

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Ko Shan Road, Ma Tau Kok		
Date of Preparation: May 2018		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kowloon City	
1.2 Site Location	Ko Shan Road	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) (ha)	0.3	Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	0.3	Subject to detailed survey and detailed design.
1.4 Existing Land Use	MTRCL works area for Shatin to Central Link (SCL)	
1.5 Existing Zoning	“R(A)3”	The draft Ma Tau Kok Outline Zoning Plan No. S/K10/23 was gazetted on 9 March 2018.
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 HKPSG.
2.2 No. of Flats Proposed (approx.)	450	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx.)	1,260	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.

2. Development Parameters		Current Proposal		Remarks	
2.4	Proposed Maximum Gross Floor Area (GFA)				
2.4.1	Domestic GFA (sqm)	Not exceeding 22,500		Based on max. domestic/total PR of 7.5/9.0 and subject to detailed design.	
2.4.2	Non-Domestic GFA (sqm)	Not exceeding 4,500		Same as above.	
2.5	Proposed Maximum Plot Ratio				
2.5.1	Domestic Plot Ratio	7.5		As stipulated in the draft Ma Tau Kok OZP No. S/K10/23.	
2.5.2	Total Plot Ratio	9.0		Same as above.	
2.6	Building Height Restriction	Max. 130mPD		Same as above.	
3. Planning Requirements		HKPSG Standards	Requirements based on HKPSG	Current Proposal	Remarks
3.1	Education Facilities (no. of classrooms) (CR)				
3.1.1	Nursery Classes and Kindergartens	730 half-day and 250 full-day places for every 1,000 persons aged 3 to under 6 (assume 26 CRs are required for every 1,000 children aged 3 to under 6)	1 CR	0	2.46% of design population has been adopted for this school age group. Demand to be met by provision in vicinity.
3.1.2	Primary Schools	1 whole-day CR per 25.5 persons aged 6-11	3 CRs	0	5.49% of design population has been adopted for this school age group. Demand to be met by provision in vicinity.
3.1.3	Secondary Schools	1 whole-day CR per 40 persons aged 12-17	2 CRs	0	4.99% of design population has been adopted for this school age group. To be provided on district/territorial basis.

3. Planning Requirements	HKPSG Standards	Requirements based on HKPSG	Current Proposal	Remarks
3.2 Local Open Space (sqm)	1sqm per person	1,260sqm	1,260sqm	Subject to design population. To be provided on site.
3.3 Recreation Facilities (no.)				
3.3.1 Badminton Court	1 per 8,000 persons	0.16	0	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.13	0	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.17	0	Subject to design population.
3.3.4 Children's Play Area (sqm)	400sqm per 5,000 persons	101sqm	101sqm	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 Retail and Commercial (R&C) Facilities (sqm)	To be determined by HD	-	-	To be met by existing provision in the locality.
3.5 Parking Requirements (no.)				
3.5.1 Car Parking (Domestic)	Interim Parking Standards (within 500m radius of rail station): 1 per 15-22 flats	20 – 30	30 (including 1 no. accessible parking space)	To adopt 1 per 15 flats as per Transport Department (TD)'s agreement. Subject to detailed design.
3.5.2 Car Parking (R & C)	Interim Parking Standards: 1 per 200-300sqm retail GFA	-	-	
3.5.3 Motor-cycle Parking	Interim Parking Standards: 1 per 110 flats	4	4	To adopt 1 per 110 flats as per TD's agreement. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Requirements based on HKPSG	Current Proposal	Remarks
3.5.4 Loading/ Unloading (Domestic)	Interim Parking Standards: 1 per residential block	1	1	Subject to finalisation of actual number of residential block.
3.5.5 Loading/ Unloading (R&C)	Interim Parking Standards: 1 per 800-1,200sqm retail GFA	-	-	
3.5.6 Visitors	Interim Parking Standards: 2-3 per residential block	2 – 3	3	Subject to finalisation of actual no. of residential block.
3.6 Public Parking (no.)				
3.6.1 Car Parking (Private car)	-	-	5	As requested by TD to address the public car parking demand in the district. Subject to detailed design.
3.6.2 Light Goods Vehicle	-	-	11	Same as above.
4. Technical Considerations/ Constraints	Current Proposal		Remarks	
4.1 Environmental				
4.1.1 Noise	Noise mitigation measures, e.g. building setback, non-noise sensitive podium, acoustic windows, enhanced acoustic balconies and fixed glazing, as recommended in the Environmental Assessment Study (EAS).		An EAS has been prepared and agreed by the Environmental Protection Department (EPD). No insurmountable environmental problem associated with the proposed housing development is envisaged.	
4.1.2 Air	Minimum buffer distance between roads and proposed residential building, i.e. 20m and 5m from Chatham Road North/East Kowloon Corridor and Ko Shan Road/ Shansi Street, as recommended in the EAS.		Same as above.	

