

PLANNING BRIEF

Project Name	Redevelopment of Mei Tung Estate (Older Part)			
Date of Preparation	July 2020			
1 Site Particulars	Mei Yan House	Mei Tak House	Redevelopment Portion	Remarks
1.1 District Location	Wong Tai Sin			
1.2 Site Location	Bounded by Junction Road, Tung Tau Tsuen Road and Pui Man Street, Tung Tau			
1.3 Site Area	Total: 4.25ha			Subject to detailed survey of the site area. Redevelopment Portion includes the existing Mei Po House and Mei Tung House (Plan 1 refers).
1.3.1. Gross Site Area [ha] (approx.)	1.00ha	1.20ha	2.05ha	
1.3.2. Net Site Area [ha] (approx.)	Total: 2.56ha			
	0.44ha	0.71ha	1.41ha	
1.4 Existing Land Use	Public Housing			
1.5 Existing Zoning	“Residential (Group A)1” (“R(A)1”)			As shown on the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/23 (OZP).
1.6 Existing Land Status	Vesting Order (VO) No. 238	VO No. 248	VO No. 87	
2 Development Parameters	Current Proposal			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 (SSFs) subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

2 Development Parameters	Existing Development Parameters		Current Proposal	Remarks
	Mei Yan House	Mei Tak House	Redevelopment Portion	
2.2 Maximum Gross Floor Area (GFA) 2.2.1. Domestic GFA [m ²] 2.2.2. Total GFA (including domestic and non-domestic)[m ²]	192,000 230,400			The Existing Domestic GFA for: - Mei Yan House is about 32,675m ² - Mei Tak House is about 41,430m ²
2.3 Maximum Plot Ratio (PR)	7.5 for domestic and 9.0 for partly domestic and partly non-domestic			As stipulated on the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23.
2.4 No. of Blocks	1	1	4	No. of blocks and building block disposition subject to detailed design.
2.5 No. of Flats	799	990	About 2,860	±10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. Maximum flat number allowed in technical assessments is 2,860. Increase in flat number may be subject to review on technical assessments as necessary.
2.6 Design Population (approx.)	2,079	2,822	7,318	Based on the proposed flat mix. ±10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. Maximum population allowed in technical assessments for the redevelopment portion is 8,008. Increase in population would be subject to review on technical assessments as necessary.
2.7 Maximum No. of Storeys or Building Height in mPD	138mPD (Max. 140mPD as stipulated on the OZP)	120mPD (Max. 120mPD as stipulated on the OZP)	120mPD (eastern portion) & 140mPD (western portion) (Max. 120mPD (eastern portion) & 140mPD (western portion) as stipulated on the OZP)	The maximum building height restrictions are stipulated on the OZP.

3 Planning Requirements	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
	Mei Yan House	Mei Tak House				
3.1 Education Facilities						
3.1.1. Kindergarten [no. of classrooms]	0	0	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)	5.2	9	Based on HKPSG (assume 2.1% of design population aged 3-5 in 2027) and Education Bureau's advice, the use of premises is subject to change to cope with prevailing demand as stipulated by the bureau / departments concerned. The proposal includes additional provision of classrooms to cater for the demand of Mei Yan and Mei Tak Portions.
3.1.2. Primary School [no. of classrooms]	0	0	1 whole day classroom per 25.5 persons aged 6-11	13.1	0	Demand to be met by provision in vicinity.
3.1.3. Secondary School [no. of classrooms]	0	0	1 whole day classroom per 40 persons aged 12-17	9.7	0	To be provided on district / territorial basis.
3.2 Local Open Space [m ²]	Not less than 2,079	Not less than 2,822	1m ² per person	7,318	Not less than 7,318	Subject to design population at detailed design stage.
3.3 Recreational Facilities [no.]						
3.3.1. Badminton Court	0	0	1/8,000 persons	0.92	1	-
3.3.2. Basketball Court	0	0	1/10,000 persons	0.73	1	-
3.3.3. Table Tennis Table	0	0	1/7,500 persons	0.98	1	-

