 3,584 Site 2B4: Not less than 5,152	To reflect the approved local open space provision under the s.16 planning application

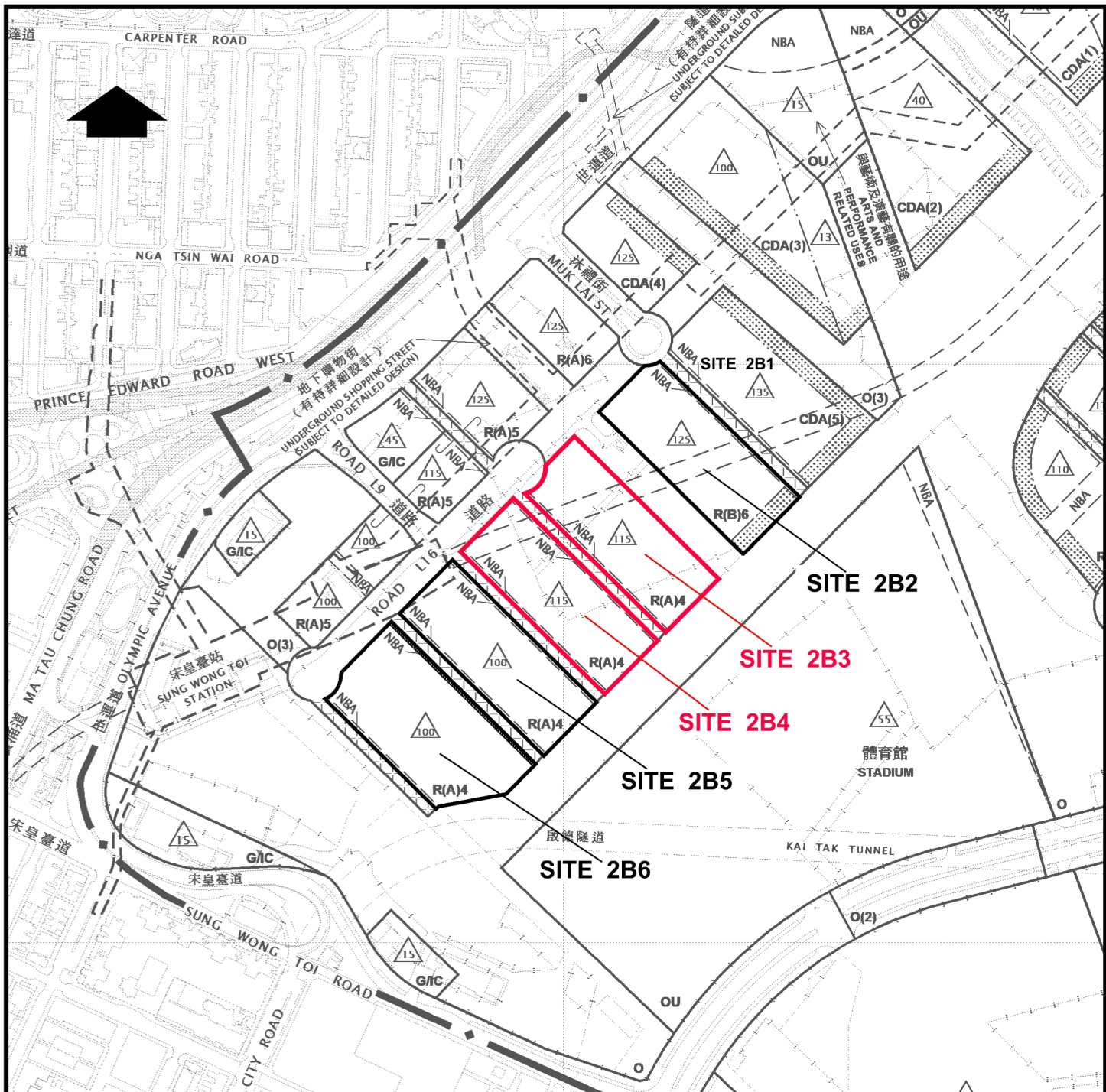
	<b>Approved Planning Brief (as at 10 May 2019)</b>	<b>Amendment to Planning Brief (based on Section 16 (s.16) planning application No.: A/K22/35 approved on 3 March 2023)</b>	<b>Reasons for Change / Remarks</b>
			No. A/K22/35.
<b>Recreation Facilities</b>			
Children's Play Area / Playground [sqm]	Site 2B3: 330 Site 2B4: 361	Site 2B3: Not less than 287 Site 2B4: Not less than 413	Due to changes in design population.
Social Welfare / Community Facilities [no.]	Remarks – The proposed facilities are requested by Social Welfare Department and will be provided in Site 2B3, subject to detailed design and confirmation on the availability of government funding. The proposed provision is subject to TPB's approval on the minor relaxation of total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 refer. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.	Remarks – The proposed facilities are requested by Social Welfare Department and will be provided in Site 2B3, subject to detailed design and confirmation on the availability of government funding. The proposed provisions reflect the approved scheme under the s.16 planning application No. A/K22/35. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.	Remarks have been updated to reflect TPB's approval of the s.16 planning application No. A/K22/35.
Child Care Centre (CCC)	1 (NOFA: 488 sqm)	1 (NOFA: 530 sqm)	To reflect the provision under the approved s.16 planning application No. A/K22/35 and updated NOFA as advised by SWD.
Neighbourhood Elderly Centre (NEC)	1 (NOFA: 303 sqm)	1 (NOFA: 303 sqm)	To reflect the provision under the approved s.16 planning application No. A/K22/35.
District Support Centre (DSC) for Persons with Disabilities Sub-base	1 (NOFA: 137 sqm)	1 (NOFA: 137 sqm)	Ditto.
Hostel for Moderately Mentally Handicapped Persons (HMMH)	N/A	1 (About 617 sqm NOFA)	To reflect the additional social welfare facilities as requested by SWD and as approved under the s.16 planning application No. A/K22/35.
Integrated Vocational Rehabilitation Services	N/A	1 (About 447 sqm NOFA)	Ditto.