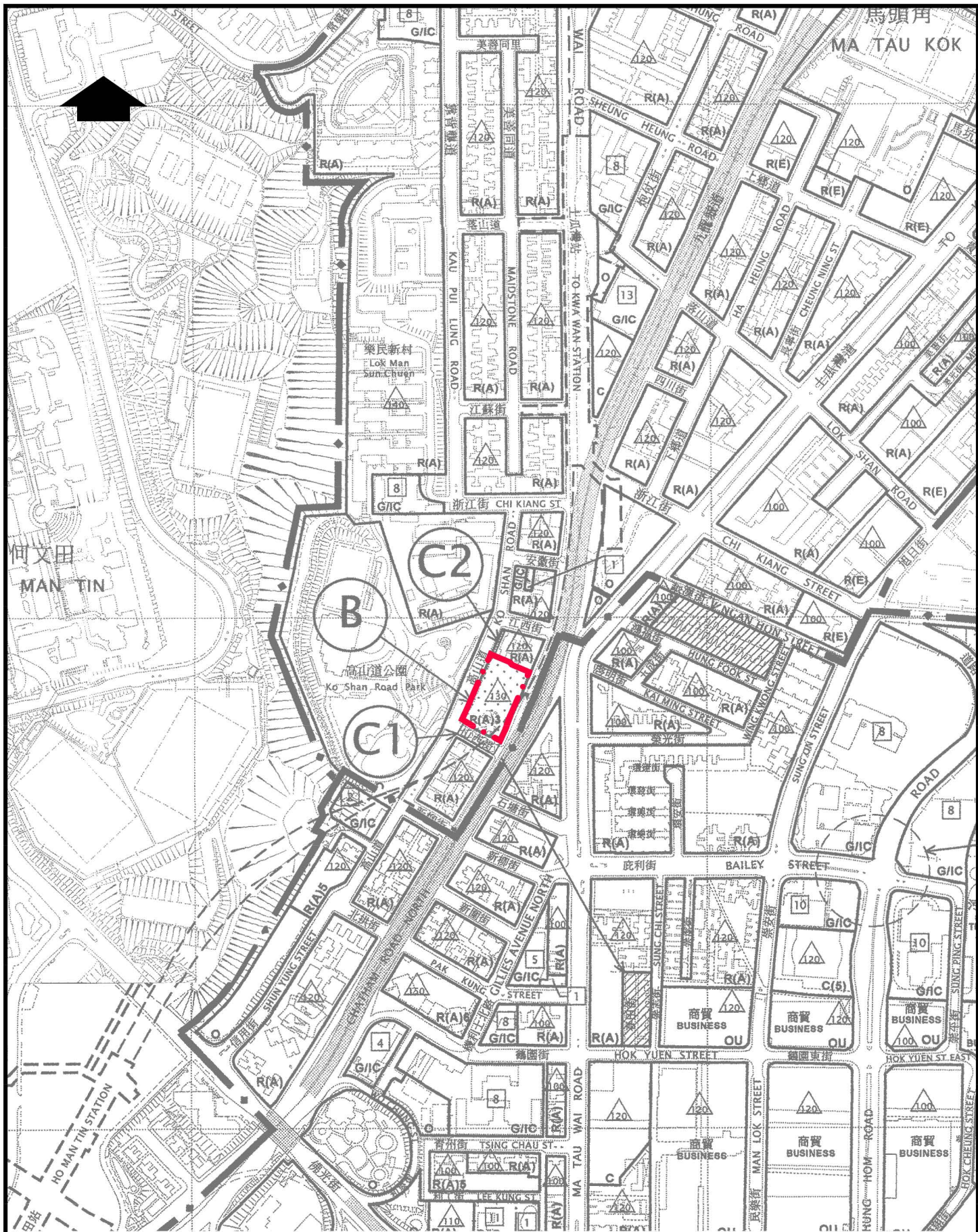
4. Technical Considerations/ Constraints	Current Proposal	Remarks
4.1.3 Air Ventilation (Pedestrian Wind Environment)	-	According to the Air Ventilation Assessment (AVA) - Expert Evaluation dated March 2008 on Ma Tau Kok area commissioned by PlanD, the site is not located along any wind corridors or within any potential problem areas, hence AVA is not required.
4.1.4 Safety Consideration for LPG Compound	-	A Quantitative Risk Assessment to assess the proposed development against the risk levels posed by the LPG compound of Lok Man Sun Chuen has been conducted and agreed by EMSD. No insurmountable problem is envisaged.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	To be connected to existing infrastructure. No insurmountable problem is envisaged.	A Sewerage Impact Assessment (SIA) has been conducted and agreed by DSD and EPD.
4.2.2 Water Supply	To be connected to existing infrastructure.	No insurmountable problem is envisaged. HD would liaise with Water Supplies Department when necessary.
4.2.3 Electricity, Telephone, Gas	To be connected to existing infrastructure.	No insurmountable problem is envisaged. HD would liaise with utility companies when necessary.
4.2.4 Roads/Traffic Improvement	Two separate vehicular accesses to implement traffic management measure as recommended in the TIA.	A TIA has been conducted and agreed by TD. No insurmountable problem is envisaged.
4.3 Urban Design, Visual and Landscape	To implement design improvement and mitigation measures as recommended in the Visual Appraisal.	To be addressed at design stage. Subject to detailed design, design treatment such as façade treatment would be implemented as far as practicable. Application of landscape treatments (both hard and soft) to enhance the streetscape/ pedestrian environment will also be considered. The existing trees will be retained as far as possible. A Tree Survey Report including tree preservation and

