

**PLANNING BRIEF**

<b>Project Name : Lei Yue Mun (LYM) Phases 1 to 3 and 4</b>				
	<b>Approved Scheme for LYM Phases 1- 3*</b>	<b>Current Proposal for LYM Phase 4</b>	<b>Total</b>	<b>Remarks</b>
<b>1. Site Particulars</b>				
1.1 District Location	Kwun Tong	Kwun Tong		
1.2 Site Location	Ko Chiu Road / Yan Wing Street, Lei Yue Mun	Yan Wing Street, Lei Yue Mun		
1.3 Site Area (ha)				
Gross Site Area (GSA) (about)	5.37	1.14	6.33	Subject to detailed site survey. Around 0.18ha from the approved scheme for LYM Phases 1-3 is proposed to be included into LYM Phase 4.
Net Site Area (NSA) (about)	2.90	1.06	3.96	Subject to detailed site survey.
1.4 Existing Land Use	Public Housing Estate and Temporary Bus Terminus	Mainly Vacant	-	The then temporary bus terminus has been developed into LYM Phase 3.
1.5 Existing Zoning	“Residential (Group A)” (“R(A)”) & “Green Belt” (“GB”)	“R(A)”	-	As stipulated in the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25, the site for LYM Phases 4 is zoned as “R(A)”.
1.6 Existing Land Status	Government Land	Government Land and Portion of VO206		

