

AMENDMENTS TO THE APPROVED PLANNING BRIEF

Project Name	Public Housing Developments at the Five Sites in Pokfulam South					
Date of Preparation	2 November 2021					
	Current Proposal					
	Wah Fu North (WFN)	Wah King Street (WKS)	Kai Lung Wan North (KLWN)	Wah Lok Path (WLP)	Kai Lung Wan South (KLWS)	
1 Site Particulars						Remarks
1.1 District Location	Southern					
1.2 Site Location	Pokfulam South					
1.3 Site Area						Subject to detailed survey and finalization of development boundary.
1.3.1 Gross Site Area (approx.) (ha)	1.9	0.6	3.3	0.3	1.6	
1.3.2 Net Site Area (approx.) (ha)	1.8	0.6	3.1	0.3	1.1	
1.4 Existing Land Use	CEDD's works area (Previously temporary open-air car parks under short term tenancies (STT))	CEDD's works area (Previously Wah Chui Street sitting-out area, a bus terminus)	CEDD's works area (Previously man-made slopes, retaining walls, LCSD's transit nursery, private nurseries under STT)	CEDD's works area (Previously temporary open-air car park under STT)	CEDD's works area (Previously man-made slopes, retaining walls)	CEDD commenced site formation works in December 2020 and the works are in progress.
1.5 Existing Zoning	"Residential (Group A)" / ["R(A)"]	"R(A)"	"R(A)1"	"R(A)"	"R(A)"	As stipulated in the approved Pok Fu Lam OZP No. S/H10/19.
1.6 Existing Land Status	Government land					

2 Development Parameters	WFN	WKS	KLWN	WLP	KLWS	Total	Remarks
2.1 Proposed Housing Type	Public Housing						Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (Other SSFs), subject to pro-rata adjustment to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats (approx.)	1 840	1 240	4 250	370	1 220	8 920	±10% variation for individual site is allowed for design flexibility, subject to pro-rata adjustment to provision of ancillary facilities in accordance with the HKPSG. However, the variation will be balanced across the five sites such that the total flat number will be maintained at 8 920 units in accordance with the ExCo submission for the partial lifting of the Pok Fu Lam Moratorium in 2013.
2.3 Design Population (approx.)	5 796	3 489	11 827	1 197	3 768	26 077	<p>±10% variation is allowed for design flexibility, subject to pro-rata adjustment to provision of ancillary facilities in accordance with the HKPSG.</p> <p>Design population based on flat type and household size of the flat mix, subject to detailed design.</p>

2	Development Parameters	WFN	WKS	KLWN	WLP	KLWS	Total	Remarks
2.4	Maximum Gross Floor Area (GFA) (m ²)		439 100		26 200	74 700	540 000	<p>As stipulated in the Explanatory Statement (ES) of the approved Pok Fu Lam OZP No. S/H10/19, the five sites are subject to a total GFA of not more than 500 000m².</p> <p>The additional GFA of about 40 000m² is mainly required for the provision of additional social welfare / community and parking facilities. Such provisions are considered technically feasible in consultation with relevant government departments.</p> <p>50% GFA concession is assumed for parking facilities.</p>
2.5	Maximum Building Height in mPD	200	200	230	180	200	---	As stipulated in the Explanatory Statement of the approved Pok Fu Lam OZP No. S/H10/19, the developments on the five sites will be subject to height bands of 200mPD and 230mPD. The maximum building height for individual sites is agreed with PlanD.