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Centre (IVRSC)			
Hostel for Severely Mentally Handicapped Persons (HSMH)	N/A	1 (About 691 sqm NOFA)	Ditto.
Day Activity Centre (DAC)	N/A	1 (About 319 sqm NOFA)	Ditto.
Short-term Food Assistance Service Team (STFAST)	N/A	1 (About 93 sqm NOFA)	Ditto.
Cyber Youth Support Team (CYST) Office Base	N/A	1 (About 123 sqm NOFA)	Ditto.
Home Care Services (HCS) for Frail Elderly Persons	N/A	1 (About 142 sqm NOFA)	Ditto.
Supported Hostel for Mentally Handicapped Persons [SHOS(MH)]	N/A	1 (About 443 sqm NOFA)	Ditto.
Retail & Commercial Facilities (GFA) [sqm]	Site 2B3: 1,500 Site 2B4: 1,400	Site 2B3: 1,180 Site 2B4: 1,180	To reflect the approved scheme under the s.16 planning application No. A/K22/35.
Wet Market [no.]	1 (about 40 stalls)	1 (about 33 stalls)	To reflect the approved scheme under the s.16 planning application No. A/K22/35.
	Remarks – HD will provide a wet market in Site 2B3, subject to detailed design and HD’s retail study. The proposed provision is subject to TPB’s approval on the minor relaxation of total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 refer.	Remarks – HD will provide a wet market in Site 2B3, subject to detailed design and HD’s retail study. The proposed provision reflects the approved scheme under the s.16 planning application No. A/K22/35.	Remarks have been updated to reflect the approval of the aforementioned planning application.
<b>Parking Requirements [no.]</b>			
Car Parking (Domestic)	Site 2B3: 98 Site 2B4: 107	Site 2B3: 86 Site 2B4: 123	To reflect the approved parking provision under the s.16 planning application No. A/K22/35 and based on the parking ratio of 1 per 15 flats as agreed with Transport Department (TD).
	Remarks – To adopt 1 per 15 flats as agreed with	Remarks – To adopt 1 per 15 flats as agreed with	Remarks have been updated to reflect TD’s latest

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	Transport Department (TD). Subject to detailed design. Including 2 parking spaces for the disabled in each site. Full GFA exemption for parking spaces.	Transport Department (TD). Subject to detailed design. Including 2 parking spaces for the disabled in each site. Full GFA exemption for parking spaces.  Shared-use by van-type Light Goods Vehicles (LGVs) or Taxis is allowed.	agreement on addressing the parking demand flexibility.
Car Parking (Visitor)	Remarks – To adopt 5 per residential block as agreed with TD. Subject to detailed design. Full GFA exemption for parking spaces.	Remarks – To adopt 5 per residential block as agreed with TD. Subject to detailed design. Full GFA exemption for parking spaces.  Shared-use by van-type LGVs or Taxis is allowed.	Remarks have been updated to reflect TD’s latest agreement on addressing the parking demand flexibility.
Car Parking (Retail & Commercial)	Site 2B3: 8 Site 2B4: 7	Site 2B3: 6 Site 2B4: 6	To reflect the approved parking provision under the s.16 planning application No. A/K22/35 and based on the parking ratio of 1 per 200 sqm retail GFA as agreed with TD.
	Remarks – To adopt 1 per 200 sqm retail GFA as agreed with TD. Subject to HD’s retail study and detailed design. Full GFA exemption for parking spaces.	Remarks – To adopt 1 per 200 sqm retail GFA as agreed with TD. Subject to HD’s retail study and detailed design. Full GFA exemption for parking spaces.  Shared-use by van-type Light Goods Vehicles (LGVs) or Taxis is allowed.	Remarks have been updated to reflect TD’s latest agreement on addressing the parking demand flexibility.
Motorcycle Parking	Site 2B3: 13 Site 2B4: 15	Site 2B3: 12 Site 2B4: 17	To reflect the approved parking provision under the s.16 planning application No. A/K22/35 and based on the parking ratio of 1 per 110 flats as agreed with TD.
Loading/Unloading (Domestic)	Remarks – Subject to detailed design.	Remarks – Subject to detailed design.	Remarks have been updated to reflect TD’s latest agreement on addressing the

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		Overnight shared-use parking for Medium/Heavy Goods Vehicle and Coaches/Buses is allowed, subject to site constraint and local situation.	parking demand flexibility.
Bicycle Parking	Site 2B3: 98 Site 2B4: 107	Site 2B3: 86 Site 2B4: 123	To reflect the approved parking provision under the s.16 planning application No. A/K22/35 and based on the parking standard of 1 per 15 flats as agreed with TD.
Light Goods Vehicle Parking (Social Welfare Facility)	N.A.	Site 2B3: 1 Site 2B4: 0	As requested by SWD.
		Remarks – As requested by SWD.	To reflect the approved parking provision under the s.16 planning application No. A/K22/35.
Loading/Unloading (Social Welfare Facilities)	N.A.	Site 2B3: 1 Site 2B4: 0	As requested by SWD.
		Remarks – As requested by SWD.  For shared use among welfare facilities.  Subject to detailed design.	To reflect the approved loading/unloading provision under the s.16 planning application No. A/K22/35.
Loading/Unloading (Private Light Bus for Welfare Facilities)	N.A.	Site 2B3: 2 Site 2B4: 0	As requested by SWD.
		Remarks – As requested by SWD.  One designated for HCS for Frail Elderly Persons. One designated for HSMH.	To reflect the approved loading/unloading provision under the s.16 planning application No. A/K22/35.
<b>Technical Considerations/ Constraints</b>			
Greening	An overall minimum greening ratio of 30% of the site area with at least 20% greening of the site area at pedestrian zone and at least 20% greening of the total roof area will be adopted.	An overall minimum greening ratio of 30% of the site area with at least 20% greening of the site area at pedestrian zone and at least 20% greening of the total roof area will be adopted.	To reflect PlanD and HD's latest agreement to omit tree provision to align with general practice.