\*Metro District Planning Conference on 14 May 2009

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<b>2 Development Parameters</b>				
2.1 Proposed Housing Type	Public Rental Housing (PRH)	PRH		Flexibility in housing type should be allowed to cater for the demand change between PRH and subsidised sale flats where provision of ancillary facilities will be adjusted in accordance with the HKPSG as appropriate.
2.2 Proposed No. of Flats	3,618	2,000	5,618	A ±10% deviation is allowed subject to detailed design.
2.3 Design Population (approx.)	10,634	5,600	16,234	A ±10% deviation is allowed subject to detailed design.
2.4 Maximum Gross Floor Area (GFA)	261,270m <sup>2</sup>	95,400m <sup>2</sup>	356,670m <sup>2</sup>	
2.4.1 Domestic GFA	217,725m <sup>2</sup>	79,500m <sup>2</sup>	297,225m <sup>2</sup>	
2.4.2 Non-Domestic GFA	43,545m <sup>2</sup>	15,900m <sup>2</sup>	59,745m <sup>2</sup>	
2.5 Maximum Plot Ratio	up to 9	9	As indicated on the left	- Maximum domestic PR 7.5 and total PR 9 are stipulated in the approved Cha Kwo Ling, Yau Tong, and Lei Yue Mun OZP No. S/K15/25.
2.5.1 Domestic	up to 7.5	7.5		
2.5.2 Non-Domestic	up to 1.5	1.5		
2.6 Maximum No. of Storey or Building Height in mPD	150.8mPD	150mPD (main roof level)	As indicated on the left	Maximum building height of 150mPD for LYM Phase 4 is stipulated in the approved Cha Kwo Ling, Yau Tong, and Lei Yue Mun OZP No. S/K15/25.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4		
3.1 Educational Facilities 3.1.1 Kindergarten (no.)	8	730 half-day and 250 full-day places for every 1,000 children in the age group of 3 to under 6. (assume 26 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	4 (assume 2.46% of design population aged 3-5 according to the HKPSG)	6	14	Proposal for LYM Phase 4 is advised by Education Bureau.
3.2 Local Open Space (m <sup>2</sup> )	19,195	1m <sup>2</sup> per person	5,600	Not less than 5,600	Not less than 24,795	Subject to design population.
3.3 Recreation Facilities						
3.3.1 Badminton Court (no.)	1	1 per 8,000 persons	0.7	1	2	Subject to design population.
3.3.2 Basketball Court (no.)	1	1 per 10,000 persons	0.56	1	2	Subject to design population.
3.3.3 Table Tennis Table(no.)	2	1 per 7,500 persons	0.75	1	3	Subject to design population.
3.3.4 Children's Play Area (m <sup>2</sup> )	939	400m <sup>2</sup> per 5,000 persons	448	Not less than 448	Not less than 1,387	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 developments.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4		
3.4 Social Welfare/ Community Facilities 3.4.1 Day Nursery	460 m <sup>2</sup> IFA (100 places)	No set standard	-	0	1	Proposal for LYM Phases 1 – 3 is requested by SWD.
3.4.2 Integrated Rehabilitation Services Centre (IRSC)	1	No set standard	-	0	1	Proposal for LYM Phases 1 – 3 is requested by SWD.
3.4.3 Special Child Care Centre (SCCC) (60-places) cum Early Education and Training Centre (EETC) (60-places)	1	No set standard	-	0	1	Proposal for LYM Phases 1 – 3 is requested by SWD.
3.4.4 Neighbourhood Elderly Centre	0	To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service provision and service demand.	-	1 (with 303m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4		
3.4.5 Residential Care Home for the Elderly (250-places)	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 3,032 m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.6 Social and Recreational Centre for the Disabled	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 161 m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.7 Child Care Centre (100-places)	0	To be based on the estimated demand, socio-economic factors, district characteristics and the provision of other child care support services for the area.	-	1 (with 488m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.8 Support Centre for Persons with Autism	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 161 m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4		
3.4.9 Two Office bases for On-site Pre-school Rehabilitation Services	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 252 m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.10 Day Care Centre for the Elderly (60-places)	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 358 m <sup>2</sup> NOFA)	1	As requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.11 Aided Kindergarten-cum -CCC	0	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with 650 m <sup>2</sup> NOFA)	1	The re-provision of Tsung Tsin Mission of Hong Kong On Hong Nursery School as requested by SWD and subject to SWD's confirmation on fund availability, detailed design and consultation.
3.4.12 Study Room cum welfare uses	0	No set standard	-	1	1	Subject to detailed design.
3.4.13 Well Being Centre	0	No set standard	-	1	1	Subject to detailed design.
3.5 Retail and Commercial (R&C) Facilities	To be determined by HD	-	-	90m <sup>2</sup> IFA	90m <sup>2</sup> IFA	Subject to detailed design.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks	
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4			
3.6 Parking Requirements (No.)							
3.6.1 Car Parking (domestic)	182	Within 500m radius of rail station: 1 per 34 – 37 flats (excluding 1P/2P flats) based on District Based Parking Standards (DBPS)	38 - 41	68	250	For Phase 4, based on 1 per 34 flats excluding 1P/2P flats, 27 additional parking spaces are allowed in the current proposal in view of the concerns of Kwun Tong District Council.	
3.6.2 Car Parking (R&C)	0	1 per 200-300 m2 retail GFA	0.3 – 0.45	1	1		
3.6.3 Motor cycle Parking	74	1 space per 130 flats (excluding 1P/2P flats) based on DBPS	11	13	87		2 additional parking spaces are allowed as requested by TD.
3.6.4 Light Good Vehicle (LGV)	33	1 per every 200-400 flats (excluding 1P/2P flats) based on DBPS	4 - 7	7	40		Based on 1 per 200 flats excluding 1P/2P flats.

3. Planning Requirements	Approved Scheme for LYM Phases 1 - 3	Current Proposal for LYM Phase 4			Total	Remarks
		HKPSG Standards	Requirements based on HKPSG	Current Proposal for LYM Phase 4		
3.6.5 Welfare Parking	0	No set standard	-	5	5	One designated parking space for a 24-seater van with tail-lift, measuring 8m x 3m with minimum headroom of 3.3m is required, three parking spaces for private light buses and one parking space for 16-seater van with tail lift.
3.6.6 Loading/Unloading (Domestic)	5	1 per residential block	2	2	7	
3.6.7 Loading/ Unloading (R&C)	0	1 per 800m <sup>2</sup> to 1200m <sup>2</sup> or thereof, GFA	1	1	1	
3.6.8 Loading/ Unloading (Kindergarten)	0	No set standard	-	2	2	Two loading/ unloading bays for kindergarten as requested by EB.
3.6.9 Loading/ Unloading (Welfare)	0	No set standard	-	1	1	A shared loading/ unloading area for the RCHE van and ambulance in close proximity of the RCHE entrance is required.



