

## PLANNING BRIEF

<b>PROJECT NAME:</b> Lai Cho Road (LCR)				
<b>Date of Preparation:</b> Oct 12, 2016				
1. Site Particulars	Current Proposal			Remarks
1.1 District Location	Kwai Tsing			
1.2 Site Location	Lai Cho Road			
1.3 Site Area	-			
1.3.1 Gross Site Area (approx) (ha)	0.6			Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	0.6			Subject to detailed survey.
1.4 Existing Land Use	Vacant Land			
1.5 Existing Zoning	"Residential (Group A)"			According to the Draft Kwai Chung OZP No. S/KC/28.
1.6 Existing Land Status	Vacant Government Land			Unleased government land
2. Development Parameters	Current Proposal			Remarks
2.1 Proposed Housing Type	Public Housing			
2.2 No. of Flats Proposed (about)	820			Subject to review. A $\pm 10\%$ variation is allowed for flexibility in detailed design subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population (about)	2,020			Subject to detailed design. A $\pm 10\%$ variation is allowed for flexibility in detailed design subject to pro-rata adjustment of ancillary facilities.
2.4 Proposed Maximum Plot Ratio	Domestic: 6.0/ Non-domestic: 9.5 (composite formula)			Subject to TPB's approval. On the OZP, the site is subject to a maximum domestic PR of 5.0 or a maximum non domestic PR of 9.5.
2.5 Proposed Building Height Restriction	Max. 165mPD			Subject to TPB's approval. On the OZP, the site is subject to a BHR of 160mPD.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)			-	

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.1.1 Kindergarten	730 half-day places and 250 full-day places every 1,000 persons aged 3 to under 6 (assume 26 classrooms are required for every 1,000 children aged 3 to under 6)	1.29	-	Catered by adjacent provision.
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	4.35	-	Catered by adjacent provision.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	2.52	-	Catered by adjacent provision.
3.2 Local Open Space (sqm)	1 sqm per person	2,020	2,020 sqm	Subject to design population.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.25	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.20	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.27	-	
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	162	162 sqm	Subject to design population.
3.4 Parking Facilities (no.)			-	
3.4.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 31-46 flats excl. 1/2p flats	14-21	21	Subject to flat mix design. Assume 23.8% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.
3.4.2 Motor-cycle Parking	1 per 110 to 250 flats excl. 1/2p flats	3-6	6	Subject to flat mix design. Assume 23.8% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.
3.4.3 Light Goods Vehicle Parking	1 per 200 to 600 flats excl. 1/2p flats	1-4	4	Subject to flat mix design. Assume 23.8% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.
3.4.4 Loading/ Unloading	1 per residential block	1	1	Subject to detailed design.