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	To provide at-grade green coverage as a priority with a target of at least half of the overall greening coverage being at-grade and a minimum of 3 trees per 100m <sup>2</sup> of the total green coverage as far as practicable.	To provide at-grade green coverage as a priority with a target of at least half of the overall greening coverage being at-grade as far as practicable.	
<b>Development Programme</b>			
Foundation Commencement Date	Site 2B3: 2021/22 Site 2B4: 2021/22	Site 2B3: 2022/23 Site 2B4: 2022/23	To reflect the current development programme.
Building Completion Date	Site 2B3: 2026/27 Site 2B4: 2026/27	Site 2B3: 2026/27 Site 2B4: 2026/27	No change. For clarity's sake, the building completion dates have been included as well.
<b>Attachments</b>			
Location Plan ( <b>Plan 1</b> ) Development Concept Plan ( <b>Plan 2</b> )			



**LEGEND:**

BOUNDARY OF PLANNING SCHEME UNDER OZP		RAILWAY AND STATION (UNDERGROUND)	
BUILDING HEIGHT CONTROL ZONE BOUNDARY		MAJOR ROAD AND JUNCTION	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		ELEVATED ROAD	
AREA DESIGNATED FOR 'SHOP AND SERVICES' AND 'EATING PLACE' USES ONLY		PEDESTRIAN PRECINCT / STREET	
NON-BUILDING AREA			

