

Revised Planning Brief

PROJECT NAME:		Kwai On Factory Estate	
Date of Preparation:		14 May 2024	
1. Site Particulars	Approved Planning Brief (23.8.2023)	Current Proposal	Remarks
1.1 District Location	Kwai Tsing		
1.2 Site Location	The junction of Tai Lin Pai Road and Kwai On Road		
1.3 Site Area	-		
1.3.1 Gross Site Area (approx.) (ha)	0.68		Subject to detailed site survey and design.
1.3.2 Net Site Area (approx.) (ha)	0.68		Subject to detailed site survey and design
1.4 Existing Land Use	HA's Factory Estate premises under demolition		
1.5 Existing Zoning	"Residential (Group A)4"		According to the approved Kwai Chung OZP No. S/KC/32 (OZP). See Plan 1.
1.6 Existing Land Status	Vesting Order No. 110		
2 Development Parameters	Approved Planning Brief (23.8.2023)	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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with relevant Bureaux/ Departments (B/Ds).
2.2 Proposed No. of Flats (approx.)	773	773	±10% variation is allowed for flexibility, subject to review in detailed design.
2.3 Design Population (approx.)	1,774	1,774	Based on individual household size of the proposed flat mix. ±10% variation is allowed for design flexibility, subject to review in detailed design.

2 Development Parameters	Approved Planning Brief (23.8.2023)	Current Proposal	Remarks	
2.4 Maximum Plot Ratio	6.5			
2.4.1 Total Plot Ratio 2.4.2 Domestic Plot Ratio 2.4.3 Non-domestic Plot Ratio	6.5 6.5 -	6.5 Approx. 6.43 Approx. 0.07	Maximum Plot Ratio of 6.5 as stipulated in the OZP. The actual GFA for domestic and non-domestic uses for the development is subject to detailed design.	
2.5 Maximum Building Height in mPD	+125mPD	+125mPD	As stipulated in the OZP.	
3. Planning Requirements	HKPSG Standards	Approved Planning Brief (23.8.2023) [Provision in accordance with HKPSG]	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 Nursery Class & 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 are required for every 1,000 children aged 3 to 6)	- [1.3]	-	Demand to be met by provision in vicinity.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	- [3.2]	-	To be provided on district basis.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	- [2.4]	-	Ditto.
3.2 Local Open Space [sq.m.]	1 sq.m. per person	1,774 [1,774]	1,774	Not less than 1,774 sq.m. Subject to design population at detailed design stage.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	- [0.2]	-	Demand to be met by provision in vicinity.
3.3.2 Basketball Court	1 per 10,000 persons	- [0.2]	-	Ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	- [0.2]	-	Ditto.

3. Planning Requirements	HKPSG Standards	Approved Planning Brief (23.8.2023) [Provision in accordance with HKPSG]	Current Proposal	Remarks
3.3.4 Communal Play Area (approx.) (sq.m.)	400 sq.m. per 5,000 persons	Not less than 142 sq.m. [142]	Not less than 142 sq.m.	Subject to design population at detailed design stage. 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 development.
3.4 Social Welfare / Community / Government Facilities (no.)				As requested by the Social Welfare Department (SWD) and subject to the confirmation on the availability of government funding. The use of premises is subject to change to cope with the prevailing demand as stipulated by the B/Ds concerned.
3.4.1 Neighbourhood Elderly Centre (NEC) sub-base	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing.	1 (87 sq.m. NOFA)	1 (87 sq.m. NOFA)	Ditto.
3.4.2 Centre of Home Care Services (HCS) for Frail Elderly Persons	-	1 (157 sq.m. NOFA)	1 (157 sq.m. NOFA)	Ditto.
3.4.3 Sub-base of Short-term Food Assistance Service Team (STFAST)	-	1 (67 sq.m. NOFA)	1 (67 sq.m. NOFA)	Ditto.
3.4.4 Community Rehabilitation Day Centre (CRDC)	1 per 420,000 persons.	1 (306 sq.m. NOFA)	1 (306 sq.m. NOFA)	Ditto.
3.4.5 80-p Day Care Centre for the Elderly (DE)	17.2 subsidised places per 1,000 elderly persons aged 65 or above.	1 (506 sq.m. NOFA)	1 (506 sq.m. NOFA)	Ditto.
3.4.6 Integrated Community Centre for Mental Wellness (ICCMW)	One standard scale centre per 310,000 persons	1 (304 sq.m. NOFA)	1 (304 sq.m. NOFA)	Ditto.
3.5 Medical Facilities				