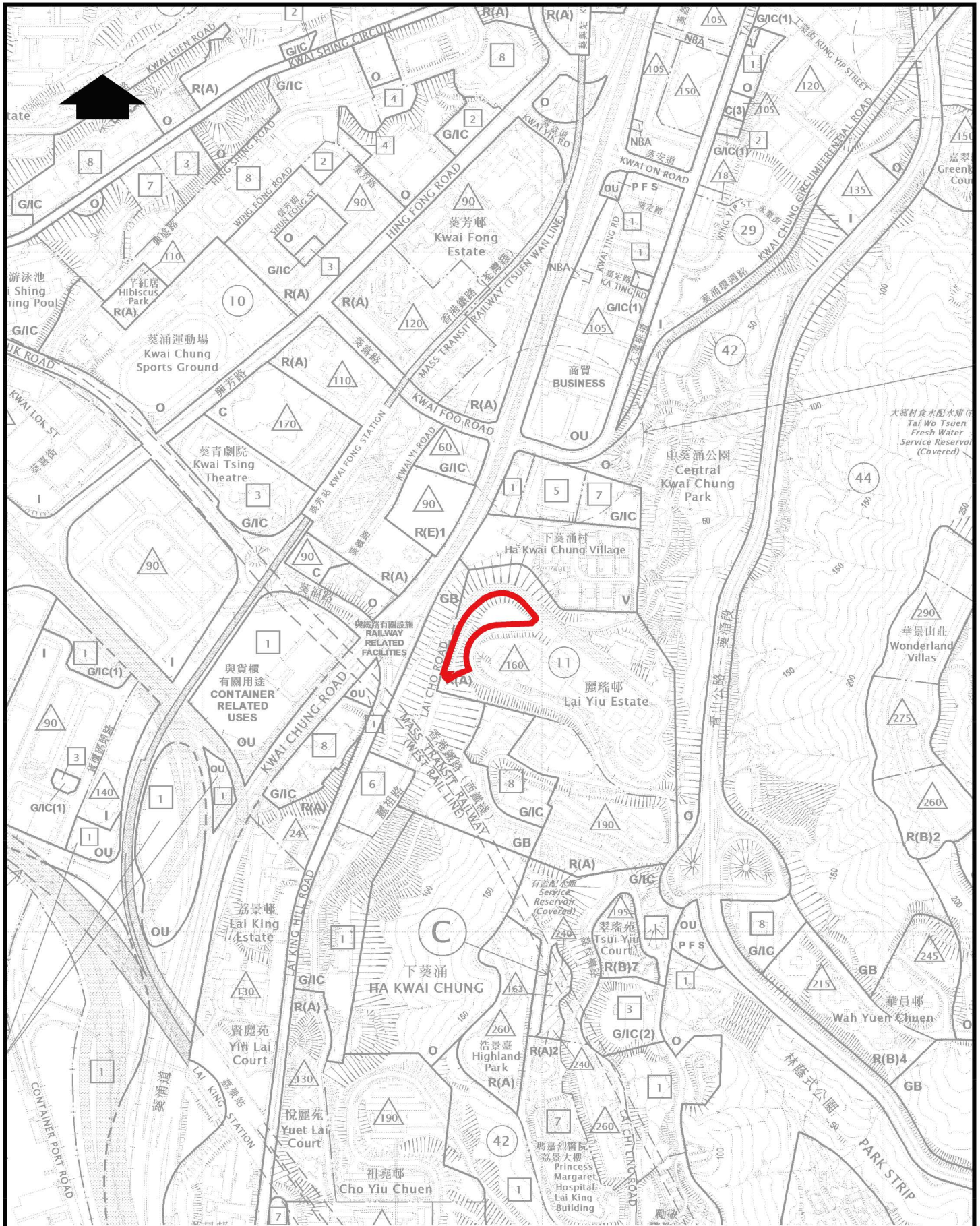
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
(Domestic)				
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	-			No insurmountable problem is envisaged. HD would submit the EAS report to EPD for agreement.
4.1.2 Air	-			Ditto
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	-			DIA is not required. HD would submit SIA to EPD and DSD for agreement. No insurmountable problem is envisaged.
4.2.2 Water Supply	-			No insurmountable problem is envisaged.
4.2.3 Electricity, Telephone, Gas	-			No insurmountable problem is envisaged. HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	-			<p>No insurmountable problem is envisaged. HD would submit the TIA report to TD for agreement.</p> <p>The development will allow provision for pedestrian linkage connecting the development and the under planning public housing development at San Kwai Street (subject to approval of both San Kwai Street public housing development and the pedestrian linkage) which will serve the population of Lai Yiu Estate and the design population of LCR.</p>
4.2.5 Geotechnical Consideration	Carry out geotechnical works for man-made slopes and retaining walls, if required.			No insurmountable problem is envisaged. HD

4. Technical Considerations/Constraints	Current Proposal	Remarks
		will submit relevant geotechnical submissions to GEO for agreement.
4.3 Urban Design, Visual and Landscape	Building design to be compatible with the surrounding developments as far as practicable.	To be addressed in detailed design stage. Visual Impact Assessment (VIA) and Air Ventilation Assessment - Initial Study (AVA-IS) will be provided in the s.16 application. HD will submit the VIA and AVA-IS to PlanD for agreement.
4.4 Green Coverage (% of Gross Site Area)	At least 20% green coverage by which a minimum of 10% will be at grade or on levels easily accessible to pedestrians. A minimum of 3 trees per 100 sqm of the total green coverage will be provided.	To be addressed in detailed design stage. HD will try to increase green coverage as far as practicable. A tree survey will be carried out in accordance with DEVB TC (W) No. 7/2015 and existing trees will be retained where practicable.
5. Development Programme	Current Proposal	Remarks
5.1 Site Formation Commencement Date	2017/18	Subject to review.
5.2 Building Completion Date	2022/23	Subject to review.
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Conceptual Plan (Plan 2)		

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 proposed 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



