

PLANNING BRIEF

PROJECT NAME: Pik Wan Road Site B		
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, Yau Tong	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.71	Subject to detailed survey of the site area.
1.3.2 Net Site Area (approx) (ha)	0.59	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	864	±10% variation in flat production is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population (approx)	2,420	Based on an average household size (AHS) of 2.8. ±10% variation for design population is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.

2. Development Parameters	Current Proposal			Remarks
2.4 Maximum Gross Floor Area (GFA) (sqm)	Overall: 53,100 Domestic: 44,250			Based on maximum domestic plot ratio (PR) of 7.5 / total PR of 9.0 under OZP, 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	185mPD (main roof level) (subject to the approval of s.16 application for minor relaxation of BH restriction)			Maximum BH of 150mPD is stipulated in the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25. The proposed BH of 185mPD is subject to technical assessments and S.16 application to be approved by the Town Planning Board (TPB). The proposed BH is compatible with the high-rise residential neighbourhood in the locality.
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)	2	-	Demand to be met by existing nearby provision and the planned 7-CR kindergarten at Pik Wan Road Site A.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	4 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	3 classrooms	-	Secondary school is provided on a territorial basis.
3.2 Local Open Space [m ²]	1m ² per person	2,420	Not less than 2,420	Subject to design population.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.3	-	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.2 Basketball Court	1 per 10,000 persons	0.2	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.3	-	
3.3.4 Children's Play Area / Playground [m ²]	400 sqm per 5,000 persons	194	Not less than 194	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.
3.4 Social Welfare / Community Facilities [no.]				
3.4.1 250-place Residential Care Home for the Elderly (RCHE) cum 20-place Day Care Unit (DCU)	RCHE: 21.3 subsidised beds per 1 000 elderly persons aged 65 or above. DCU: For community care services for the elderly, 17.2 subsidised places per 1 000 elderly persons aged 65 or above, with 40% being centre-based will be provided.	The Residential Care Services are planned by SWD on a five-cluster basis and the subject development falls within the East Kowloon cluster with an estimated elderly population estimated at 402,300 in 2026.	1 no. (approx. 3,102m 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.
3.5 Parking Requirements [no.]				Full GFA exemption for all ancillary parking facilities related to the development (domestic and non-domestic).
3.5.1 Private Car Parking Space (Domestic)	Within 500m radius of rail station: 1 per 15-22 flats	40-58	58	Based on 1 per 15 flats as requested by Transport Department (TD).
3.5.2 Private Car Parking Space (Visitor)	2-3 space per housing block	2-3	5	Based on 5 per domestic block as requested by TD.
3.5.3 Motor-cycle Parking	1 per 110 flats	8	8	Based on 1 per 110 flats as per TD's request.
3.5.4 Welfare Parking	-	-	1	One parking space for a private light bus with tail-lift (measurement: 8m x 3m with minimum headroom of 3.3m) for the exclusive use of the RCHE cum DCU as

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				requested by SWD for the operational need of the service.
3.5.5 Loading/ Unloading (Domestic)	1 per each housing block	1	1	Based on 1 per housing block as per TD's request.
3.5.6 Loading/Unloading (Welfare)	-	-	1	As requested by SWD, a shared loading/unloading area for the RCHE cum DCU private light bus and ambulance / other vehicles of the development in the close proximity to the entrance of the building where the RCHE cum DCU is located.
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 the Drainage Services Department (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 the Environmental Protection

4. Technical Considerations/Constraints	Current Proposal	Remarks
		Department (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 envisaged.	Water Impact Assessment 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 TIA are to be carried out under CEDD's IDC Agreement.
4.2.6 Geotechnical Requirement	No insurmountable problem in the 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	HD will conduct a Visual Impact Assessment (VIA) in support of the s.16 application. Landscape proposal will be reviewed. Optimize the opportunity for greening and tree planting on site	The extent of the podium structure to be minimised and that the building design to be compatible with the surrounding environment 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.
4.3.2 Pedestrian Wind	To conduct quantitative Air Ventilation Assessment	According to the