4. Technical Considerations/ Constraints	Current Proposal	Remarks
		compensatory planting proposals will be prepared for approval by HD's Tree Preservation Committee.
4.4 Geotechnical	The site falls within MTRCL's Schedule Area No.3 and No.5 - the Railway Protection Area. The design and construction works will comply with PNAP APP-24 and APP-62 requirements.	No insurmountable problem is envisaged.
4.5 Greening		
4.5.1 Green coverage (% of Gross Site Area)	Green coverage of minimum 20% will be adopted, in which half of the green coverage will be provided at grade or on levels easily accessible to pedestrians.	To be addressed at design stage. HD would try to increase the green coverage with an overall target of 30% as far as practicable. Subject to detailed design, a minimum of 3 trees per 100 m ² of the total green coverage would be provided.
5. Tentative Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2019/20	
5.2 Building Completion Date	2023/24	
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

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 adjustment 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 District Planning Officer will check compliance with the HKPSG 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 should be excluded from site area and 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 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.

Prepared by Planning Section, Housing Department



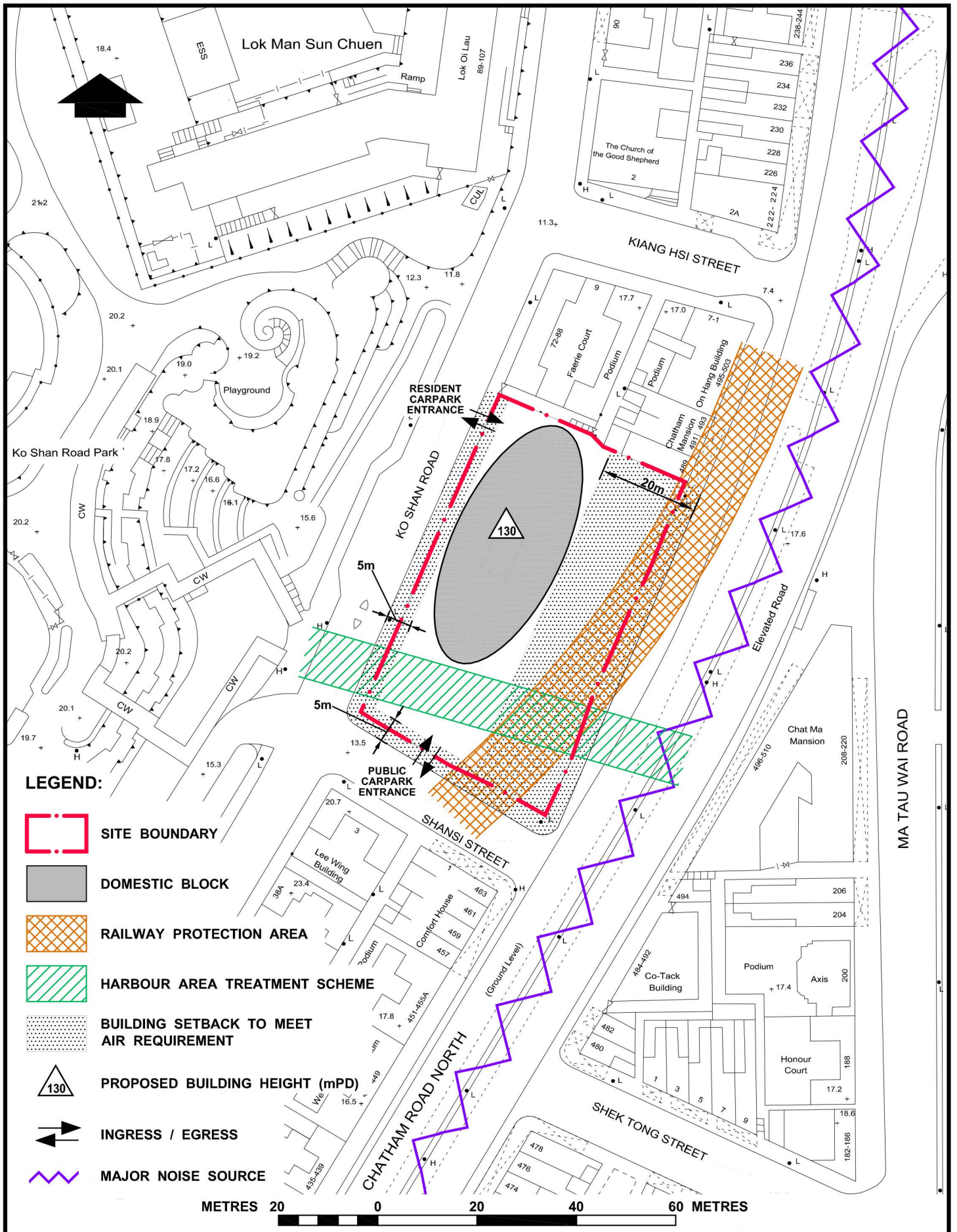
**PUBLIC HOUSING DEVELOPMENT
AT KO SHAN ROAD
LOCATION PLAN**











**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 1

**DATE :
31. 5. 2018**



LEGEND:

-  SITE BOUNDARY
-  DOMESTIC BLOCK
-  RAILWAY PROTECTION AREA
-  HARBOUR AREA TREATMENT SCHEME
-  BUILDING SETBACK TO MEET AIR REQUIREMENT
-  PROPOSED BUILDING HEIGHT (mPD)
-  INGRESS / EGRESS
-  MAJOR NOISE SOURCE

METRES 20 0 20 40 60 METRES

**PUBLIC HOUSING DEVELOPMENT
AT KO SHAN ROAD
DEVELOPMENT CONCEPT PLAN
(subject to design change)**

 HOUSING DEPARTMENT
PLANNING SECTION

PLAN 2	DATE : 31. 5. 2018
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