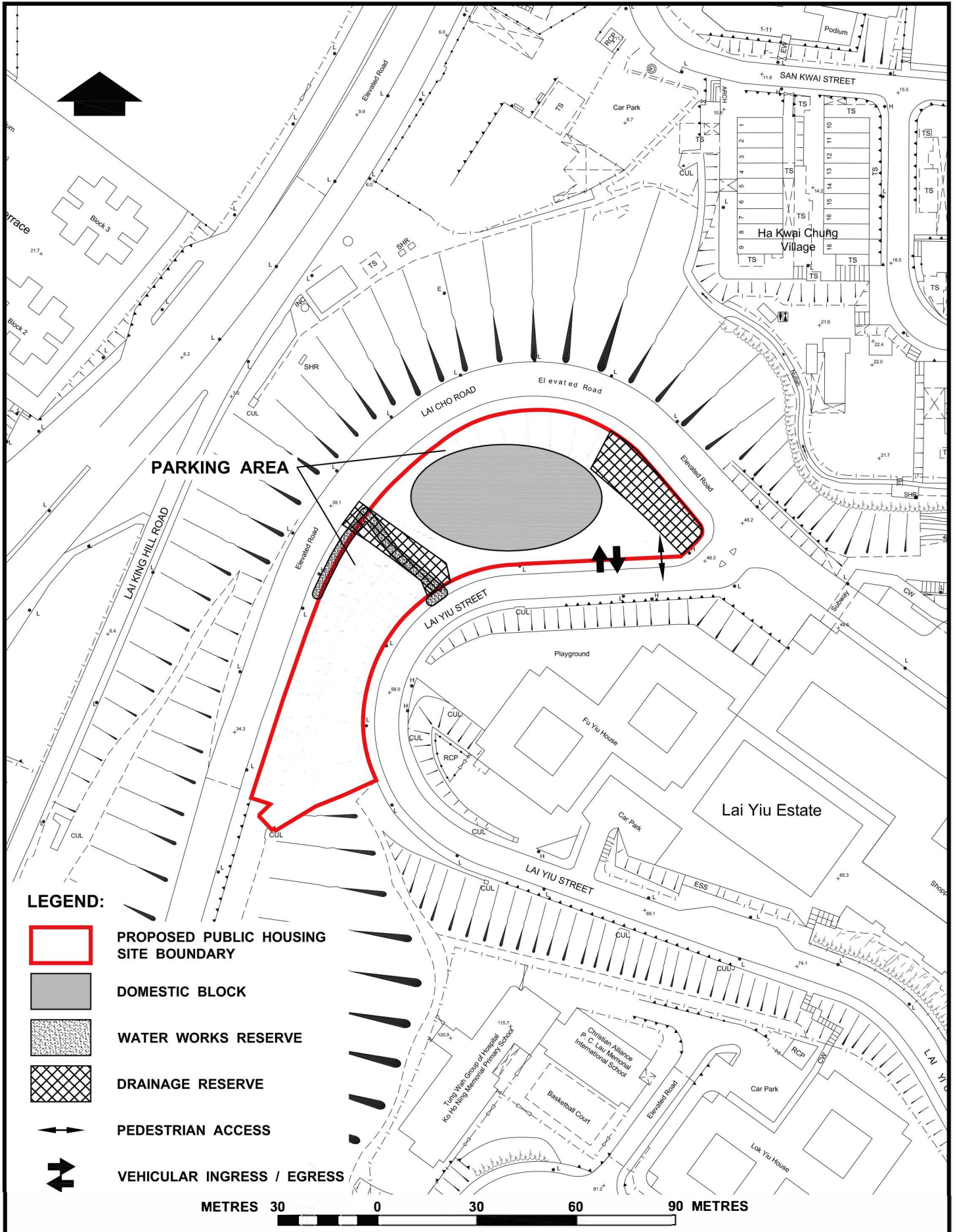
**LOCATION PLAN  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
AT LAI CHO ROAD**









**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 1**

**DATE :  
4. 8. 2016**



**LEGEND:**

-  PROPOSED PUBLIC HOUSING SITE BOUNDARY
-  DOMESTIC BLOCK
-  WATER WORKS RESERVE
-  DRAINAGE RESERVE
-  PEDESTRIAN ACCESS
-  VEHICULAR INGRESS / EGRESS

METRES 30 0 30 60 90 METRES

**CONCEPTUAL PLAN  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
AT LAI CHO ROAD**

 HOUSING DEPARTMENT  
PLANNING SECTION

<b>PLAN 2</b>	<b>DATE : 11. 8. 2016</b>
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