METRES 100 0 100 200 300 METRES

**LOCATION PLAN  
KAI TAK SITES 2B3 AND 2B4**

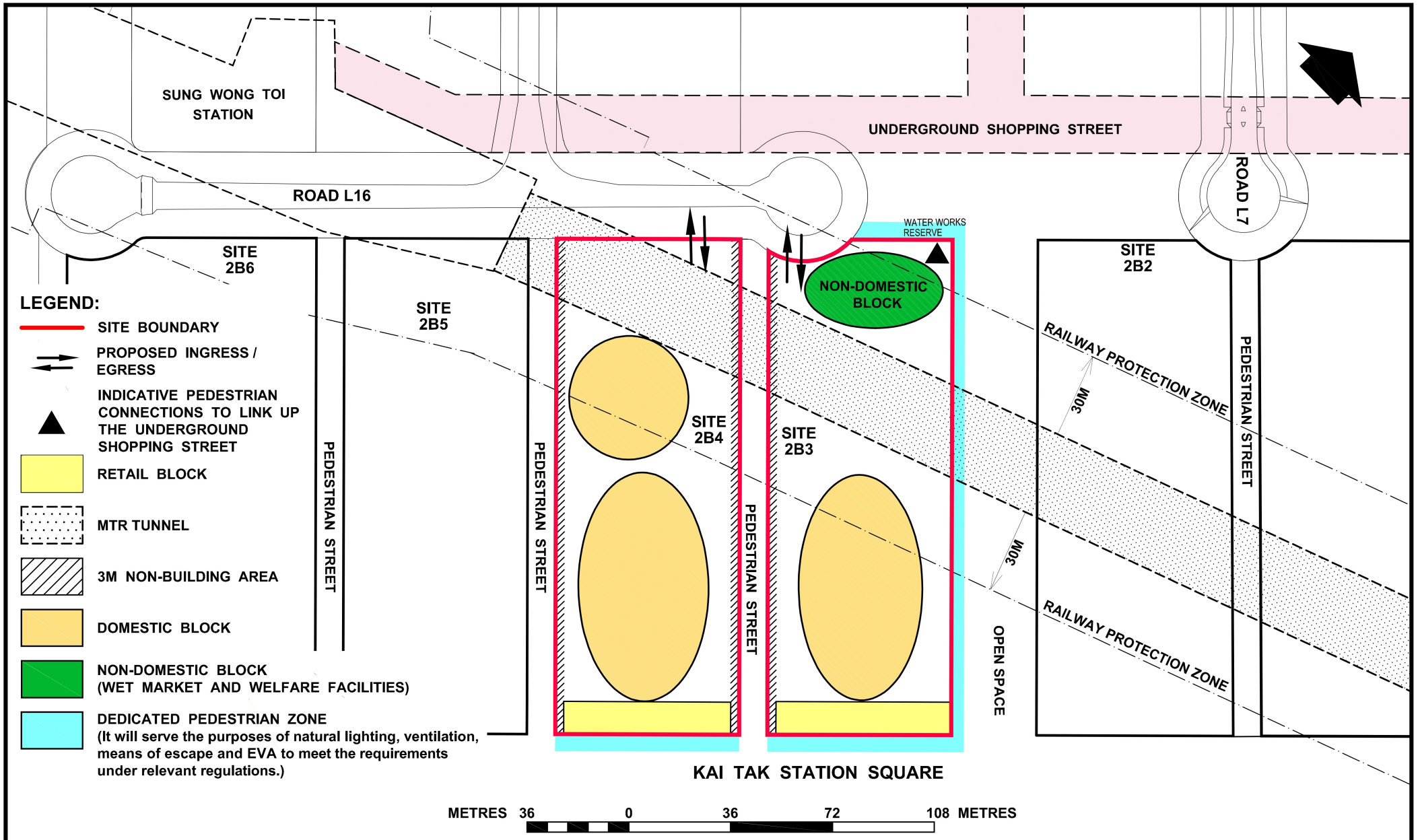


**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
24. 3. 2023**





**DEVELOPMENT CONCEPT PLAN  
KAI TAK SITES 2B3 AND 2B4**

 **HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
24. 3. 2023**

## PLANNING BRIEF

<b>PROJECT NAME:</b> Kai Tak Site 2B2 to 2B6		
<b>Date of Preparation:</b> May 10, 2019 10:11:51 AM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Kowloon City	
1.2 Site Location	Kai Tak Development Area 2B	
1.3 Site Area		
1.3.1 Gross Site Area (approx.)(ha)	Site 2B2: 1.20 Site 2B3: 1.12 Site 2B4: 1.14 Site 2B5: 1.14 Site 2B6: 1.43	Subject to detailed survey.
1.3.2 Net Site Area (approx.)(ha)	Site 2B2: 1.20 Site 2B3: 1.12 Site 2B4: 1.14 Site 2B5: 1.14 Site 2B6: 1.43	Subject to detailed design and site survey.
1.4 Existing Land Use	Civil Engineering and Development Department (CEDD)'s works area for Kai Tak infrastructure and MTRC's Works Area for Shatin to Central Link	The Government will handover the sites to Housing Department (HD) for public housing development by 2019/20 to 2021/22.
1.5 Existing Zoning	Site 2B2: "Residential (Group B)6" Sites 2B3, 2B4, 2B5 and 2B6: "Residential (Group A) 4"	As stipulated in the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6.
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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	Site 2B2: 1,840 Site 2B3: 1,470	"±10%" variation is allowed for flexibility in

2. Development Parameters	Current Proposal	Remarks
	Site 2B4: 1,610 Site 2B5: 1,740 Site 2B6: 2,050 Total: 8,710	detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	Site 2B2: 5,150 Site 2B3: 4,120 Site 2B4: 4,510 Site 2B5: 4,870 Site 2B6: 5,740 Total : 24,390	“±10%” variation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned
2.4 Maximum Plot Ratio (PR)	Site 2B2: 6.6 Site 2B3: 6.6 Site 2B4: 6.6 Site 2B5: 6.6 Site 2B6: 6.6	As stipulated in the approved Kai Tak OZP No. S/K22/6. In order to provide a wet market, welfare facilities and kindergartens at Sites 2B3 and 2B4 to serve the local community, a s.16 planning application will be submitted to the Town Planning Board (TPB) for minor relaxation of total PR and building height (BH) restriction to accommodate these non-domestic facilities, subject to detailed design.
2.5 Maximum Gross Floor Area (GFA) [sqm]	Site 2B2: 79,200 Site 2B3: 73,920 Site 2B4: 75,240 Site 2B5: 75,240 Site 2B6: 94,380 Total: 397,980	Based on total PR and subject to detailed design.
2.6 Maximum Building Height [mPD]	Site 2B2: 125 Site 2B3: 115 Site 2B4: 115 Site 2B5: 100 Site 2B6: 100	Remarks of Item 2.4 refer.
2.7 Number of Residential Block	Site 2B2: 2 Site 2B3: 1 Site 2B4: 2 Site 2B5: 2 Site 2B6: 2	Number of residential block and building block disposition are subject to detailed design.
2.8 Maximum Site Coverage	Site 2B2: 40% Sites 2B3 to 2B5: 60% Site 2B6: 65%	The maximum site coverage of 40% at Site 2B2 is stipulated in the approved Kai Tak OZP No. S/K22/6.

2. Development Parameters	Current Proposal			Remarks
				To adopt maximum site coverage of 60% at Sites 2B3 to 2B5 and 65% at Site 2B6 as agreed with Planning Department.
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 whole day places for every 1,000 children in the age group of 3 to under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)	17.9	18	2.20% in 2024, 2.17% in 2025 and 2.13% in 2026 of design population have been adopted for this school- age group according to HKPSG. Provision has been agreed with Education Bureau. The proposed provision will be provided in Sites 2B3 and 2B4, subject to TPB's approval on the minor relaxation of total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 refer. The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux/departments concerned.
3.1.2 Primary School [no. of classrooms]	1 whole-day CR per 25.5 persons aged 6-11	44.2	0	4.67% in 2024, 4.65% in 2025 and 4.63% in 2026 of design population have been adopted for this school- age group according to HKPSG. To be catered by provision in the district.
3.1.3 Secondary School [no. of classrooms]	1 whole-day CR per 40 persons aged 12-17	32.7	0	5.34% in 2024, 5.4% in 2025 and 5.34% in 2026 of design population have been adopted for this school- age group according to HKPSG. To be catered by provision in the district.
3.2 Local Open Space [sqm]	1 sqm per person	Site 2B2: 5,150 Site 2B3: 4,120 Site 2B4: 4,510	Site 2B2: 5,150 Site 2B3:	Subject to design population.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
		Site 2B5: 4,870 Site 2B6: 5,740 Total : 24,390	4,120 Site 2B4: 4,510 Site 2B5: 4,870 Site 2B6: 5,740 Total : 24,390	
3.3 Recreation Facilities [no.]			-	
3.3.1 Badminton Court	1 per 8,000 persons	Site 2B2: 0.64 Site 2B3: 0.52 Site 2B4: 0.56 Site 2B5: 0.61 Site 2B6: 0.72	Site 2B2: 1 Site 2B3: 1 Site 2B4: 1 Site 2B5: 1 Site 2B6: 1	Subject to design population. HD will provide one badminton court and one table tennis table for each site, subject to detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	Site 2B2: 0.52 Site 2B3: 0.41 Site 2B4: 0.45 Site 2B5: 0.49 Site 2B6: 0.57	Site 2B2: 0 Site 2B3: 0 Site 2B4: 0 Site 2B5: 0 Site 2B6: 0	ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	Site 2B2: 0.69 Site 2B3: 0.55 Site 2B4: 0.60 Site 2B5: 0.65 Site 2B6: 0.77	Site 2B2: 1 Site 2B3: 1 Site 2B4: 1 Site 2B5: 1 Site 2B6: 1	ditto.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	Site 2B2: 412 Site 2B3: 330 Site 2B4: 361 Site 2B5: 390 Site 2B6: 459	Site 2B2: 412 Site 2B3: 330 Site 2B4: 361 Site 2B5: 390 Site 2B6: 459	Subject to design population. 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 Social Welfare / Community Facilities [no.]			-	The proposed facilities are requested by Social Welfare Department and will be provided in Site 2B3, subject to detailed design and confirmation on the availability of government funding. The proposed provision is subject to TPB's approval on the minor relaxation of