3. Planning Requirements	HKPSG Standards	Approved Planning Brief (23.8.2023) [Provision in accordance with HKPSG]	Current Proposal	Remarks
3.5.1 District Health Centre (DHC)	-	1 (About 1,583 sq.m. NOFA)	-	The Health Bureau (HHB) will make alternative arrangement for DHC to serve the district.
3.6 Retail & Commercial (R&C) Facilities				
3.6.1 Retail Internal Floor Area (sq.m)	- To be determined by HD.	-	About 200 sq.m. IFA	Equivalent to about 350 sq.m. GFA. Retail provision subject to detailed design.
3.7 Other Facilities				
3.7.1 HA's office	- To be determined by HD.	-	About 480 sq.m. IFA	Subject to detailed design.
3.8 Parking Requirements [no.]				Provision subject to detailed design.
3.8.1 Car Parking (Domestic)	With 500m radius of rail station: 1 per 9-16 flats	70 [39-70]	70	Based on 1 per 9 flats excluding 1P/2P flats. Including 2 accessible parking spaces as advised by the Transport Department (TD). Shared-used by van-type Light Goods Vehicles (LGV) or Taxis is allowed.
3.8.2 Car Parking (Visitor)	5 per residential block	10 [10]	10	Shared-used by van-type Light Goods Vehicles or Taxis is allowed.
3.8.3 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats	3 [3]	3	Based on 1 per 260 flats excluding 1P/2P flats. Shared-use by light buses is allowed.
3.8.4 Motorcycle Parking (Domestic)	1 per 110-250 flats	6 [3-6]	6	Based on 1 per 110 flats excluding 1P/2P flats.
3.8.5 Car Parking (DHC)	-	3 (2 for private car and 1 for light bus for exclusive use of DHC)	-	Due to withdrawal of DHC.
3.8.6 Car Parking (Retail)	1 per 150-300 sq.m GFA	- [2]	2	Based on 1 per 300 sq.m. retail GFA. Including 1 accessible parking space. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.

