

PLANNING BRIEF

PROJECT NAME: Pik Wan Road Site A		
Date of Preparation: 17 July 2019		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kwun Tong	
1.2 Site Location	Pik Wan Road and Ko Chiu Path, Yau Tong	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.87	Subject to detailed survey of the site area.
1.3.2 Net Site Area (approx) (ha)	1.56	Subject to detailed survey of the site area.
1.4 Existing Land Use	Vacant land with vegetated slope	
1.5 Existing Zoning	Residential (Group A)	According to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25.
1.6 Existing Land Status	Government Land	
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Housing	Flexibility in housing type should be allowed to cater for the demand change between Public Rental Housing / Green Form Subsidised Home Ownership Scheme and Other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines.
2.2 Proposed No. of Flats	2,344	±10% variation in flat production is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population (approx)	6,570	Based on an average household size (AHS) of 2.8. ±10% variation in design population is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.4 Maximum Gross Floor Area (GFA)	Overall: 140,400	Based on maximum

2. Development Parameters		Current Proposal		Remarks	
(sqm)		Domestic: 117,000		domestic plot ratio (PR) of 7.5/ total PR of 9.0 under the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25, subject to detailed survey on site area.	
2.5	Maximum Plot Ratio	Total: 9 Domestic: 7.5		As stipulated in the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25.	
2.6	Maximum No. of Storeys or Building Height in mPD	210 mPD (main roof level)		No building height restriction stipulated in the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25.	
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities					
3.1.1	Nursery Class and 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 (CRs) are required for every 1,000 children aged 3 to under 6)	5	7	As requested by Education Bureau (EDB) by taking into account the design population of Pik Wan Road Site B. Flexibility shall be given for the use of premises to be subject to change to cope with prevailing demand as stipulated by the concerned bureau/ departments.
3.1.2	Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	12 classrooms	-	Demand to be met by provision in the vicinity.
3.1.3	Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	9 classrooms	-	Secondary school is provided on a territorial basis.
3.2	Local Open Space [m ²]	1 m ² per person	6,570	Not less than 6,570	Subject to design population.
3.3 Recreation Facilities [no.]					
3.3.1	Badminton Court	1 per 8,000 persons	0.8	1 no.	
3.3.2	Basketball Court	1 per 10,000 persons	0.7	-	
3.3.3	Table Tennis Table	1 per 7,500 persons	0.9	1 no.	
3.3.4	Children's Play Area / Playground [m ²]	400 sqm per 5,000 persons	526	Not less than 526	Subject to design population. Facility to be integrated with open space/play

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				areas for all age groups and persons with disabilities to foster a sense of community in public housing developments.
3.4 Social Welfare / Community Facilities [no.]				
3.4.1 General Out-patient Clinic (GOPC)	-	-	1 no. (about 2,106 m ² Net Operational Floor Area (NOFA))	As requested by Food and Health Bureau (FHB). Subject to confirmation of government funding availability by FHB and detailed design.
3.4.2 Children Assessment Centre (CAC)	-	-	1 no. (about 2,370 m ² NOFA)	As requested by FHB. Subject to confirmation of government funding availability by FHB and detailed design.
3.4.3 100-place Child Care Centre (CCC)	-	-	1 no. (about 488 m ² NOFA)	As requested by Social Welfare Department (SWD). Subject to confirmation of government funding availability by SWD, and detailed design. The use of premises to be subject to change to cope with the prevailing demand, as stipulated by the bureau/departments concerned.
3.4.4 Integrated Home Care Services Team (IHCST)	-	-	1 no. (about 160 m ² NOFA)	As requested by SWD. Subject to confirmation of government funding availability by SWD, and detailed design. The use of premises to be subject to change to cope with the prevailing demand, as stipulated by the bureau/departments concerned.
3.4.5 Neighbourhood Elderly Centre Sub-base	-	-	1 no. (about 157 m ² NOFA)	As requested by SWD. Subject to confirmation of government funding availability by SWD, and detailed design. The use