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 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	N.A.	N.A.	1 (NOFA: 488 sqm)	ditto.
3.4.2 Neighbourhood Elderly Centre	N.A.	N.A.	1 (NOFA: 303 sqm)	ditto.
3.4.3 District Support Centre for Persons with Disabilities Sub-base	N.A.	N.A.	1 (NOFA: 137 sqm)	ditto.
3.5 Retail & Commercial Facilities [sqm]	To be determined by HD	N.A.	Site 2B2: 1,600 Site 2B3: 1,500 Site 2B4: 1,400 Site 2B5: 1,400 Site 2B6: 1,000	The retail blocks are required under the draft Kai Tak RODP (Nov 2013) with BH restriction of two storeys (15mPD) and ground floor setback from the site boundary facing Station Square. The design of the retail belt facing the Station Square will be made reference to the 'Indicative Colonnade Drawing' ( <b>Plan 3</b> ), subject to HD's detailed design and separate agreement with Architectural Services Department on the appearance of the colonnade façade in steel sections with setback as follows: (i) 3 – 3.6m on G/F, and (ii) 3 – 3.6m on 1/F covering 40 – 60% frontage. The GFA of the retail blocks is subject to HD's retail study.
3.6 Wet Market [no.]	To be determined by HD	N.A.	1 (about 40 stalls)	HD will provide a wet market in Site 2B3, subject to detailed design and

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				HD's retail study. The proposed provision is subject to TPB's approval on the minor relaxation of total PR and BH restriction at Sites 2B3 and 2B4. Remarks of Item 2.4 refer.
3.7 Parking Requirements [no.]				
3.7.1 Car Parking (Domestic)	1 per 15 to 22 flats (Within 500m radius of rail station)	Site 2B2: 84-123 Site 2B3: 67- 98 Site 2B4: 73-107 Site 2B5: 79-116 Site 2B6: 93-137	Site 2B2: 123 Site 2B3: 98 Site 2B4: 107 Site 2B5: 116 Site 2B6: 137	To adopt 1 per 15 flats as agreed with Transport Department (TD). Subject to detailed design. Including 2 parking spaces for the disabled in each site. Full GFA exemption for parking spaces.
3.7.2 Car Parking (Visitor)	2 to 3 visitor parking spaces per residential block	Site 2B2: 4-6 Site 2B3: 2-3 Site 2B4: 4-6 Site 2B5: 4-6 Site 2B6: 4-6	Site 2B2: 10 Site 2B3: 5 Site 2B4: 10 Site 2B5: 10 Site 2B6: 10	To adopt 5 per residential block as agreed with TD. Subject to detailed design. Full GFA exemption for parking spaces.
3.7.3 Car Parking (Retail & Commercial)	1 per 200 sqm retail GFA	Site 2B2: 8 Site 2B3: 8 Site 2B4: 7 Site 2B5: 7 Site 2B6: 5	Site 2B2: 8 Site 2B3: 8 Site 2B4: 7 Site 2B5: 7 Site 2B6: 5	To adopt 1 per 200 sqm retail GFA as agreed with TD. Subject to HD's retail study and detailed design. Full GFA exemption for parking spaces.
3.7.4 Motorcycle Parking	1 per 110 flats	Site 2B2: 17 Site 2B3: 13 Site 2B4: 15 Site 2B5: 16 Site 2B6: 19	Site 2B2: 17 Site 2B3: 13 Site 2B4: 15 Site 2B5: 16 Site 2B6: 19	To adopt 1 per 110 flats as agreed with TD. Subject to detailed design. Full GFA exemption for parking spaces.
3.7.5 Bicycle Parking	1 per 15 flats for projects within 0.5-2km radius of rail station and flat size	Site 2B2: 123 Site 2B3: 98 Site 2B4: 107 Site 2B5: 116	Site 2B2: 123 Site 2B3: 98	To adopt 1 per 15 flats as agreed with TD. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	smaller than 70 sqm	Site 2B6: 137	Site 2B4: 107 Site 2B5: 116 Site 2B6: 137	
3.7.6 Loading/Unloading (Domestic)	1 per residential block	Site 2B2: 2 Site 2B3: 1 Site 2B4: 2 Site 2B5: 2 Site 2B6: 2	Site 2B2: 2 Site 2B3: 1 Site 2B4: 2 Site 2B5: 2 Site 2B6: 2	Subject to detailed design.
3.7.7 Loading/Unloading (Retail & Commercial)	1 per 800-1,200 sqm retail GFA	Site 2B2: 1-2 Site 2B3: 1-2 Site 2B4: 1-2 Site 2B5: 1-2 Site 2B6: 1-2	Site 2B2: 2 Site 2B3: 2 Site 2B4: 2 Site 2B5: 2 Site 2B6: 2	To adopt 1 per 800 sqm retail GFA as agreed with TD. Subject to detailed design.
3.7.8 Loading/Unloading (Wet Market)	1 Loading/unloading bay per 20-30 large stalls; and 1 Loading/unloading bay per 40-60 small stalls, subject to min. of 2 bays	Site 2B2: 0 Site 2B3: 2 Site 2B4: 0 Site 2B5: 0 Site 2B6: 0	Site 2B2: 0 Site 2B3: 2 Site 2B4: 0 Site 2B5: 0 Site 2B6: 0	Subject to detailed design.
3.7.9 Loading/Unloading (Wet Market's Refuse Collection Point)	1 Loading/unloading bay per market	Site 2B2: 0 Site 2B3: 1 Site 2B4: 0 Site 2B5: 0 Site 2B6: 0	Site 2B2: 0 Site 2B3: 1 Site 2B4: 0 Site 2B5: 0 Site 2B6: 0	Size: 12m x 5m
3.8 Underground Pedestrian Link to the Underground Shopping Street [no.]	N.A.	N.A.	1 at Site 2B2 1 at Site 2B3	Subject to detailed design. HD will liaise with the future developers of Underground Shopping Street for the details of the pedestrian connections.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) will be carried out at the detailed design stage to address the potential noise issues associated with the proposed residential development and the newly proposed facilities (i.e. wet market, welfare facilities and kindergartens) such as noise from nearby roads, fixed noise sources, etc. The EAS will be submitted to Environmental Protection Department (EPD) for agreement under separate cover.			No insurmountable environmental problem is envisaged.

