

PLANNING BRIEF

PROJECT NAME: On Muk Street		
Date of Preparation: Jun 8, 2017 11:35:34 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sha Tin	
1.2 Site Location	Shek Mun, Sha Tin Area 11	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.43	Subject to detailed survey and finalisation of design layout.
1.3.2 Net Site Area (approx) (ha)	0.43	Subject to detailed survey and finalisation of design layout.
1.4 Existing Land Use	Partially occupied by a road research laboratory operated by Hong Kong Polytechnic University and partially vacant.	
1.5 Existing Zoning	Residential (Group A)6	Draft Sha Tin OZP No. S/ST/33.
1.6 Existing Land Status	Vacant Government Land and Government Land under Short Term Tenancy No. 1640	STT granted to Hong Kong Polytechnic University for a road research laboratory with a term up to 19.10.2015, running on quarterly basis; subject to three months' notice for termination.
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Subsidised Sale Flats (SSF)	Flexibility should be allowed to change the housing type from SSF to Public Rental Housing (PRH) to cater for demand shift.
2.2 No. of Flats Proposed	540	±10% variation is allowed for flexibility in detailed design stage.
2.3 Design Population (approx)	1,670	Based on an average household size (AHS) of 3.08 for Phase 1. AHS is subject to change at detailed design stage. ±10% variation is allowed for flexibility in detailed design stage.
2.4 Maximum Gross Floor Area (GFA) (sqm)	26,240	As stipulated in the Draft Sha Tin OZP No. S/ST/33.

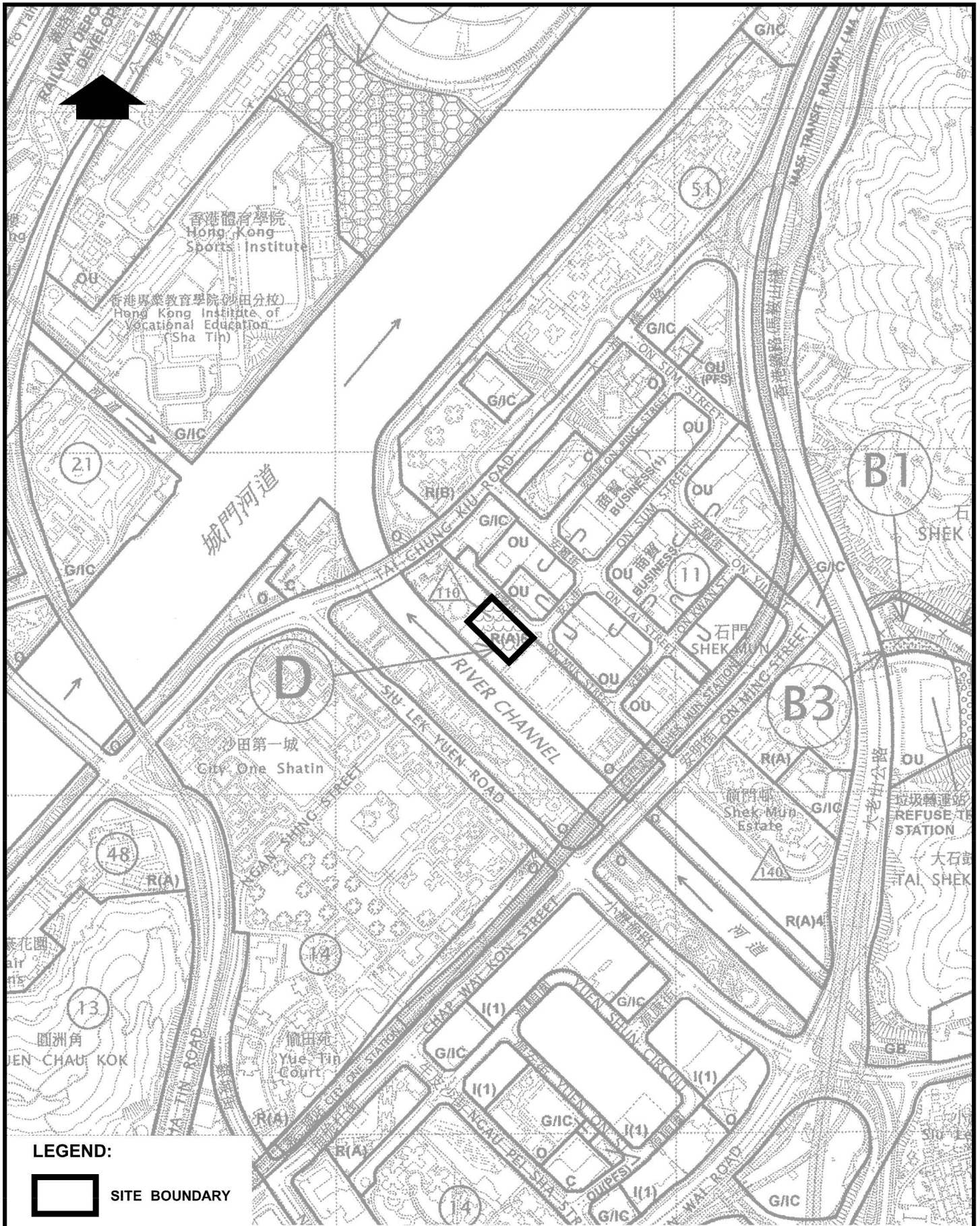
2. Development Parameters	Current Proposal			Remarks
				Subject to CE in C's approval of OZP.
2.5 Maximum Overall Plot Ratio	6.06 (including a maximum domestic PR of 6)			
2.6 Maximum No. of Storeys or Building Height in mPD	110 mPD			As stipulated in the Draft Sha Tin OZP No. S/ST/33. Subject to CE in C's approval of OZP.
2.7 Number of Blocks	1			Subject to detailed design at a later stage.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)			-	To be met by existing provision nearby.
3.2 Local Open Space (sqm)	1 sqm per person	1,670	No less than 1,670	Subject to detailed design.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.22	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.17	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.23	-	
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	134	134 sqm	Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster a sense of community. Subject to detailed design.
3.4 Retail & Commercial (R&C) Facilities (sqm)			-	
3.4.1 Retail IFA	To be determined by HD	0	-	To be met by existing and planned provisions near the MTR Shek Mun Station.
3.5 Parking Facilities (no.)			-	
3.5.1 Carparking (Domestic - HOS)	Within 500m radius of rail station: 1 per 15-22 flats	25-36	36 no.	1 space per 15 flats in view of acute demand; including one disabled car parking space.
3.5.2 Visitor Parking (HOS)	2-3 per residential block	2-3	3 no.	3 space per block in view of acute demand.
3.5.3 Motorcycle Parking (HOS)	1 per 110 flats	5	5 no.	
3.5.4 Loading/Unloading (Domestic - HOS)	1 per residential block	1	1 no.	
3.5.5 Bicycle Parking (HOS)	Within 0.5-2km radius of a rail station:	36	54	The development is within 0.5km from the rail