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				of premises to be subject to change to cope with the prevailing demand, as stipulated by the bureau/departments concerned.
3.5 Retail and Commercial (R&C) Facilities [sqm]	To be determined by HD.	-	60 m ² IFA	Ample provision of retail facilities in the locality including wet market stalls, catering shops, food outlets and shopping centres. Subject to detailed design.
3.6 Parking Requirements [no.]				Full GFA exemption for all ancillary parking facilities related to the development (domestic and non-domestic facilities.)
3.6.1 Private Car Parking Space (Domestic)	Within 500m radius of rail station: 1 per 15-22 flats	107-157	157 (Including 4 accessible parking spaces)	Based on 1 per 15 flats as requested by Transport Department (TD).
3.6.2 Private Car Parking Space (Visitor)	2-3 space per housing block	8-12	20	Based on 5 per housing block as requested by TD.
3.6.3 Motor-cycle Parking Space (Domestic)	1 per 110 flats	22	22	Based on 1 per 110 flats as per TD's request.
3.6.4 Private Car Parking Space CHC (GOPC & CAC)	-	-	38 (including 2 accessible parking spaces)	30-45 and 8 car parking spaces for GOPC and CAC respectively as requested by FHB. 2 accessible parking spaces to be shared by GOPC and CAC.
3.6.5 Loading/Unloading (Domestic)	1 per each housing block	4	4	1 per housing block as per TD's request.
3.6.6 Loading/Unloading (GOPC & CAC)	-	-	1	As requested by FHB.
3.6.7 Loading/Unloading (R&C)	1 per 800m ² to 1200m ² or part thereof, GFA	1	1	1 Loading/Unloading Bay to be shared with social welfare facilities.
3.6.8 Loading/Unloading (Welfare)	-	- (Loading/Unloading area to be shared with R&C)	0 (Loading/Unloading area to be shared with	As requested by SWD, a shared loading/unloading area for 1 private light bus with tail-lift measuring 8mx3m with minimum

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
			R&C)	headroom of 3.3m and for the emergency use of ambulances.
3.6.9 Lay-by for Taxi (GOPC & CAC)	-	-	1	1 layby under cover for taxi as requested by FHB.
3.6.10 Lay-by for Ambulance (GOPC & CAC)	-	-	1	1 layby under cover for ambulance as requested by FHB.
3.6.11 Lay-by for Taxi (Kindergarten)	-	-	1	As agreed with EDB and TD.
3.6.12 Lay-by for School Buses (Kindergarten)	-	-	2	As agreed with EDB and TD.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) will be carried out for agreement with EPD under separate cover.			Potential noise issues such as road traffic noise from the nearby roads and operational noise of existing fixed noise sources (e.g. electricity substation) will be addressed in the EAS.
4.1.2 Air	An EAS will be carried out for agreement with EPD under separate cover.			Potential air quality issues such as vehicular emission and chimney emission will be addressed in the EAS.
4.2 Infrastructure				
4.2.1 Drainage	No insurmountable problem in drainage infrastructure provisions is envisaged.			The Drainage Impact Assessment (DIA) has been accepted by DSD and any drainage upgrading works recommended in DIA are to be carried out under CEDD's Investigation, Design and Construction (IDC) Agreement.
4.2.2 Sewerage	No insurmountable problem in sewerage infrastructure provisions is envisaged.			The Sewerage Impact Assessment (SIA) has been accepted by EPD and any sewerage upgrading works recommended in the SIA are to be carried out under CEDD's IDC Agreement.
4.2.3 Water Supply	No insurmountable problem in the supply of water is			Water Impact Assessment

4. Technical Considerations/Constraints	Current Proposal	Remarks
	envisaged.	for the public housing development and associated foundation construction will be submitted to WSD for approval.
4.2.4 Electricity, Telephone, Gas	No insurmountable problem in the utility provision is envisaged.	
4.2.5 Roads/Traffic Improvement	No insurmountable problems on road/ traffic improvement are envisaged.	Any traffic improvement works to be recommended in Traffic Impact Assessment are to be carried out under CEDD's IDC Agreement.
4.2.6 Geotechnical Requirement	No insurmountable problem in geotechnical aspect is envisaged.	Geotechnical assessment will be carried out under CEDD's IDC Agreement.
4.3 Urban Design, Visual and Landscape		
4.3.1 Urban Design, Visual and Landscape	<p>Although there is no building height restriction stipulated on the OZP for Site A, its cumulative visual impact on the area will be taken into account in the Visual Impact Assessment in support of the s.16 application for minor relaxation of building height restriction at Pik Wan Road Site B.</p> <p>Landscape proposal will be reviewed. Optimize the opportunity for greening and tree planting on site</p>	<p>The extent of the podium structure to be minimised and that the building design to be compatible with the surrounding development as far as possible. The proposed development will adopt a sensitively designed layout and disposition of building blocks, and should minimise the adverse impacts on the existing landscape and trees as much as practicable. Should there be landscape impact incurred by the proposed development, appropriate and adequate landscape treatments shall be considered and provided accordingly.</p>
4.3.2 Pedestrian Wind Environment	To conduct quantitative Air Ventilation Assessment (AVA) at the detailed design stage in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).	According to the qualitative AVA Expert Evaluation for Cha Kwo Ling, Yau Tong and Lei Yue Mun Areas (2013), an air path has been identified along O King Road for easterly and valley wind to penetrate through Site A