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Total	Remarks
			WFN	WKS	KLWN	WLP	KLWS		
3	Planning Requirement								
3.1	Education Facilities								
3.1.1	Kindergarten (classroom	500 half-day and 500 whole-day places for	18	18*		0	0	18	According to the HKPSG, assuming 2.10% of design population aged

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
(CR))	every 1 000 children in the age group of 3 to under 6								<p>3-5 in 2027 (population intake upon flat completion). As requested by EDB.</p> <p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux / departments (B/Ds) concerned.</p> <p>*Part of the CRs to be met by the Kindergarten cum Child Care Centre. Please refer to 3.6.1.</p>
3.1.2 Primary School (CR)	1 whole-day classroom per 25.5 persons aged 6-11	46			---			N.A.	<p>According to the HKPSG, assuming 4.57% of design population aged 6-11 in 2027.</p> <p>As requested by EDB, one 30-classroom primary school site is required.</p> <p>As agreed with EDB, it will be reserved in Wah Fu Estate (WFE) Redevelopment. Its implementation programme is subject to EDB's review.</p>
3.1.3 Secondary School (CR)	1 whole-day classroom per 40 persons aged 12-17	34			---			N.A.	<p>Assuming 5.30% of design population aged 12-17 in 2027 according to the HKPSG. As advised by EDB, additional demand to be met by nearby provision.</p>

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
3.2 Local Open Space (m ²) (not less than)	1m ² per person	26 077		21 112		1 197	3 768	26 077	At a provision of not less than 1m ² per person. Subject to design population and detailed design.
3.3 Recreation Facilities									
3.3.1 Badminton Court (no.)	1 per 8 000 persons	3.3		3		0	1	4	Subject to design population and detailed design.
3.3.2 Basketball Court (no.)	1 per 10 000 persons	2.6		3		0	0	3	Subject to design population and detailed design.
3.3.3 Table Tennis Table (no.)	1 per 7 500 persons	3.5		3		0	1	4	Subject to design population and detailed design.
3.3.4 Children's Play Area/ Playground (m ²) (not less than)	400m ² per 5 000 persons	2 086		1 689		96	301	2 086	At a provision of not less than 400m ² per 5 000 persons. Subject to design population and detailed design. 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.)									The use of premises is subject to change to cope with the prevailing demand as stipulated by the B/Ds concerned. The facilities and actual IFA/NOFA provision requested by client B/Ds are subject to detailed design, availability of site development

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
								potential, confirmation on the availability of Government funding and public consultation to be conducted by B/Ds concerned. A bare shell will be provided for all community and social welfare facilities.	
3.4.1 Police Reporting Centre	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. The HK Police Force requested the proposed facility with 21m ² IFA (approx.).
3.4.2 Post Office	Post offices should be provided so that large groups of population in urban areas should have access to facilities within 1.2km from where they reside or work.	N.A.		1		0	0	1	To reprovide the existing facility. The Postmaster General requested the proposed facility with 400m ² IFA (approx.).
3.4.3 Public Library	1 district library for each district and per 200 000 persons	N.A.		1		0	0	1	To reprovide the existing facility. LCSD requested the proposed facility (small library with students' study room) with 1 200m ² NOFA (approx.).
3.4.4 Child Care Centre (CCC)	100 aided places per 25 000 persons	104 places		0		1	0	1	SWD requested to provide the new facility with 689m ² IFA (approx.).

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
3.4.5 Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1 000 elderly persons aged 65 or above	N.A.		1		0	0	1	SWD requested to provide the new facility for a 150-place RCHE with 3 061m ² IFA (approx.).
3.4.6 Residential Care Home for the Elderly (RCHE) cum Day Care Unit for the Elderly (DCU)	21.3 subsidised beds per 1 000 elderly persons aged 65 or above	N.A.		0		0	1	1	SWD requested to provide the new facility for a 100-place RCHE cum 30-place DCU with 2 300m ² IFA (approx.).
3.4.7 Home Care Services (HCS) for Frail Elderly Persons	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	N.A.		1		0	0	1	SWD requested to provide the new facility with 275m ² IFA (approx.).
3.4.8 Day Care Centre for the Elderly (DCCE) (non-kitchen based)	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	N.A.		1		0	0	1	SWD requested to provide the new facility for a 60-place DCCE with 537m ² IFA (approx.).
3.4.9 Supported Hostel for Ex-mentally ill persons (SHOS (Ex-MI))	No set standard	N.A.		1		0	0	1	SWD requested to provide the new facility for a 20-place SHOS (Ex-MI) with 316m ² IFA (approx.).
3.4.10 Integrated Children & Youth Services Centre (ICYSC) Sub-base	1 per 12 000 persons in the 6-24 age group	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 220m ² IFA (approx.).