4. Technical Considerations/Constraints	Current Proposal for LYM Phase 4	Remarks
<p>4.1 Environmental</p> <p>4.1.1 Noise</p> <p>4.1.2 Air</p> <p>4.1.3 Pedestrian Wind Environment</p>	<p>An Environmental Assessment Study (EAS) will be carried out to address the potential noise issues such as traffic noise from nearby roads and bus terminus and industrial noise from nearby industrial buildings (e.g. Yau Tong Industrial Building) associated with the proposed development and will be submitted to Environmental Protection Department (EPD) for agreement separately.</p> <p>An EAS will be carried out to address the potential air quality issues such as vehicular emissions from nearby roads and chimney emission from nearby industrial buildings (if any), and odour nuisance from the nearby typhoon shelter associated with the proposed development and will be submitted to EPD for agreement separately.</p> <p>Quantitative Air Ventilation Assessment (AVA) will be conducted in accordance with the Technical Circular No. 1/06 for assessing the effectiveness of the mitigation measures and for further scheme optimization. Design improvement and ventilation improvement measures will be implemented as identified in the AVA, where appropriate.</p>	<p>No insurmountable problem is anticipated.</p> <p>No insurmountable problem is anticipated.</p> <p>To ensure satisfactory pedestrian wind environment throughout the year at this development and its surrounding areas, micro-climate study will be carried out at detailed design stage and proper mitigation measures would be incorporated, if required.</p>
<p>4.2 Infrastructure</p> <p>4.2.1 Drainage and Sewerage</p>	<p>Drainage Impact Assessment will be carried out in accordance with ETWB TC(W) No. 2/2006. Sewerage Impact Assessment will be carried out to assess any potential impacts on the local/nearby sewerage system and recommend appropriate mitigation measures for implementation and submitted to EPD for agreement.</p>	<p>No insurmountable problem is anticipated.</p>

4. Technical Considerations/Constraints	Current Proposal for LYM Phase 4	Remarks
4.2.2 Water Supply  4.2.3 Electricity, Telephone, Gas	Calculation for the consumption of potable water and flush water at the development will be submitted to Water Supplies Department for agreement separately.  HD will liaise with utilities supplier as and when necessary.	No insurmountable problem is anticipated. HD will liaise with WSD's Kowloon Regional Office for the water connection points.  No insurmountable problem is anticipated.
4.2.4 Roads/Traffic Improvement  4.2.5 Geotechnical Requirements	Traffic Impact Assessment (TIA) Report was submitted to Transport Department (TD) and there was no adverse comment from TD. Subject to any further change in parameters, TIA will be updated and resubmitted to TD for agreement.  Geotechnical design/ works to be agreed with the relevant department(s) as and when necessary.	No adverse impact is anticipated.  No adverse impact is anticipated.
4.3 Urban Design, Visual and Landscape	Building design would be compatible with the surrounding development as far as practicable.	Mitigation measures to minimise the visual impact of the proposed development as reflected in the relevant Visual Appraisal will be explored at the detailed design stage.