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	1 per 15 flats			station. 1 per 10 flats is proposed, taking account of TD's view on high bicycle parking demand in Sha Tin.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	To implement mitigation measures, if required, and address noise impacts from road and rail traffic, and industrial noise from the surrounding area as recommended in the Environmental Assessment Study (EAS).			No insurmountable problem is envisaged. An EAS will be submitted to EPD for agreement separately.
4.1.2 Air	To provide adequate setback distance from the major roads.			An EAS will be submitted to EPD for agreement separately.
4.1.3 Pedestrian Wind Environment	To take into account the design improvement and ventilation mitigation measures as identified in the Air Ventilation Assessment (AVA) where appropriate.			An AVA EE was conducted by PlanD to support the rezoning proposal. The following design features are recommended. - 13m setback from the northwestern site boundary - building height of the carpark should be maintained at one-storey As a portion of the single storey/semi-basement carpark is within the 13m setback at the north-western site boundary, a quantitative AVA will be conducted as required to demonstrate that the wind performance of the proposed development would not be adversely affected.
4.1.4 Quantitative Risk Assessment	To assess the societal and individual risks posed by the high pressure town gas pipeline running along On Lai Street and the Sha Tin North Offtake and Pigging Station in the vicinity to the proposed development.			A Quantitative Risk Assessment (QRA) has been conducted. No further mitigation

4. Technical Considerations/Constraints	Current Proposal	Remarks
		measure is required as revealed by the QRA. EMSD has no adverse comments.
4.2 Infrastructure	-	
4.2.1 Drainage and Sewerage	To be connected to the existing network. No insurmountable problem is envisaged.	A Sewerage Impact Assessment (SIA) and Drainage Impact Assessment (DIA) will be conducted. No insurmountable problem is envisaged.
4.2.2 Water Supply	No insurmountable problem is envisaged.	HD would liaise with WSD as and when necessary.
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	To address the traffic impacts that may be imposed due to the development and implement the road/traffic improvements, if required, as recommended in the Traffic Impact Assessment (TIA).	A TIA has been conducted by HD. The proposed development is acceptable from the traffic point of view. TD has no adverse comment.
4.2.5 Geotechnical Requirement	No insurmountable problem is envisaged.	HD would liaise with CEDD as and when necessary.
4.3 Urban Design, Visual and Landscape	To take into account the findings of Visual Appraisal (VA) for the design layout. The VA indicates that the proposed development is considered not visually incompatible with the surrounding area.	A VA has been conducted by HD to support the rezoning proposal. The semi-basement car park should be set back as far as practicable to allow visual permeability from On Sum Street towards the promenade as per PlanD's suggestion.
4.4 Site Coverage of Greenery	To achieve site coverage of greenery of at least 20% in view of the site constraints, of which half will be at grade.	At grade planting along the boundary from the street should be provided where feasible.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2017/18	
5.2 Building Completion Date	2021/22	
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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