	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
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3.4.11 District Elderly Community Centre (DECC) cum Integrated Home Care Services Team (IHCST) Sub-base	One DECC in each new development area with a population of around 170 000 or above	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 457m ² IFA (approx.).
3.4.12 Neighbourhood Elderly Centre (NEC) and NEC Sub-base	One NEC in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons	N.A.		1		1	0	2	To reprovide the existing facilities. SWD requested the proposed NEC with 394m ² IFA (approx.) and NEC Sub-base with 177m ² IFA (approx.).
3.4.13 Day Care Centre for the Elderly (DCCE)	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 605m ² IFA (approx.). As per SWD's advice, the no. of places for centre-based community care services will be 40% of the community care places according to the HKPSG standards.
3.4.14 Home for the Elderly	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 1 052m ² IFA (approx.).
3.4.15 Hostel for Moderately Mentally Handicapped Persons (HMMH)	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 951m ² IFA (approx.).

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3.4.16 Integrated Community Centre for Mental Wellness (ICCMW)	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 544m ² IFA (approx.).
3.4.17 Integrated Home Care Services Team (IHCST)	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 249m ² IFA (approx.).
3.4.18 An Office Base of On-site Pre-school Rehabilitation Services (OPRS)	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 316m ² IFA (approx.).
3.4.19 Others (Not sub-vented by the Government)				See remarks		0	0	See remarks	1 800m ² IFA (approx.) to be reserved for reprovisioning of community and social welfare facilities, subject to availability of site development potential. Actual provision subject to liaison with the parties concerned at detailed design stage.
3.5 Retail & Commercial (R&C) Facilities (m ²)(approx.)	To be determined by HA	N.A.		5 000m ² (IFA)		0	0	5 000 m ² (IFA)	Equivalent to approx. 8 000m ² GFA. Retail provision subject to HA's retail viability study and detailed design.

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3.6 Other Facilities (no.) 3.6.1 Kindergarten cum Child Care Centre (KG-cum-CCC)	No set standard	N.A.		1		0	0	1	To reprovide the existing facility. SWD requested the proposed facility with 630m ² NOFA (approx.). The facility is subject to detailed design, availability of site development potential, confirmation on the availability of Government funding and public consultation to be conducted by B/Ds concerned.
3.6.2 District Tenancy Management Office (DTMO)	To be determined by HA	N.A.		1.		0	0	1	To reprovide the existing ancillary facility with 1 000m ² GFA (approx.), subject to detailed design.
3.6.3 District Management Office (DMO) and Mobile Operation Unit (MOU) Depot Office	To be determined by HA	N.A.		1		0	0	1	To reprovide the existing ancillary facility with 1 400m ² GFA (approx.), subject to detailed design.
3.7(a) Parking Requirements (no.)	<u>For PRH</u> Based on the HKPSG (previous standards when the Planning Brief was approved on 21 September 2020)								Assuming all sites are within 500m radius of rail station of the future South Island Line (West). Excluding 1 129 1P/2P flats (approx.) in calculation of parking facilities for private car, motorcycle



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									and light goods vehicle. Subject to detailed design.
3.7(b) Other Parking Requirements									<p>According to the Explanatory Statement of the approved Pok Fu Lam OZP No. S/H10/19, a public vehicle park (PVP) with GFA of not more than 7 200m² is proposed. As per TD's previous request, the PVP comprises:</p> <p>(a) 47 no. of parking spaces for private car; (b) 45 no. of parking spaces for Light Goods Vehicle (LGV); and (c) 8 no. of parking spaces for coaches.</p> <p>Under the current proposal, such provision will be subsumed as ancillary parking facilities. The provision meets the above GFA requirement (3.7.3, 3.7.6 and 3.7.7 refer).</p> <p>Subject to availability of Government funding and detailed design.</p>
3.7.1 Car Parking (domestic)	<u>For PRH</u> 1 per 31 to 46 flats (excl. 1P/2P flats)	172-253		204		12	37	253	To adopt the higher-end of the parking ratio at 1 per 31 PRH flats (7 791 PRH flats (approx.) after excluding 1P/2P PRH flats), subject to detailed design.