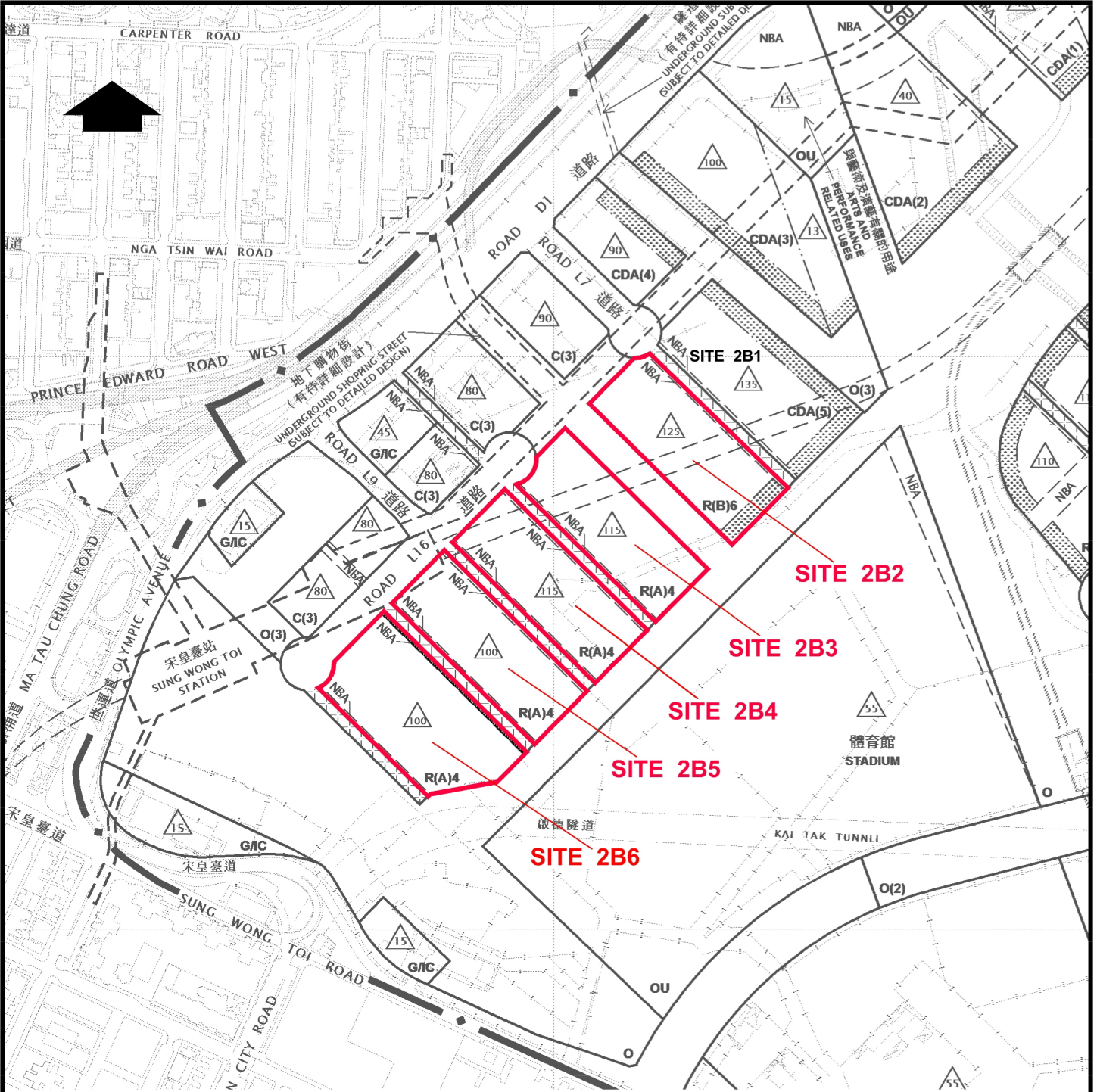


<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.1.2 Air	An EAS will be carried out at the detailed design stage to address the potential air quality issues associated with the proposed residential development and the newly proposed facilities (i.e. wet market, welfare facilities and kindergartens) such as vehicular emissions from nearby road, industrial emissions, etc. The EAS will be submitted to EPD for agreement under separate cover.	No insurmountable environmental problem is envisaged.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	Drainage Impact Assessment (DIA) and Sewerage Impact Assessment (SIA) will be conducted at the detailed design stage to address the potential drainage and sewerage impacts arising from the proposed residential development and the newly proposed facilities (i.e. wet market, welfare facilities and kindergartens). Reports of DIA and SIA will be submitted to the Drainage Service Department and EPD for agreements separately.	No insurmountable problem is envisaged.
4.2.2 Water Supply	Calculation for the consumption of potable water and flush water at the proposed residential development and the newly proposed facilities (i.e. wet market, welfare facilities and kindergartens) will be submitted to Water Supplies Department for agreement separately.	No insurmountable problem is envisaged.
4.2.3 Electricity, Telephone, Gas	To cater for the utilities services demands arising from the Kai Tak Rethink 2, power supply company and gas supply company were consulted on their existing and planned provision in the Kai Tak Development vicinity areas. HD will liaise with utility companies as and when necessary for the proposed residential development and the newly proposed facilities (i.e. wet market, welfare facilities and kindergartens).	No insurmountable problem is envisaged.
4.2.4 Roads/Traffic Improvement	According to the Traffic Impact Assessment (TIA) conducted for the proposals under the Rethink 2, which included the proposed housing developments at Sites 2B2 to 2B6, the traffic impact arising from the developments is manageable with the recommended traffic improvement measures to be timely implemented by CEDD. For the proposed public housing development and the other newly proposed facilities such as wet market, welfare facilities and kindergartens, HD will conduct a TIA to demonstrate the facilities will not incur adverse traffic impact.	No insurmountable problem is envisaged.
4.3 Urban Design, Visual & Landscape	<p>The adopted urban design elements include:</p> <ul style="list-style-type: none"> <li>- A grid pattern is designed for this development cluster, whereby 10m-wide Pedestrian Streets will serve as breezeways in addition to green links and emergency vehicular access (EVA).</li> <li>- 3m-wide non-building areas are to be provided along the boundaries abutting the 10m-wide Pedestrian Streets will be adopted to enhance penetration of the prevailing wind.</li> </ul>	Subject to the detailed design, the proposed design scheme will make reference to the approved Kai Tak OZP No. S/K22/6, the draft RODP (Nov 2013) as well as the Kai Tak Development Urban Design Guidelines and