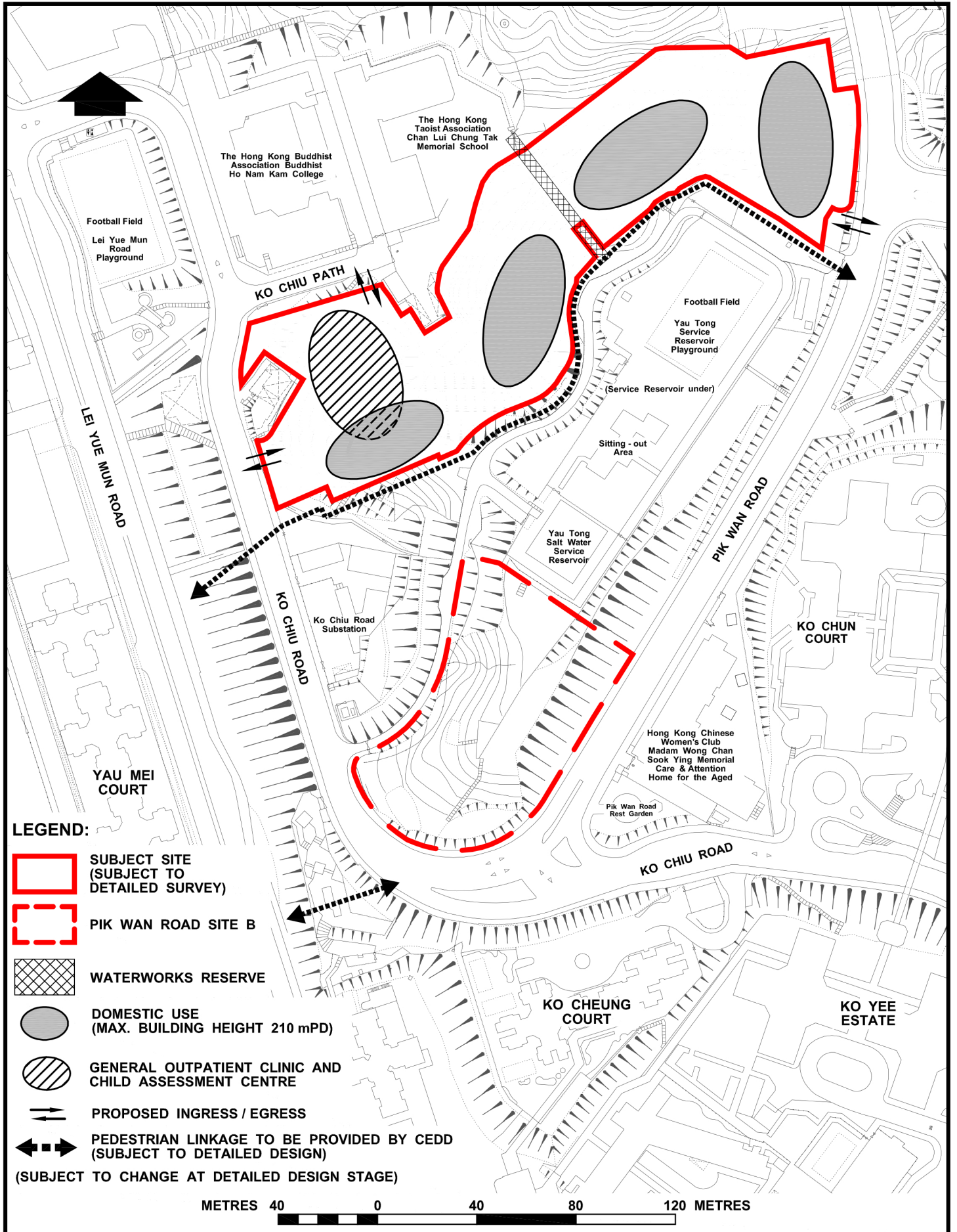
4. Technical Considerations/Constraints	Current Proposal	Remarks
		<p>and reach Lei Yue Mun Road and areas beyond (i.e. Yau Tong Estate/Tau Mei Court areas).</p> <p>Given the close proximity of Site A and Site B, the quantitative AVA should take into consideration the proposed development at Site B in order to assess the cumulative impact on pedestrian wind environment.</p>
4.4 Green Coverage	At least 20% green coverage will be provided.	At least half should be provided at grade or easily accessible subject to detailed design. A minimum of 3 trees per 100 sqm of the total green coverage would be provided.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2022/23	Tentative date.
5.2 Building Completion Date	2027/28	Tentative date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

Notes








- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
 - 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;
 - internal roads; and
 - natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
- 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.
- GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
- PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
- 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 requirements of HKPSG should be complied with, 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/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 Joint 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.



LEGEND:

-  SUBJECT SITE (SUBJECT TO DETAILED SURVEY)
-  PIK WAN ROAD SITE B
-  WATERWORKS RESERVE
-  DOMESTIC USE (MAX. BUILDING HEIGHT 210 mPD)
-  GENERAL OUTPATIENT CLINIC AND CHILD ASSESSMENT CENTRE
-  PROPOSED INGRESS / EGRESS
-  PEDESTRIAN LINKAGE TO BE PROVIDED BY CEDD (SUBJECT TO DETAILED DESIGN) (SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)

METRES 40 0 40 80 120 METRES

**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
PIK WAN ROAD SITE A**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2a

**DATE :
27. 6. 2019**