	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
				39		0	65	104	Additional 104 no. of car parking spaces as agreed with TD, subject to detailed design.
3.7.2 Car Parking (visitor)	Not required	0		40		5	10	55	Based on the new measure of providing up to 5 spaces per residential block (total 11 blocks (approx.) in the five sites), subject to detailed design.
3.7.3 Car Parking (R&C)	<u>For PRH</u> 1 per 200-300m ² GFA	27-40		40		0	0	40	To adopt the higher-end of the parking ratio at 1 per 200m ² GFA. Assuming 8 000m ² R&C GFA, which is subject to HA's retail viability study and detailed design.
				47		0	0	47	As agreed with TD, the 47 no. of PC parking spaces originally intended to be accommodated within a PVP as stated in 3.7(b) will be subsumed as ancillary use under "retail and commercial". Subject to detailed design.
3.7.4 Motorcycle Parking (MC) (domestic)	<u>For PRH</u> 1 per 110-250 flats (excl. 1P/2P flats)	34-73		58		4	11	73	To adopt the higher-end of the parking ratio at 1 per 110 flats (7 791 PRH flats (approx.) after excluding 1P/2P PRH flats), subject to detailed design.
				8		0	1	9	As agreed with TD, additional 9 no. of MC parking spaces will be provided to meet the demand of WFE. Subject to detailed design.

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
3.7.5 Light Goods Vehicle (LGV) Parking (domestic)	For PRH 1 per 200-600 flats (excl. 1P/2P flats)	15-42		34		2	6	42	To adopt the higher-end of the parking ratio at 1 per 200 flats (7 791 PRH flats (approx.) after excluding 1P/2P PRH flats), subject to detailed design.
				24		0	0	24	As agreed with TD, additional 24 no. of LGV parking spaces will be provided to meet the demand of WFE. Subject to detailed design.
3.7.6 Light Goods Vehicle (LGV) Parking (R&C)				45		0	0	45	As agreed with TD, the 45 no. of LGV parking spaces originally intended to be accommodated within a PVP as stated in 3.7(b) will be subsumed as ancillary use under "retail and commercial". Subject to detailed design.
3.7.7 Loading/ Unloading (L/U) (domestic)	1 per residential block	11		12**		1	2	15	<p>To adopt the ratio at 1 L/U bay per residential block (total 11 blocks (approx.) in the five sites), subject to detailed design.</p> <p>**As agreed with TD, 4 additional nos. of L/U bays to be provided under the new measures of 2 L/U bays per residential block (at KLWN site only).</p> <p>As agreed with TD, the 8 no. of coach parking spaces originally intended to be accommodated within a PVP as stated in 3.7(b) will be subsumed under 8 no. of the</p>

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks	
			WFN	WKS	KLWN	WLP	KLWS		Total
								ancillary L/U bays for residential blocks at KLWN site, which can also be used for overnight coach parking, subject to site constraint and local situation.	
3.7.8 Loading/ Unloading (L/U) (R&C)	1 per every 800-1 200m ² GFA	7-10		10		0	0	10	To adopt the higher-end of parking ratio at 1 L/U bay per 800m ² GFA. Assuming 8 000m ² R&C GFA, which is subject to HA's retail viability study and detailed design.
3.7.9 Parking and Loading/ Unloading (Community/ Welfare Facilities and other uses)	No set standard	N.A.	See remarks					<p>As per SWD's request:</p> <ul style="list-style-type: none"> (a) 1 no. of parking space for private light bus with tail-lift (min 3m x 8m and min headroom 3.3m) for the exclusive use of the RCHE; (b) 1 no. of shared loading/ unloading area for the RCHE private light bus and ambulance / other vehicles of the development in close proximity to the entrance of the building where the RCHE is located; (c) 3 no. of parking spaces for private light buses with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for the exclusive use of the DCCE; (d) 1 no. of parking space for 24-seater van (min 3m x 8m and min. headroom 3.3m) for the Home for the Elderly; (e) 2 no. of designated parking 	