4. Technical Considerations/Constraints	Current Proposal	Remarks
	<p>- Boundary/fence wall would be provided along the street frontage with minimum 50% permeability on elevational area above 1m from finished floor level to maintain visual permeability of street level.</p> <p>- A minimum of 6m-wide Dedicated Pedestrian Zones provided outside the boundaries along the retail blocks of the five sites fronting Kai Tak Station Square/Kai Tak Sports Park and along the open space around Sites 2B2 and 2B3 (<b>Plan 2</b> refers) will serve the purposes of natural lighting, ventilation, means of escape and EVA to meet the requirements under relevant regulations.</p>	Manual.
4.4 Air Ventilation (Pedestrian Wind Environment)	<p>To conduct quantitative Air Ventilation Assessment (AVA) at the detailed design stage in accordance with HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments.</p> <p>To implement design improvement and ventilation mitigation measures as identified in the AVA wherever appropriate.</p>	<p>To implement design improvement and ventilation mitigation measures as identified in the AVA conducted under Kai Tak Rethink 2 Study (2016), including building separations, building disposition align with the prevailing winds and BH variations, where appropriate.</p> <p>A quantitative AVA will be conducted at the detailed design stage.</p>
4.5 Greening	<p>An overall minimum greening ratio of 30% of the site area with at least 20% greening of the site area at pedestrian zone and at least 20% greening of the total roof area will be adopted.</p> <p>To provide at-grade green coverage as a priority with a target of at least half of the overall greening coverage being at-grade and a minimum of 3 trees per 100m<sup>2</sup> of the total green coverage as far as practicable.</p>	According to the draft Kai Tak RODP (Nov 2013) and the Kai Tak Development Urban Design Guidelines and Manual.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	<p>Site 2B2: 2019/20  Site 2B3: 2021/22  Site 2B4: 2021/22  Site 2B5: 2021/22  Site 2B6: 2020/21</p>	Subject to availability of the Sites and vehicular access from CEDD.
5.2 Building Completion Date	<p>Site 2B2: 2023/24  Site 2B3: 2026/27  Site 2B4: 2026/27  Site 2B5: 2025/26  Site 2B6: 2024/25</p>	Subject to availability of the Sites, vehicular access and infrastructure from CEDD.
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		
6.3 'Indicative Colonnade Drawing' (Plan 3)		

## 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:** 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.



**LEGEND:**

BOUNDARY OF PLANNING SCHEME UNDER OZP		RAILWAY AND STATION (UNDERGROUND)	
BUILDING HEIGHT CONTROL ZONE BOUNDARY		MAJOR ROAD AND JUNCTION	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		ELEVATED ROAD	
AREA DESIGNATED FOR 'SHOP AND SERVICES' AND 'EATING PLACE' USES ONLY		PEDESTRIAN PRECINCT / STREET	
NON-BUILDING AREA			