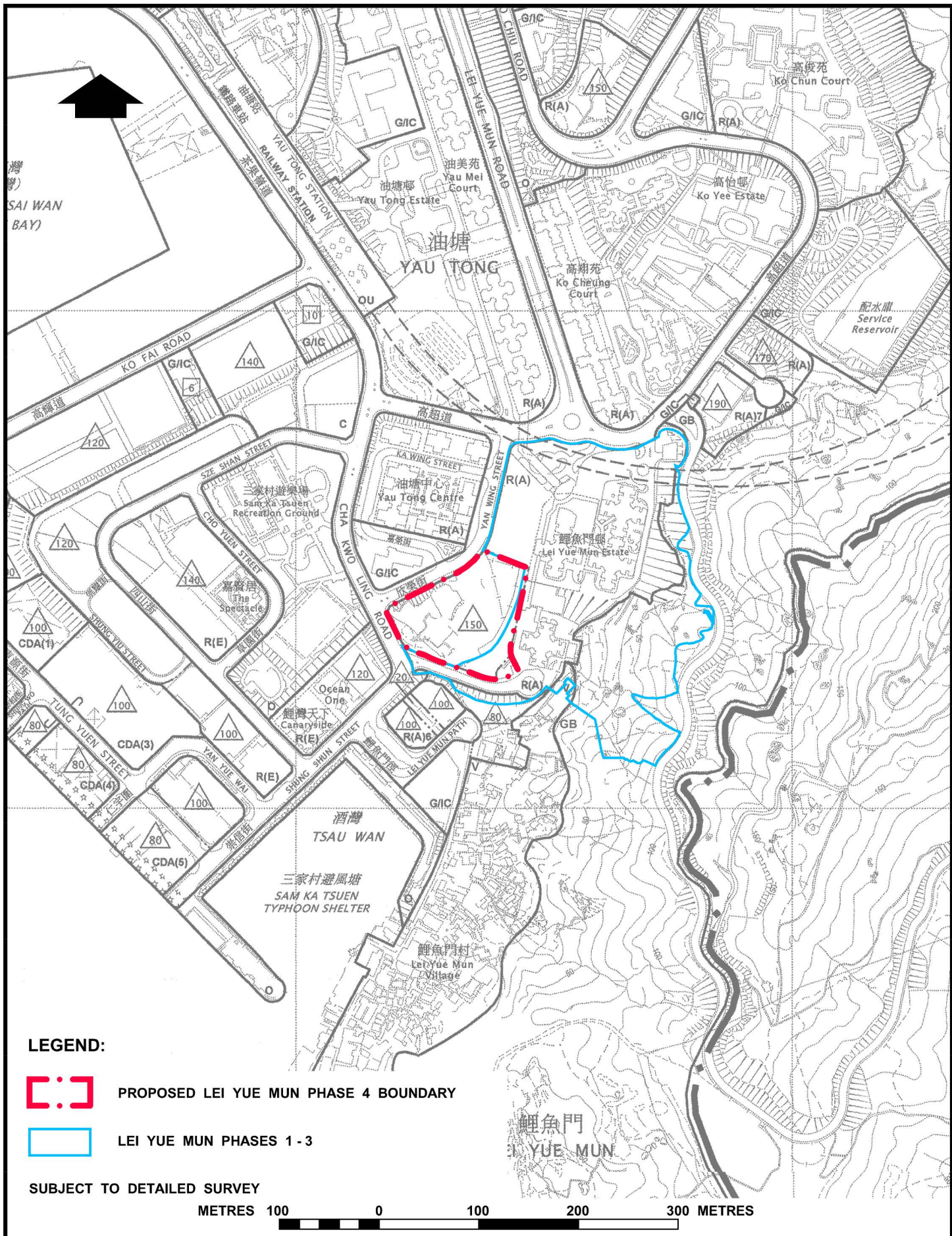
<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal for LYM Phase 4</b>	<b>Remarks</b>
4.4 Green Coverage	A minimum of 20% green coverage to be provided. A target of at least 50% of the overall green coverage being at-grade will be provided as far as feasible.	PlanD & HD - Guiding Principle on Green Coverage for Public Housing Developments” will be followed including a minimum of 3 trees per 100m <sup>2</sup> of the total green coverage, and para.10a of the Guiding Principles which states that “Achieve an overall target of 30% green coverage. Subject to individual site characteristics and constraints, a lower percentage of green coverage could be considered on a case by case basis. Green coverage of at least 20% should be considered as a minimum unless constrained by special circumstances as mentioned in paragraph 11”.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement	2020/21	Tentative date.
5.2 Building Completion	2025/26	Tentative date.

## 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 Planning Brief 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): If covered public transport terminal/interchange be provided, it should be accountable for GFA calculation. Underground portion of sewage pumping station to be discounted from GFA.
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 in free standing facilities should be excluded from site area for PR calculation.
9. RETAIL AND COMMERCIAL FACILITIES: HD will determine the amount of retail floor space required in the development.
10. PEDESTRIAN WIND ENVIRONMENT: HPLB/ETWB Joint Technical Circular No. 1/06 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**