	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Remarks
			WFN	WKS	KLWN	WLP	KLWS	
								<p>spaces for two private light buses with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for the exclusive use of the IHCST;</p> <p>(f) 1 no. of shared loading/unloading area for the private light buses of the IHCST, DCCE and other welfare facilities in close proximity to the entrance of the lift lobby to the IHCST and DCCE, as far as possible;</p> <p>(g) 1 no. of parking space for a 24-seater van (3m x 8m with minimum headroom of 3.3.m) as mobile training centre of the OPRS.</p> <p>(h) 2 no. of parking spaces for private light buses (tail-lift 8m x 3m with minimum headroom of 3.3.m) for the exclusive use of the RCHE cum DCU;</p> <p>(i) 1 no. of shared loading/unloading area for the RCHE cum DCU private light buses and ambulance/other vehicles;</p> <p>(j) 1 no. of parking space for private light bus (tail-lift 8m x 3m with minimum headroom of 3.3.m) for the HCS for Frail Elderly Persons;</p> <p>(k) 1 no. of shared loading/unloading area for the private light bus of the HCS for</p>

	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal					Total	Remarks	
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									<p>Frail Elderly Persons and other welfare facilities; and</p> <p>(l) 3 no. of designated parking spaces for 3 private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3 m for the 60-place DCCE (non-kitchen based); A shared loading / unloading area for the DCCE private light buses and ambulances in close proximity to the entrance of the DCCE.</p> <p>As per LCSD's request:</p> <p>(m) 1 no. of shared loading/unloading area for a medium goods vehicle (size of 9 ton), AND 1 no. of shared pick-up/drop-off point for coach for the library.</p> <p>Subject to detailed design.</p>	
3.8 Public Transport Facilities (no.)										
3.8.1 Bus/Mini-bus Lay-by	N.A.	N.A.							See remarks	As agreed with TD, as part of Government's road works, lay-bys for bus and minibus will be provided at KLWN and WKS sites. Subject to detailed design.
3.8.2 Footbridge	N.A.	N.A.							See remarks	Landscaped deck connecting WFN and WKS sites bridge-over Victoria Road, lift towers and footbridges will be provided to enhance pedestrian connectivity between the five sites, subject to detailed design.
3.8.3 Landscaped Deck and Lift Tower	N.A.	N.A.							See remarks	

4 Technical Considerations/ Constraints	Current Proposal	Remarks
4.1 Environmental 4.1.1 Noise	A preliminary environmental review (PER) has been conducted. Suitable building design will be proposed to avoid direct line of sight to the fixed noise sources. No insurmountable noise problem is envisaged.	Environmental assessment study (EAS) will be conducted to ascertain possible noise impacts and propose mitigation measures, as appropriate, for the proposed public housing developments.
4.1.2 Air	A preliminary environmental review (PER) has been conducted. Mitigation measures such as building setback etc. are proposed to alleviate emissions from adjoining roads, roadside lay-bys. No insurmountable problem is envisaged.	EAS will be conducted to ascertain possible air quality impacts and propose mitigation measures, as appropriate, for the proposed public housing developments.
4.1.3 Pedestrian Wind Environment	An Air Ventilation Assessment - Expert Evaluation (AVA-EE) has been carried out for the proposed public housing developments. In the current proposal, six local air paths with minimum width of 20m to 30m and suitable block disposition and podium design would be adopted to alleviate the potential air ventilation impacts.	Quantitative Air Ventilation Assessment (AVA) will be conducted at detailed design stage for scheme optimization.
4.1.4 Cultural Heritage	There is no graded historic structure within the development boundary of the proposed public housing developments. However, three graded structures of the Old Dairy Farm (ODF) are located in the study area of CEDD's site formation and infrastructure works. These structures will be preserved in-situ as recommended in CEDD's Heritage Impact Assessment (HIA).	As agreed with AMO, during the construction works, monitoring of vibration/settlement and tilting near the ODF Paddock C17, as well as pre-/post-condition photo survey for the Paddock, will be carried out and submitted to AMO by HD. Mitigation measures, if required, have to be submitted to AMO for agreement and will be implemented by the parties concerned.
4.2 Infrastructure 4.2.1 Drainage and Sewerage	Drainage and Sewerage Impact Assessments have been conducted. Upgrading works to existing storm water and sewerage system are proposed. No insurmountable problem is envisaged.	Implementation of the proposed infrastructure according to the planned population to be carried out by CEDD.
4.2.2 Water Supply	A Waterworks Impact Assessment (WIA) has been conducted. Upgrading works to existing fresh water and salt water supply mains are proposed. No insurmountable problem is envisaged.	Implementation of upgrading works to existing water supply system to be carried out by CEDD/WSD.