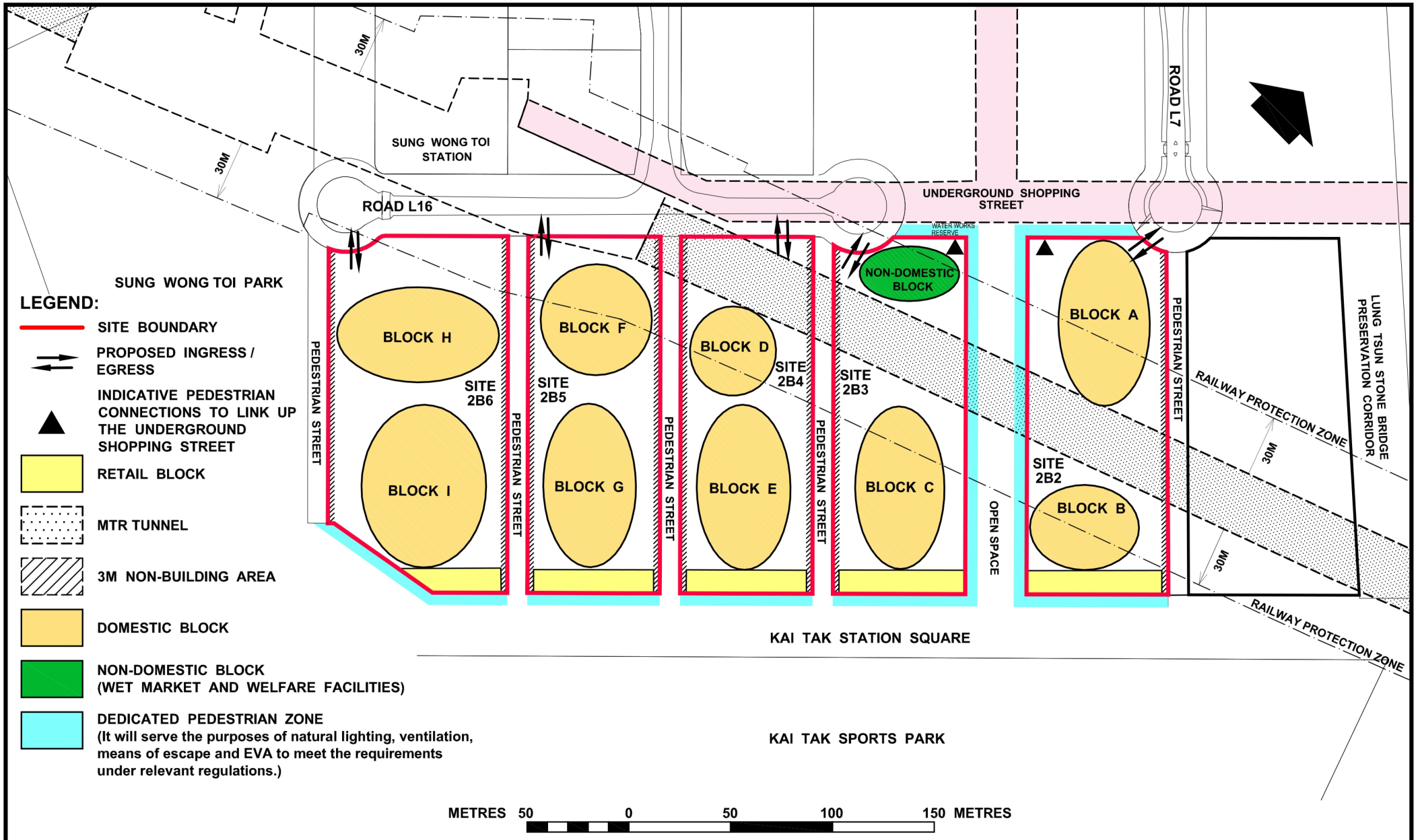
METRES 100 0 100 200 300 METRES

**LOCATION PLAN  
KAI TAK SITES 2B2,  
2B3, 2B4, 2B5 AND 2B6**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

DATE :  
2. 5. 2019

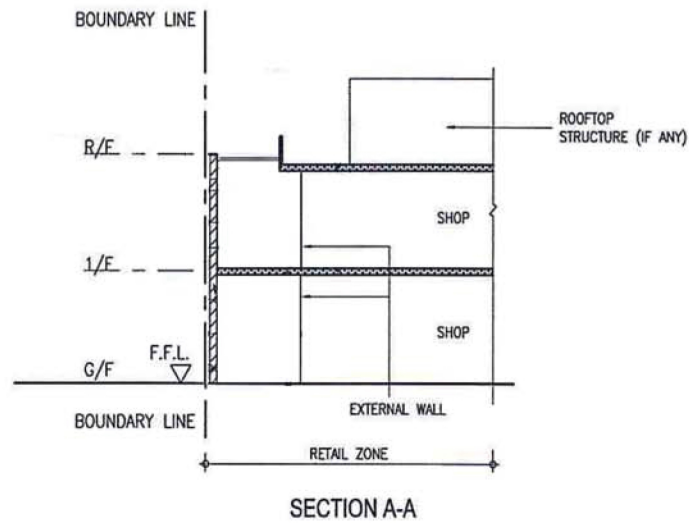
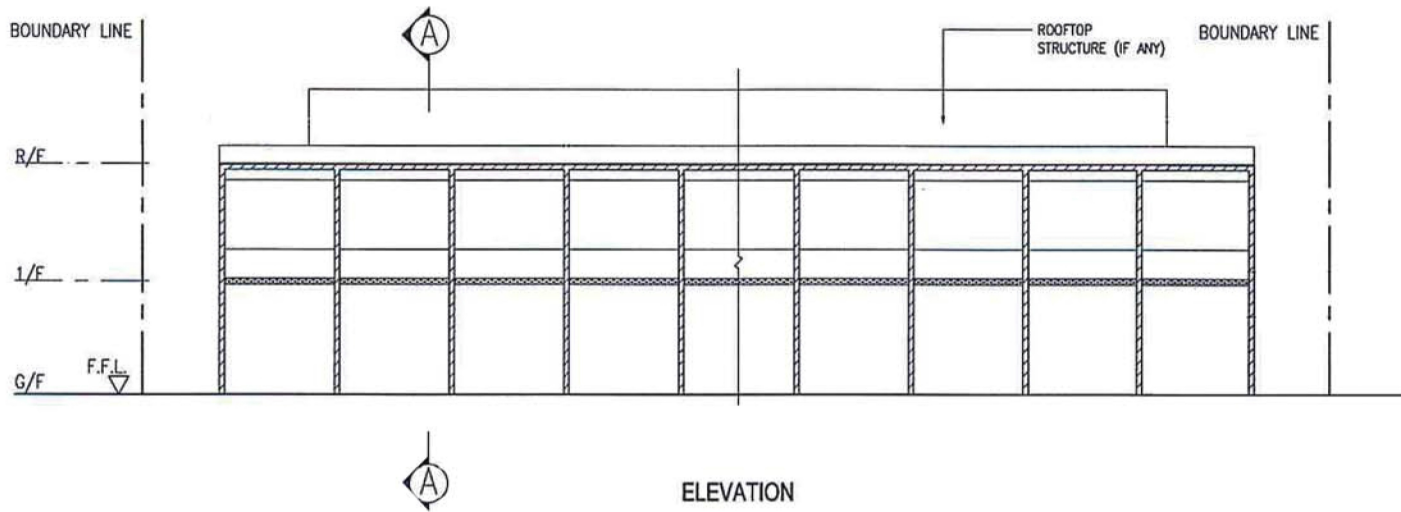


# DEVELOPMENT CONCEPT PLAN

## KAI TAK SITES 2B2, 2B3, 2B4, 2B5 AND 2B6

 HOUSING DEPARTMENT  
PLANNING SECTIONS

DATE :  
2. 5. 2019



## Indicative Colonnade Design

Notes: This drawing is indicative only. Details are subject to HD's detailed design and separate agreement with ArchSD.