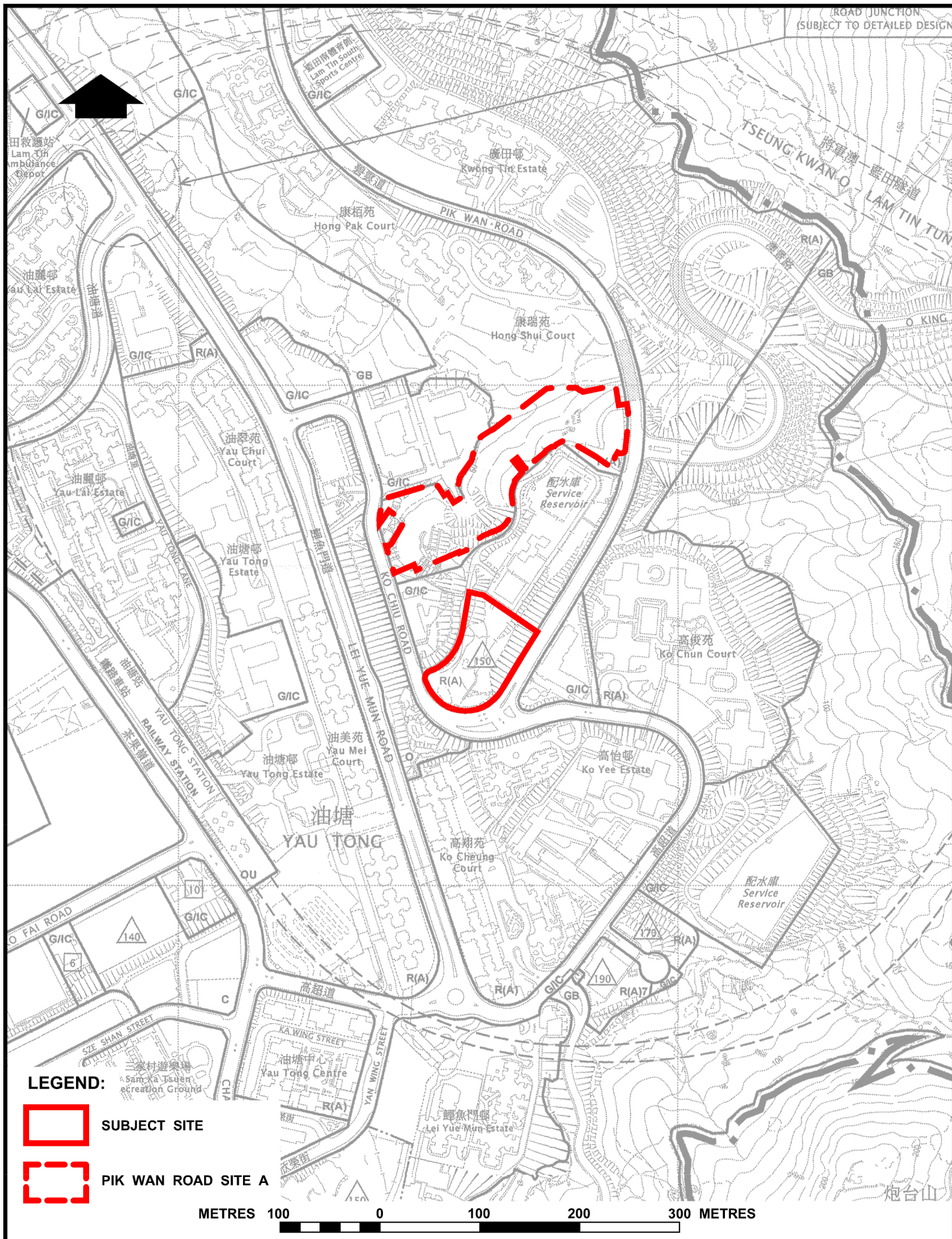
4. Technical Considerations/Constraints	Current Proposal	Remarks
Environment	(AVA) at the detailed design stage in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).	<p>qualitative AVA Expert Evaluation for Cha Kwo Ling, Yau Tong and 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 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 A 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	2026/27	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.