4 Technical Considerations/ Constraints	Current Proposal	Remarks
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD will liaise with the utility companies as appropriate. CEDD will liaise with the Hong Kong Electric Company for cable diversion.
4.2.4 Road/Traffic Improvement	A Traffic Impact Assessment (TIA) has been conducted for the five sites. Road and junction improvement works are recommended to relieve the traffic impacts arising from the proposed developments. With the proposed mitigation measures, no insurmountable problem is envisaged.	Implementation of road and traffic improvement works to be carried out by CEDD.
4.2.5 Geotechnical Requirement	Geotechnical submissions for slopes and retaining walls affecting or to be affected by the proposed developments, as well as natural terrain hazard mitigation measures, have been submitted to GEO of CEDD for agreement. No insurmountable problem is envisaged.	Implementation of site formation and associated slope upgrading works, as well as natural terrain hazard mitigation works, to be carried out by CEDD.
4.2.6 Others: Hazard to Life Assessment	A Quantitative Risk Assessment to assess the proposed development against the risk level posed by the LPG Compound has been conducted and agreed by Electrical & Mechanical Services Department. The findings show that the risk will remain in the acceptable region and no mitigation measure will be required.	
4.3 Urban Design, Visual and Landscape	<p>A Visual Impact Assessment has been carried out for the proposed public housing developments. For the developments at the five sites, a stepped building height concept with heights increasing progressively from the waterfront to the inland areas will be adopted. The developments on the five sites will be subject to height bands of 200mPD and 230mPD. The vast expanse of the sites also calls for provision of building gaps to break up the building mass and provision of variations in height and building form within individual sites to reduce the visual scale.</p> <p>Existing trees will be protected and preserved as far as possible. Trees that need to be felled will be compensated in accordance with relevant Government guidelines.</p>	<p>Design measures such as natural colour scheme, terraced podium, horizontal and vertical greenery, tree planting on podium deck, etc. will be explored as far as possible to further soften the visual impact of the proposed developments.</p> <p>Variation of the height of individual buildings in the KLWN site will also be considered at the detailed design stage for a more gradual transition.</p>
4.4 Greening (as % of Gross Site Area)	<p>Subject to individual site characteristics and constraints, green coverage of at least 20% for individual site will be provided unless constrained by special circumstances.</p> <p>A minimum of 3 trees per 100m² of the total green coverage will be provided as far as practicable.</p>	To maximize greening opportunities and explore to achieve an overall target of 30% green coverage as far as possible.

5 Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	In phases from 2022/23	Tentative dates which are subject to availability of formed sites and infrastructures by CEDD, confirmation of Government funding and public consultation.
5.2 Building Completion Date	In phases from 2026/27	

