

PLANNING BRIEF

PROJECT NAME: Near Lai King Hill Road, Kwai Chung (previously named Ex-China Holiness College or Lai King Extension)				
Date of Preparation: Nov 23, 2016				
1. Site Particulars	Current Proposal			Remarks
1.1 District Location	Kwai Tsing			
1.2 Site Location	Southern end of Lai King Estate			
1.3 Site Area	-			
1.3.1 Gross Site Area (approx) (ha)	0.41			Subject to detailed survey and detailed road design (if required)
1.3.2 Net Site Area (approx) (ha)	0.41			Subject to detailed survey and detailed road design (if required)
1.4 Existing Land Use	Vacant School, Basketball Court, Slopes			
1.5 Existing Zoning	"Residential (Group A)" and "Green Belt"			According to the Draft Kwai Chung OZP No. S/KC/28 (the OZP).
1.6 Existing Land Status	Lai King Estate VO 79 and Slopes on Government Land			
2. Development Parameters	Current Proposal			Remarks
2.1 Proposed Housing Type	Public Housing			
2.2 No. of Flats Proposed	520			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 (approx)	1,450			Subject to detailed design. A $\pm 10\%$ variation is allowed for flexibility in detailed design subject to pro-rata adjustment of ancillary facilities. Based on actual flat mix.
2.4 Proposed Maximum Plot Ratio	Domestic: 6.0/ Non-domestic: 9.5 (composite formula)			Subject to TPB's approval.
2.5 Building Height Restriction	140mPD			Subject to TPB's approval.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)			-	
3.1.1 Kindergarten	730 half-day places and 250 full-day places every 1,000 persons	0.9	-	Catered by adjacent provision.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	aged 3 to under 6 (assume 26 classrooms are required for every 1,000 children aged 3 to under 6)			
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	3.1	-	Catered by adjacent provision.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	1.8	-	Catered by adjacent provision.
3.2 Local Open Space (sqm)	1 sqm per person	1,450	1,450 sqm	Subject to design population. The Local Open Space would be provided at-grade or on podium.
3.3 Recreation Facilities (no.)			-	
3.3.1 Children's Play Area (sqm)	400 sqm per 5,000 persons	116	116 sqm	Subject to design population.
3.3.2 Badminton Court	1 per 8,000 persons	0.2	-	
3.3.3 Basketball Court	1 per 10,000 persons	0.1	-	A basketball court will be re-provided.
3.3.4 Table Tennis Table	1 per 7,500 persons	0.2	-	
3.4 Social Welfare Facilities (no.)			-	
3.4.1 Neighbourhood Elderly Centre	N.A.	N.A.	1 (with NOFA of about 303 sqm)	Agreed by SWD. Provision subject to SWD's confirmation of funding.
3.5 Retail & Commercial (R&C) Facilities	To be determined by HD	N.A.	-	
3.6 Parking Facilities (no.)			-	
3.6.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 31 to 46 flats excl. 1/2p flats	10-14	14	Subject to flat mix design. Assume 14% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.
3.6.2 Motor-cycle Parking	1 per 110 to 250 flats excl. 1/2p flats	2-4	4	Subject to flat mix design. Assume 14% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7 Light Goods Vehicle Parking	Within 500m radius of rail station: 1 per 200 to 600 flats excl. 1/2p flats	1-2	2	Subject to flat mix design. Assume 14% of the total no. of flats provided are 1/2p flats. Upper bound HKPSG parking standard has been adopted.
3.8 Loading/ Unloading (Domestic)	1 per residential block	1	1	
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	-			No insurmountable problem is envisaged. DIA is not required.
4.2.2 Sewerage	-			No insurmountable problem is envisaged. HD would submit the SIA report to EPD and DSD for agreement.
4.2.3 Water Supply	-			No insurmountable problem is envisaged.
4.2.4 Electricity, Telephone, Gas	-			No insurmountable problem is envisaged. HD would liaise with utility companies as and when necessary.
4.2.5 Roads/Traffic Improvement	-			No insurmountable problem is envisaged. HD would submit the TIA report to TD for agreement.
4.2.6 Geotechnical	-			No insurmountable problem is envisaged. HD 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.			To be addressed in detailed design stage. A Visual Impact