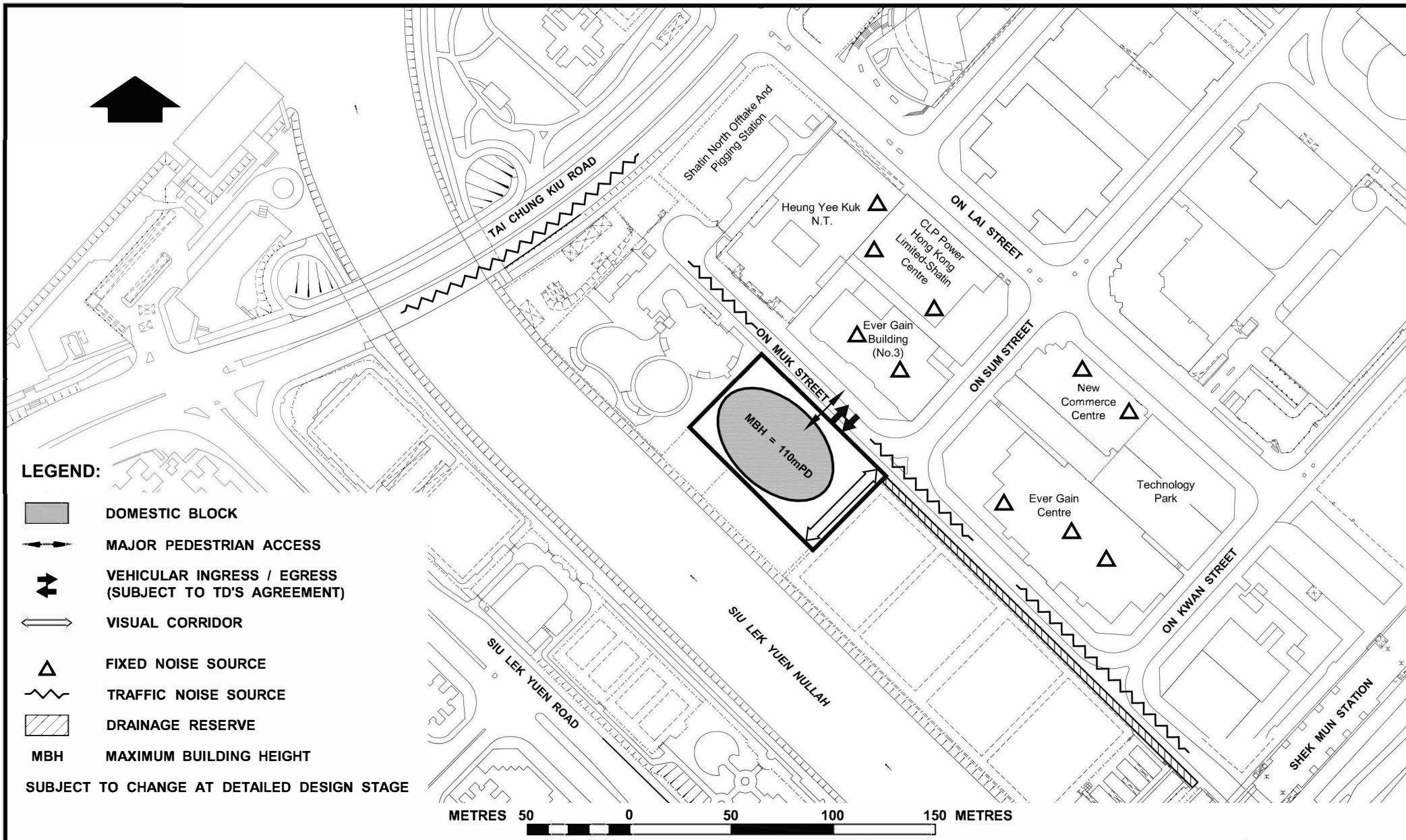
LEGEND:
 **SITE BOUNDARY**

METRES 150 0 150 300 450 METRES








**LOCATION PLAN
 PUBLIC HOUSING DEVELOPMENT AT
 ON MUK STREET PHASE 1**

 **HOUSING DEPARTMENT
 PLANNING SECTION**

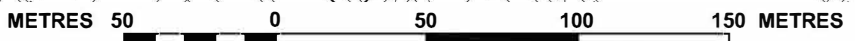
PLAN 1 **DATE:**
 10. 3. 2017



LEGEND:

-  DOMESTIC BLOCK
-  MAJOR PEDESTRIAN ACCESS
-  VEHICULAR INGRESS / EGRESS (SUBJECT TO TD'S AGREEMENT)
-  VISUAL CORRIDOR
-  FIXED NOISE SOURCE
-  TRAFFIC NOISE SOURCE
-  DRAINAGE RESERVE
- MBH** MAXIMUM BUILDING HEIGHT

SUBJECT TO CHANGE AT DETAILED DESIGN STAGE



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
ON MUK STREET PHASE 1**

 **HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 2	DATE : May 2017
---------------	--------------------