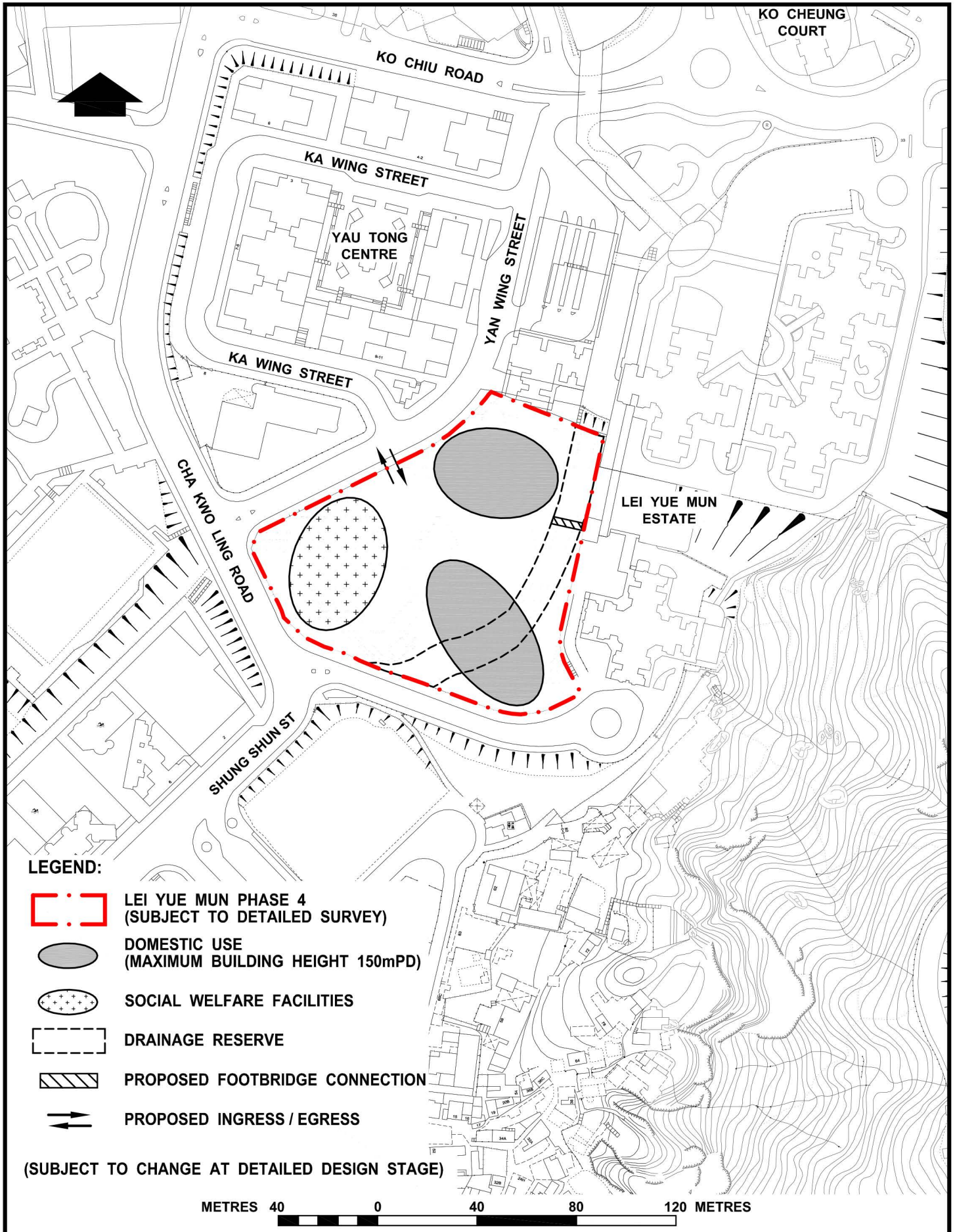
**March 2018**






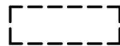


**SITE LOCATION PLAN  
PUBLIC RENTAL HOUSING DEVELOPMENT  
AT YAN WING STREET (LEI YUE MUN  
PHASE 4), YAU TONG**

**HOUSING DEPARTMENT  
PLANNING SECTION**

<b>PLAN 1</b>	<b>DATE: 28.07.2017</b>
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**LEGEND:**

-  LEI YUE MUN PHASE 4  
(SUBJECT TO DETAILED SURVEY)
-  DOMESTIC USE  
(MAXIMUM BUILDING HEIGHT 150mPD)
-  SOCIAL WELFARE FACILITIES
-  DRAINAGE RESERVE
-  PROPOSED FOOTBRIDGE CONNECTION
-  PROPOSED INGRESS / EGRESS

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)

METRES 40 0 40 80 120 METRES

**DEVELOPMENT CONCEPT PLAN  
PUBLIC RENTAL HOUSING DEVELOPMENT  
AT YAN WING STREET (LEI YUE MUN  
PHASE 4), YAU TONG**



**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 2**

**DATE :  
1. 11. 2017**