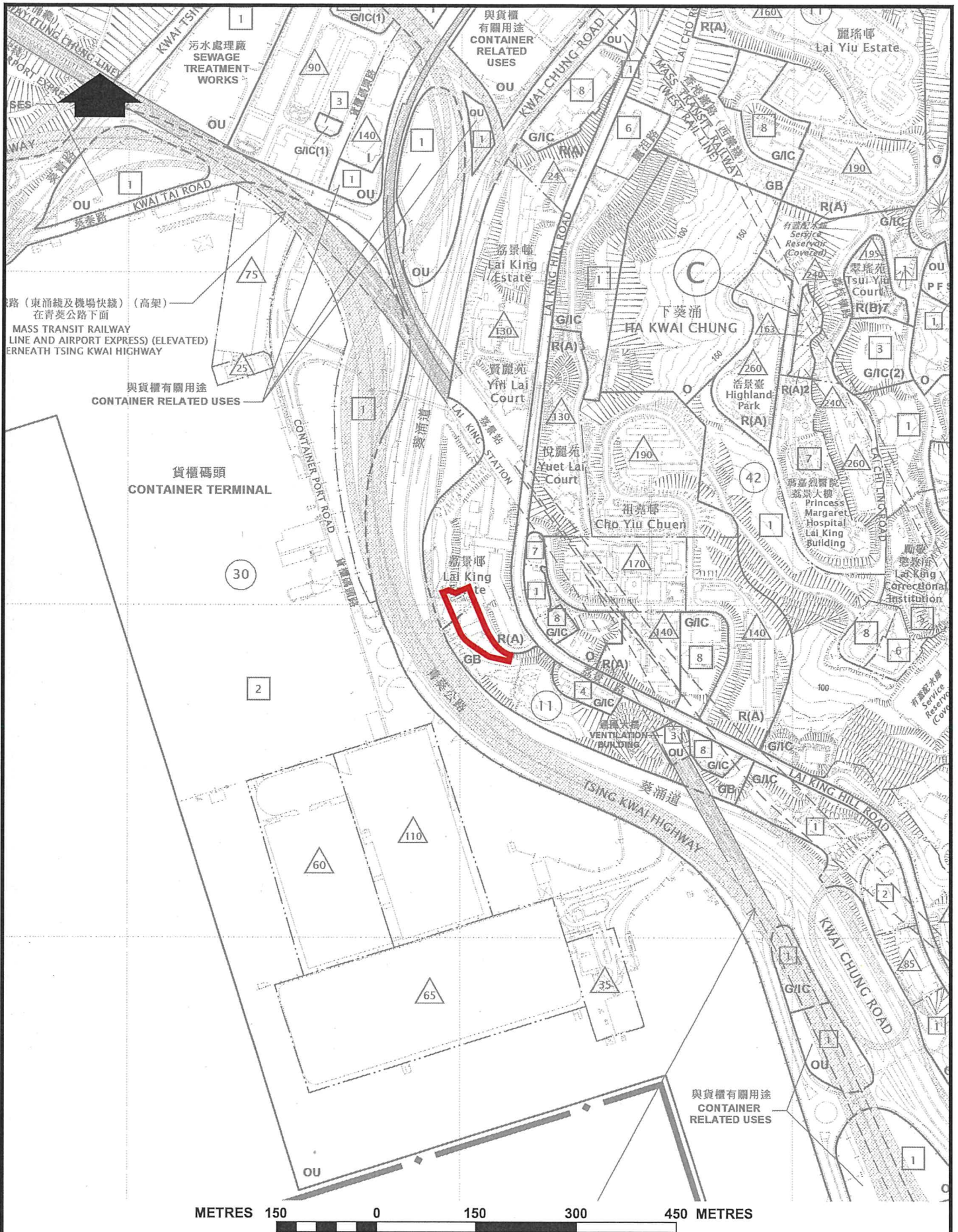
4. Technical Considerations/Constraints	Current Proposal	Remarks
	<p>To maximise open area at ground level particularly around the site boundary.</p> <p>To maximise opportunities for landscaping and greening provision at pedestrian levels and to enhance pedestrian amenity as far as practicable.</p>	<p>Assessment will be carried out to address the visual impact of the proposed development as part of the s.16 planning application requirements.</p>
4.4 Green Coverage (% of Gross Site Area)	<p>At least 20% green coverage by which a minimum of 10% will be at grade or on levels easily accessible to pedestrians.</p> <p>A minimum of 3 trees per 100sqm of the total green coverage will be provided.</p>	<p>To be addressed in detailed design stage. HD will try to increase green coverage as far as practicable.</p> <p>A tree survey will be carried out in accordance with DEVB TC(W) No. 7/2015 and existing trees will be retained where feasible.</p>
5. Development Programme	Current Proposal	Remarks
5.1 Demolition Commencement Date	2016/17	Subject to review.
5.2 Building Completion Date	2020/21	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