3 Planning Requirement	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
	Mei Yan House	Mei Tak House	Redevelopment Portion			
3.3.4. Children's Play Area/Playground [m ²]	166	226	400m ² /5000 persons	Not less than 586	586	Subject to design population. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.
3.4 Retail and Commercial (R&C) Facilities (GFA) [m ²]	-	-	To be determined by HD	-	About 4,300	Provision will be subject to HD's retail viability study. The GFA is subject to review and detailed design.
3.5 HD's Office (GFA) [m ²]	-	-	To be determined by HD	-	About 2,400	The GFA is subject to review and detailed design.
3.6 Social Welfare/Community Facilities [no.]						The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned. The capital costs will be arranged by the Social Welfare Department (SWD).
3.6.1. Day Care Centre for the Elderly (DE) (80-place)	0	0	17.2 subsidised places of Community Care Services (CCS) per 1,000 elderly persons aged 65 or above, of which 40% centre-based CCS will be provided.	-	1 (506m ² net operational floor area (NOFA))	As agreed with SWD.
3.6.2. Neighbourhood Elderly Centre (NEC)	0	0	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	-	1 (303m ² NOFA)	As agreed with SWD to meet the area shortfall of an NEC.

3	Planning Requirement	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
		Mei Yan House	Mei Tak House				
	3.6.3. Residential Care Home for the Elderly (RCHE) (150-place)	0	0	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.	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 at 438 200 in 2028.	1 (1,913m ² NOFA)	As agreed with SWD.
	3.6.4. Office Base of On-site Pre-school Rehabilitation Services (OPRS)	0	0	-	-	2 (total 332m ² NOFA)	As agreed with SWD.
	3.6.5. Special Child Care Centre (SCCC) (60-place)	0	0	To be determined taking into account the population, geographical factor, existing service provision and service demand.	-	1 (409m ² NOFA)	As agreed with SWD.
	3.6.6. Girls' Hostel (GH) (28-place)	0	0	-	-	1 (440m ² NOFA)	As agreed with SWD.
	3.6.7. Day Activity Centre (DAC) (50-place)	0	0	-	-	1 (319m ² NOFA)	As agreed with SWD.

3 Planning Requirement	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
	Mei Yan House	Mei Tak House				
3.6.8. Hostel for Severely Mentally Handicapped Persons (HSMH) (30-place)	0	0	-	-	1 (431m ² NOFA)	As agreed with SWD.
3.7 Parking Requirements	[no.]					Full GFA exemption for all ancillary parking facilities.
3.7.1. Car Parking (domestic)	33	26	Outside 500m radius of rail station: 1 per 26-40flats (excluding 1P/2P flats)	56-87	202 (including 4 accessible car parking spaces)	Based on the HKPSG that will be updated, the car parking ratio is about 1 per 13 flats (excluding Type A (1P/2P) flats and reprovided parking spaces) as agreed with Transport Department (TD). 28 nos. of car parking spaces for Mei Yan House and Mei Tak House will be provided. Subject to detailed design.
3.7.2. Car Parking (R&C)	0	0	1 per 200-300m ² retail GFA	14-22	22	Provision based on 1 per 200 m ² of the retail GFA of 4,300m ² at the Redevelopment Portion as agreed with TD.
3.7.3. Car Parking (HD's Office)	0	0	1 per 150-200m ² office GFA	12-16	16	Provision based on 1 per 150 m ² of the office GFA of 2,400m ² at the Redevelopment Portion as agreed with TD.
3.7.4. Car Parking (Visitor)	0	0	-	-	20	Based on 5 per residential block at the Redevelopment Portion as agreed with TD.
3.7.5. Motorcycle Parking	4	7	1 per 110-250 flats (excluding 1P/2P flats)	9-21	21	Provision based on 1 per 110 flats excluding Type A (1P/2P) flats at the Redevelopment Portion as agreed with TD.

3 Planning Requirement	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
	Mei Yan House	Mei Tak House	Redevelopment Portion			
3.7.6. Light Goods Vehicle Parking	5	4	1 per 200– 600 flats (excluding 1P/2P flats)	4-11	12	Provision based on 1 per 260 flats excluding Type A (1P/2P) flats as agreed with TD. The proposal includes 3 nos. of Light Goods Vehicle parking spaces for Mei Yan House to be re-provided in Redevelopment Portion.
3.7.7. Other Parking Facilities for Social Welfare Facilities	0	0	No set standards	-	9 nos. of private light bus parking / 24-seater van / 48-seater coach	Requested by the SWD for DE (4 parking spaces for private light buses with tail lift at measurement 8m x 3m with minimum 3.3m headroom); RCHE (1 parking space for private light bus with tail lift at measurement 8m x 3m with minimum 3.3m headroom); two Office Bases of OPRS (2 nos. of 24-seater van parking space at measurement 8m x 3m with minimum 3.3m headroom); SCCC (1 no. of 48-seater coach parking space at measurement 12m x 3.5m with minimum 3.8m headroom); and HSMH (1 parking space for a private light bus with maximum length not exceeding 7m with tail lift).
3.7.8. Loading/ Unloading (domestic)	1	1	1 per residential block	4	8	The proposed provision includes additional loading/unloading spaces in Redevelopment Portion to meet local need as agreed with TD. The provision of loading/unloading will be allowed for overnight parking of coach and Medium /Heavy Goods Vehicle. 1 no. of shared loading/unloading bay as drop-off bay for kindergarten.