6 Attachments		
6.1 Location Plan	Plan 1	
6.2 Development Concept Plan	Plan 2	

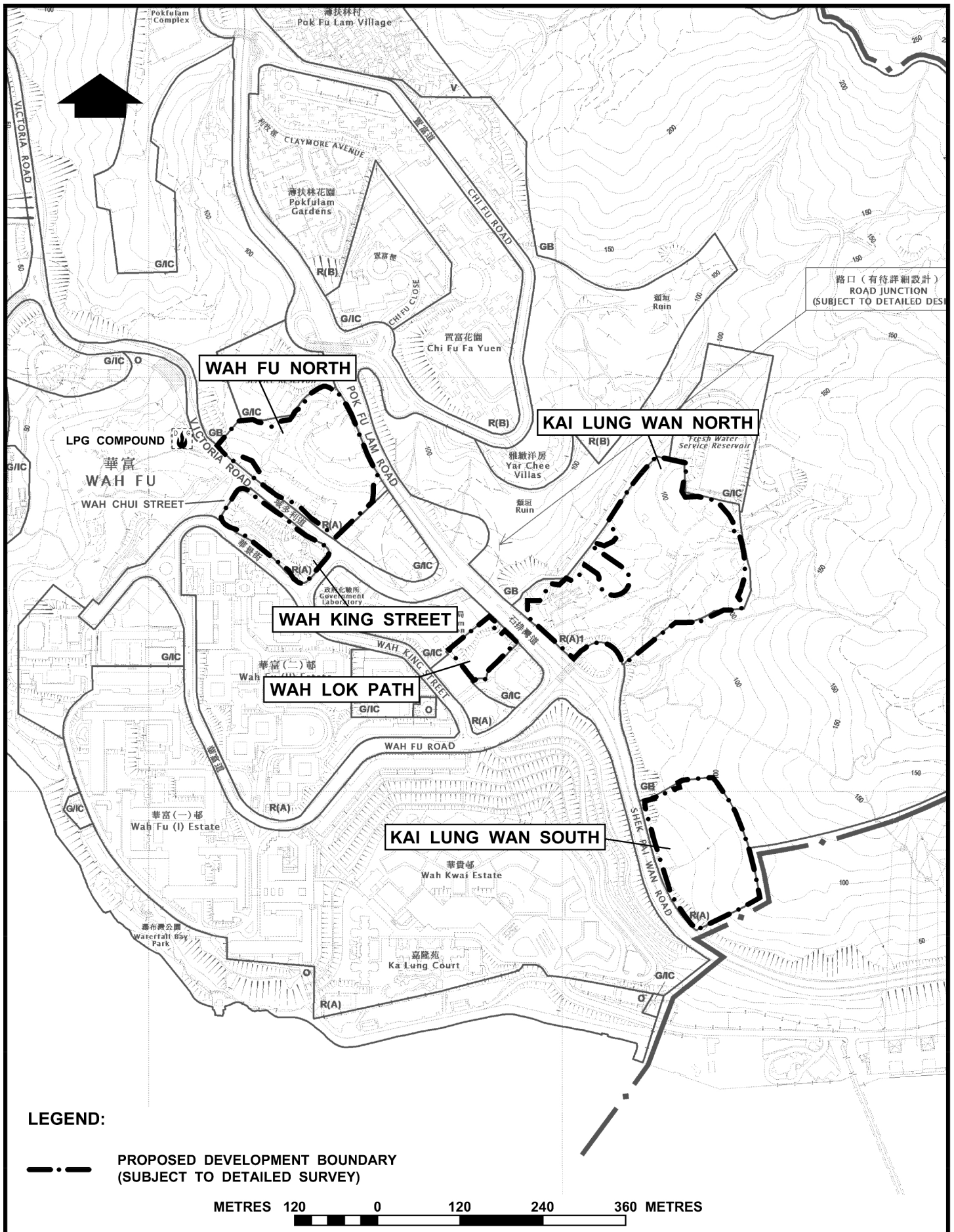
Notes

1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:
 - (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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. For schemes approved by the TPB under s.16 planning application, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36B.
3. **PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
4. **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.
5. **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.
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
8. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.



9. **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.

10. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion and with the changing needs from district and the locality, development parameters and design may alter providing such alteration is technically feasible and acceptable by concerned bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.