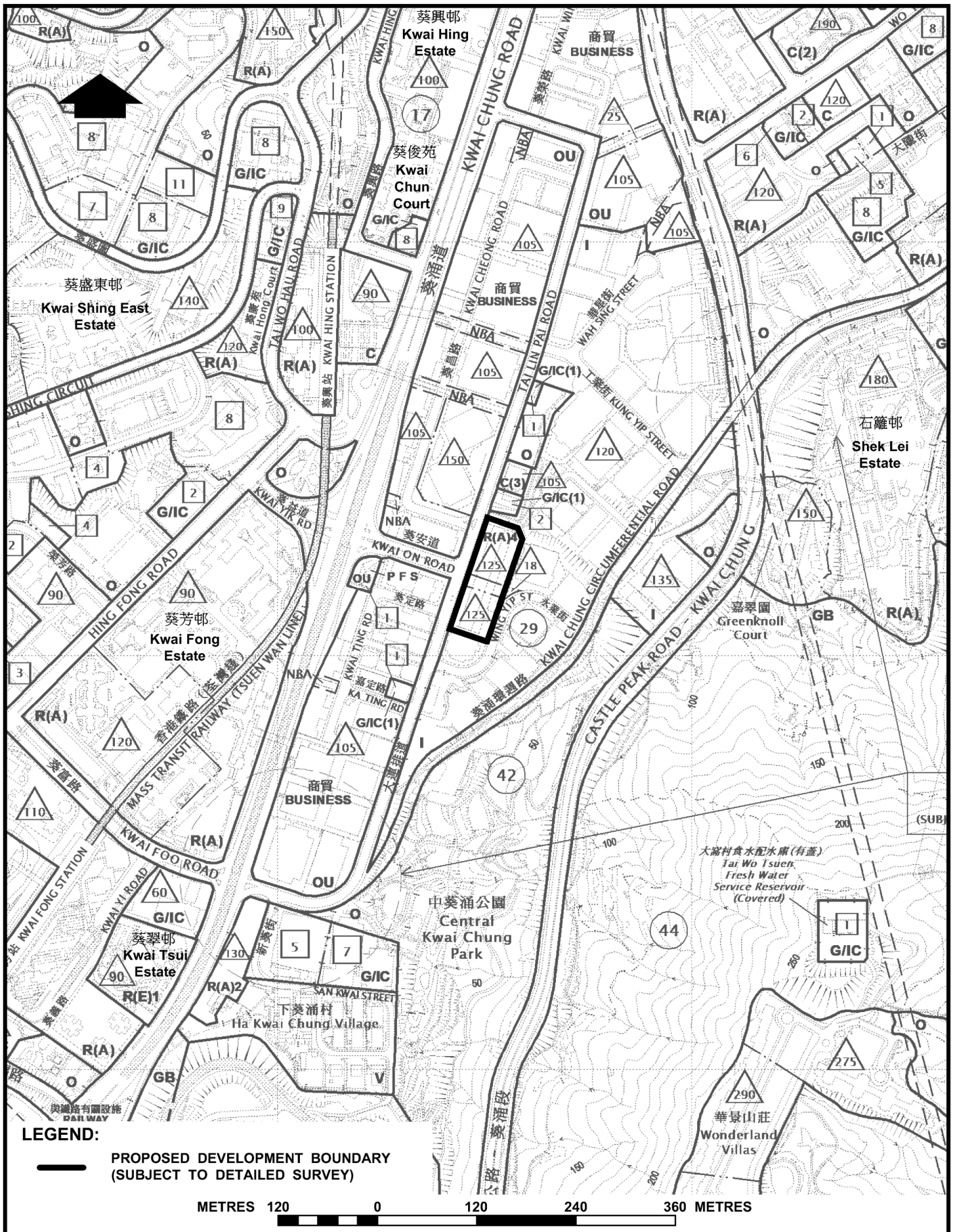
3. Planning Requirements	HKPSG Standards	Approved Planning Brief (23.8.2023) [Provision in accordance with HKPSG]	Current Proposal	Remarks
3.8.7 Car Parking (HA's Office)	To be determined by HD	-	1	Including 1 for accessible parking space. Subject to detailed design.
3.8.8 Car Parking (Welfare Facilities)	-	7 (Designated parking spaces for private light buses with tail-lift measuring 8m x 3m with minimum headroom of 3.3m)	7 (Designated parking spaces for private light buses with tail-lift measuring 8m x 3m with minimum headroom of 3.3m)	Provision as required by SWD. Two designated parking spaces for CRDC. One designated parking space for HCS for Frail Elderly Persons. Four designated parking spaces for 80-p DE.
3.8.9 Loading/Unloading (L/UL) (Domestic)	2 per residential block	4 [4]	4	To utilise L/UL bays around residential blocks for overnight parking in estates. The L/UL standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation. Subject to detailed design.
3.8.10 Loading/Unloading (L/UL) (Welfare Facilities)	-	1	1	Provision as required by SWD. Shared use L/UL bay for the private light bus of the CRDC, HCS for Frail Elderly Persons, STFAST and 80-p DE, subject to due consideration of the site constraint and local situation. Subject to detailed design.
4 Technical Considerations / Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	A revised Environmental Assessment Study (EAS) will be conducted.			No insurmountable problem is envisaged.
4.1.2 Air	ditto			No insurmountable problem is envisaged.
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	A revised Sewerage Impact Assessment (SIA) will be conducted.			No insurmountable problem is envisaged.
4.2.2 Water Supply	No insurmountable problem is envisaged.			To liaise with WSD as and when necessary.

4 Technical Considerations / Constraints	Current Proposal	Remarks
4.2.3 Electricity, Telephone and Gas	No insurmountable problem is envisaged.	To liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	A revised Traffic and Transportation Impact Assessment (TIA) has been conducted and is under review by TD.	No insurmountable problem is envisaged.
4.2.5 Geotechnical Requirement	A Geotechnical Planning Review has been conducted.	No insurmountable problem is envisaged.
4.2.6 Risk Level Requirement	A Quantitative Risk Assessment (QRA) has been conducted.	No insurmountable problem is envisaged.
4.3 Urban Design, Visual and Landscape	A Visual Appraisal has been conducted. Building design to be compatible with the surrounding developments as far as practicable.	The Sustainable Building Design Guideline would be taken into consideration as far as practicable.
4.4 Pedestrian Wind Environment	A 15-m wide building gap above 18mPD passing through the Site to create an east-west air path extending the Wing Yip Street air path onto Kwai On Road.	According to the OZP.
4.5 Greening Coverage	Green coverage of minimum 20% will be adopted.	
5 Development Programme	Current Proposal	Remarks
5.1 Foundation (commencement) date	2024/25	Subject to review.
5.2 Building (completion) date	2029/30	Subject to review.
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 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 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 floorspace 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 bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.