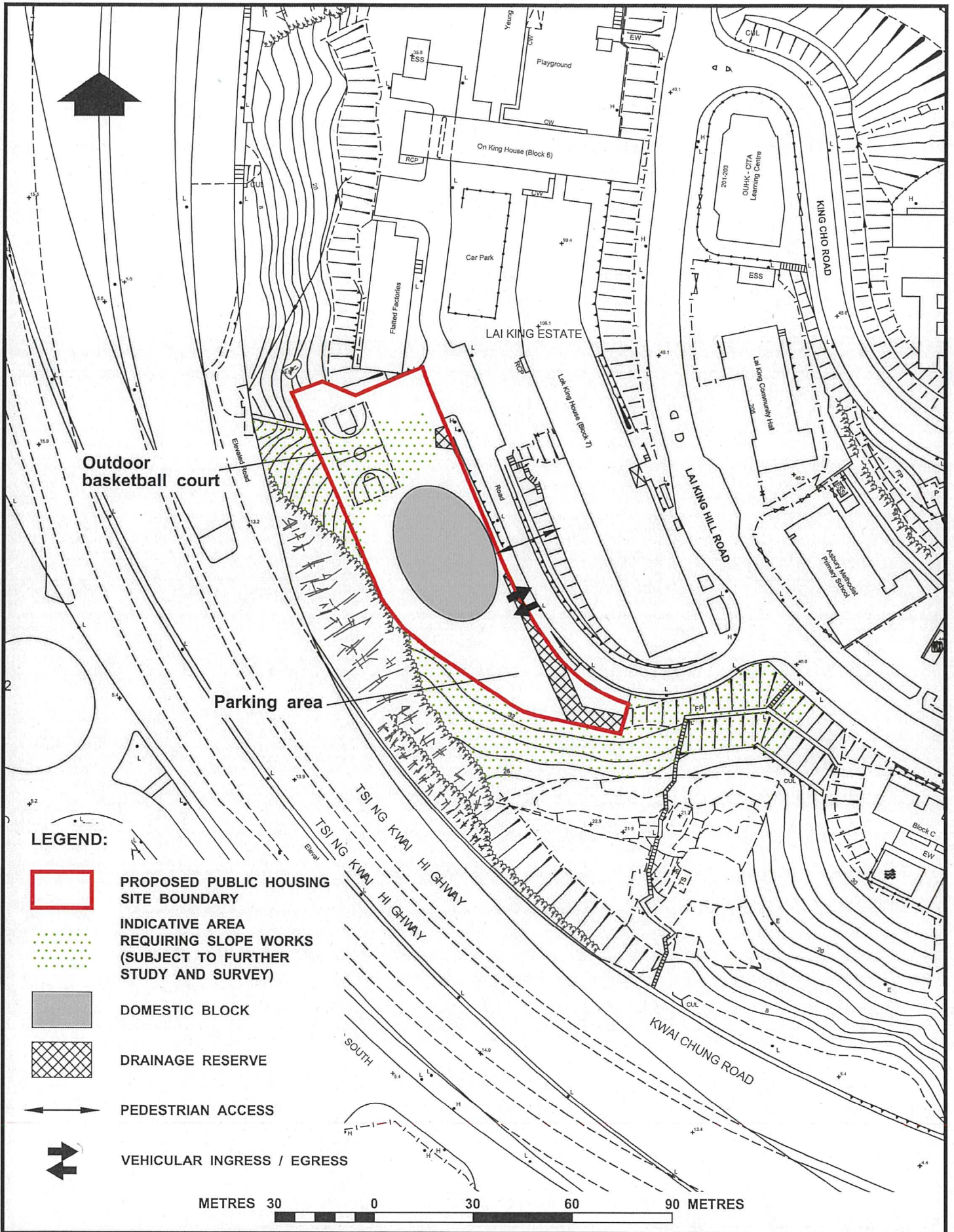
**LOCATION PLAN
PROPOSED PUBLIC HOUSING DEVELOPMENT
NEAR LAI KING HILL ROAD, KWAI CHUNG
(PREVIOUSLY NAMED EX-CHINA HOLINESS COLLEGE
OR LAI KING EXTENSION)**



**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 1

**DATE :
20. 9. 2016**



CONCEPTUAL PLAN
PROPOSED PUBLIC HOUSING DEVELOPMENT
NEAR LAI KING HILL ROAD, KWAI CHUNG
(PREVIOUSLY NAMED EX-CHINA HOLINESS COLLEGE,
LAU KING EXTENSION)



**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 2

DATE :
20. 9. 2016