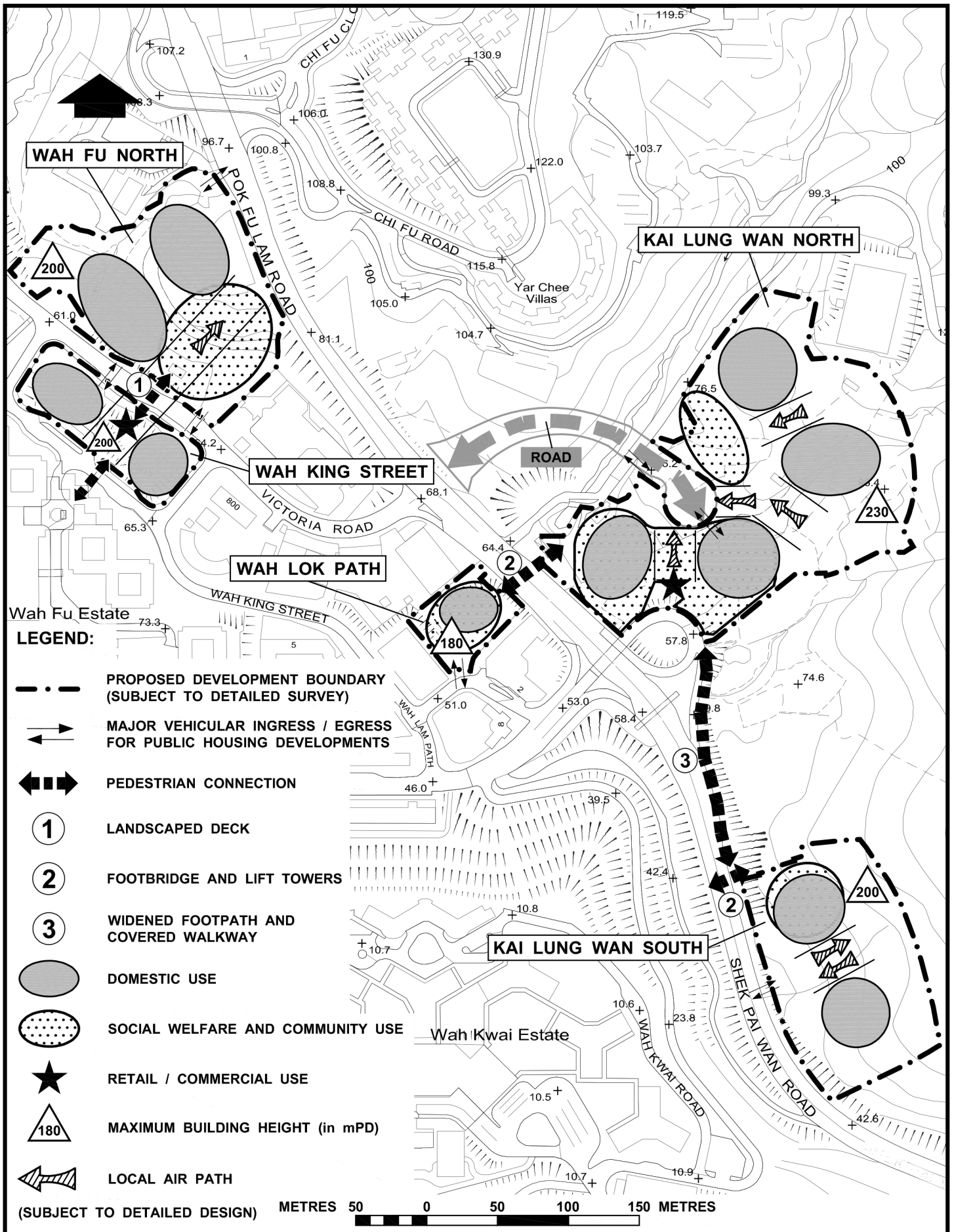


路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

LOCATION PLAN PUBLIC HOUSING DEVELOPMENTS AT THE FIVE SITES IN POKFULAM SOUTH

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN No. 1	DATE : Sep 2021
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**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENTS
AT THE FIVE SITES IN POKFULAM SOUTH**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN No.
2

DATE:
Sep 2021