*** End of Report ***



LEGEND:
 — PROPOSED DEVELOPMENT BOUNDARY (SUBJECT TO DETAILED SURVEY)

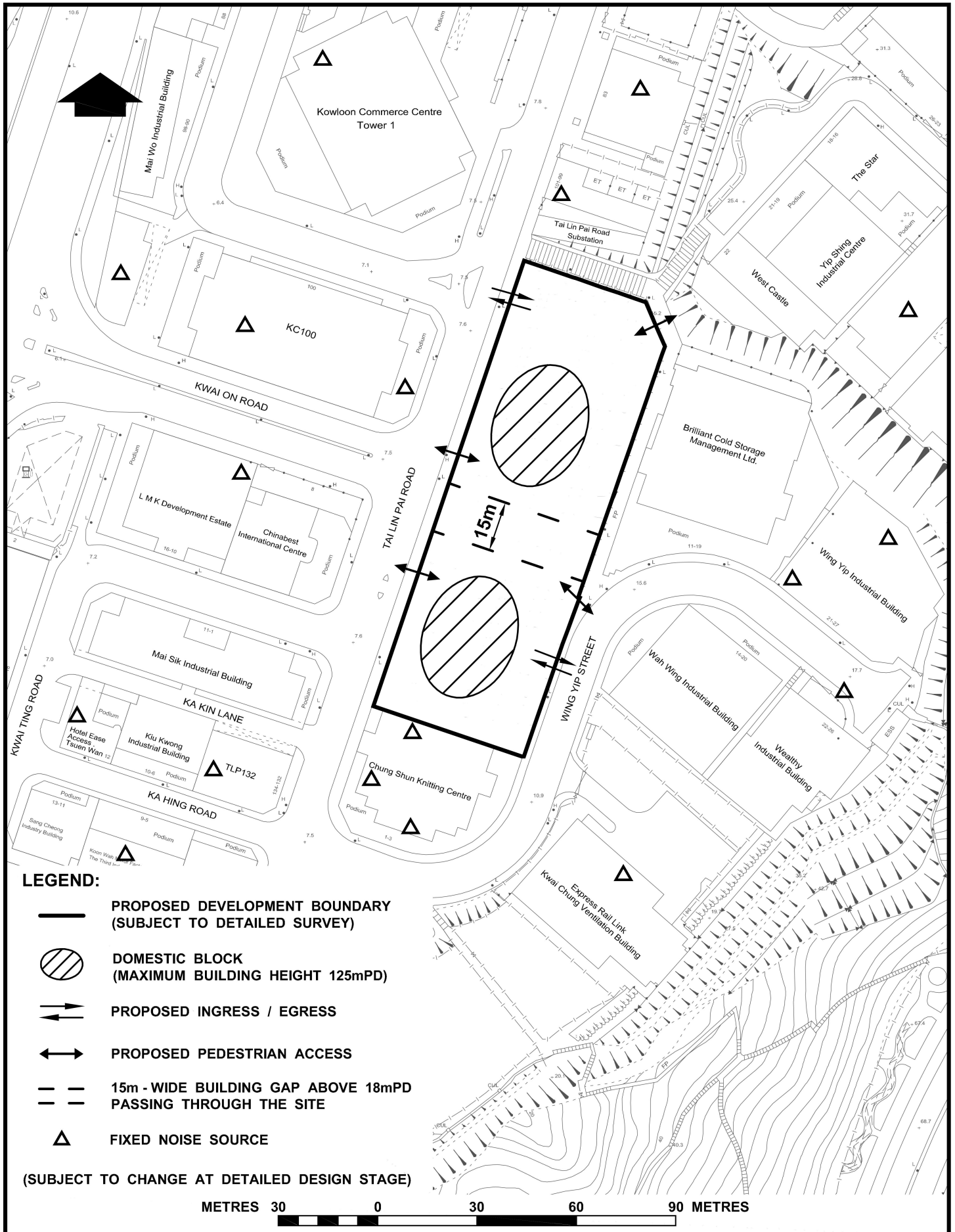
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LOCATION PLAN - KWAI ON FACTORY ESTATE, KWAI CHUNG

 HOUSING DEPARTMENT
 PLANNING SECTIONS

PLAN 1

DATE:
 14. 5. 2024



DEVELOPMENT CONCEPT PLAN - PUBLIC HOUSING DEVELOPMENT AT KWAI ON FACTORY ESTATE



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
14. 5. 2024**