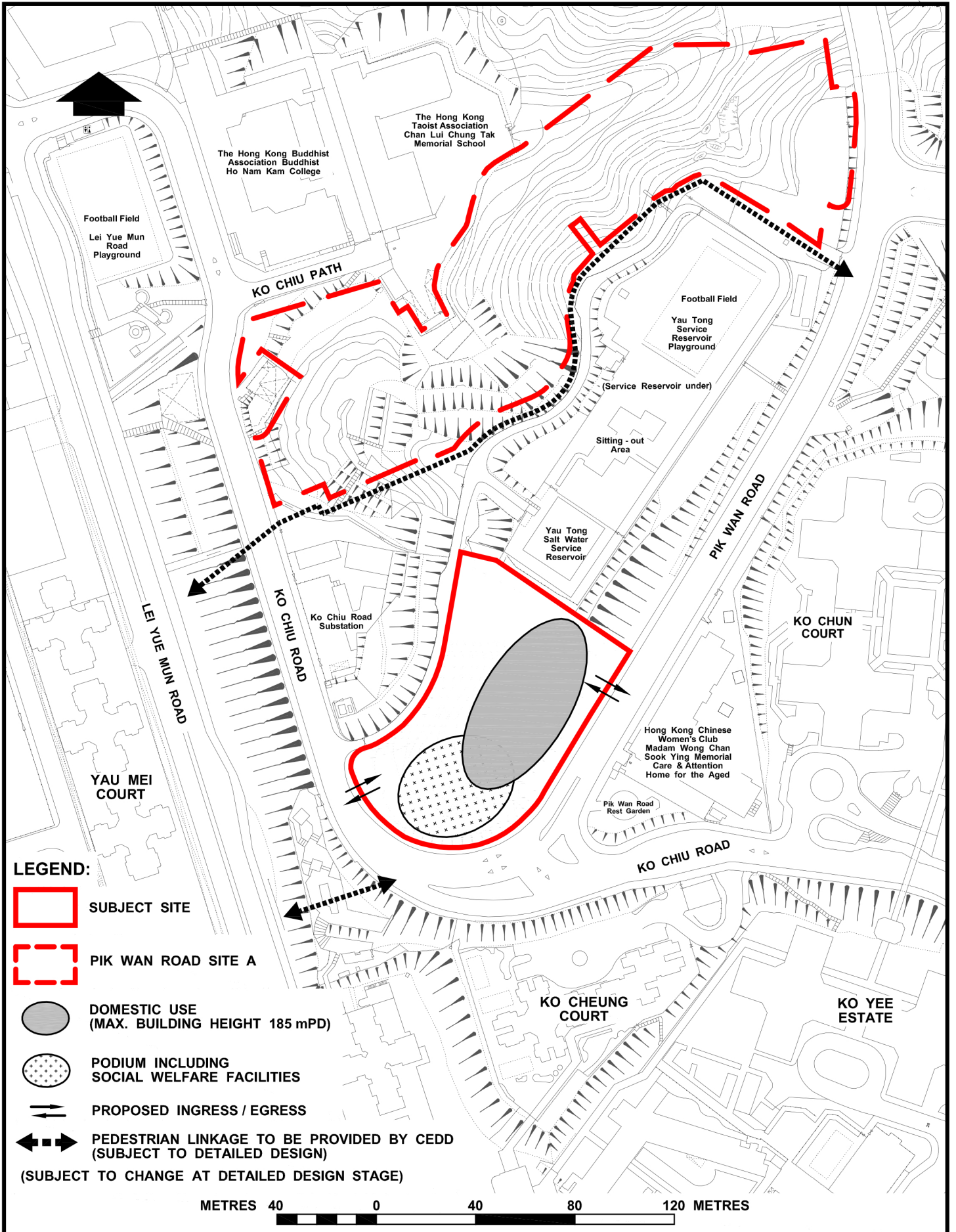
3. **GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **MAXIMUM GFA, PR AND NUMBER OF STOREYS OR BUILDING HEIGHT:** OZP restrictions have to be specified 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 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.



**SITE LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
PIK WAN ROAD SITE B**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1b	DATE : 27. 6. 2019
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LEGEND:

- SUBJECT SITE
- PIK WAN ROAD SITE A
- DOMESTIC USE
(MAX. BUILDING HEIGHT 185 mPD)
- PODIUM INCLUDING
SOCIAL WELFARE FACILITIES
- 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 B**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2b

**DATE :
16. 7. 2019**