3	Planning Requirement	Existing Provision under Approved Schemes *		HKPSG Standards	Requirements based on HKPSG	Proposed Provision	Remarks
		Mei Yan House	Mei Tak House				
	3.7.9. Loading/ Unloading (R&C)	0	0	1 per 800-1,200m ² retail GFA	4-6	6	Provision based on the retail GFA of 4,300m ² at the Redevelopment Portion as agreed with TD.
	3.7.10. Loading/ Unloading (HD's Office)	0	0	1 per 2,000-3,000m ² office GFA	1-2	1	Provision based on the office GFA of 2,400m ² at the Redevelopment Portion as agreed with TD.
	3.7.11. Loading/ Unloading (Social Welfare Facilities)	0	0	No set standards	-	0 (to be shared with the domestic loading / unloading bays)	1 no. of shared loading/unloading bay (to be shared with domestic loading/unloading bays) for private light bus and ambulance as requested by the SWD for the DE, RCHE, SCCC and the HSMH.
4		Current Proposal				Remarks	
		Redevelopment Portion					
4.1 Environmental							
4.1.1. Noise		An Environmental Assessment Study (EAS) was carried out for agreement with the Environmental Protection Department (EPD) under separate cover. No insurmountable problem is envisaged.				-	
4.1.2. Air		An EAS was carried out for agreement with EPD under separate cover. No insurmountable problem is envisaged.				-	
4.1.3. Air Ventilation		To implement design improvement and ventilation mitigation measures as recommended in the Air Ventilation Assessment (Initial Study) (AVA-IS) conducted in detailed design stage.				Based on AVA-Expert Evaluation, mitigation/ design measures to minimize the potential adverse air ventilation impacts including empty bays at podium/ground floor and building separations etc. were proposed in the notional scheme at OZP amendment stage. Subject to the AVA-IS study, mitigation/ design measures such as building separations, podium setback and empty bays at ground and/or podium floors will be incorporated into the design scheme.	

4 Technical Considerations/Constraints	Current Proposal	Remarks
	Redevelopment Portion	
4.2 Infrastructure		
4.2.1. Drainage	Proposed stormwater discharge connection will be submitted for comment/agreement by the Drainage Services Department under separate cover. No insurmountable problem is envisaged.	-
4.2.2. Sewerage	Proposed sewage discharge connection was submitted for comment/ agreement by DSD and EPD under separate cover. No insurmountable problem is envisaged.	-
4.2.3. Water Supply	To be connected to existing infrastructure. No insurmountable problem in the supply of water is envisaged.	-
4.2.4. Roads/ Traffic Aspect	A Traffic Impact Assessment was conducted for agreement with the Transport Department under separate cover. With implementation of road junction improvement works, the proposed redevelopment at the Site would not induce insurmountable traffic impact onto the adjacent road network.	-
4.2.5. Electricity, Telephone, Gas	To be connected to existing infrastructure. No insurmountable problem in the utility provision is envisaged.	-
4.2.6. Geotechnical	Site formation works are required. No insurmountable geotechnical constraint is envisaged.	-
4.3 Urban Design Visual and Landscape	<p>A Visual Assessment (VA) was conducted to address the visual impact of the proposed development for the OZP amendment under separate cover. With mitigation measures, the VA concludes that the proposed redevelopment scheme is acceptable in terms of visual impact.</p> <p>Landscape and Tree Preservation Proposal was conducted to address the landscape impact for the OZP amendment under separate cover.</p> <p>Due consideration will be given to the preservation of historic ambience of the older part of estate during the redevelopment.</p>	<p>Mitigation/design measures such as stepped height profile of the proposed redevelopment, building gaps (15m/30m-wide) between residential blocks as well as appropriate colour scheme, setback / greening abutting Tung Tau Tsuen Road, and landscape treatment (e.g. slope toe planters and/or wire mesh on lower portion of slope for growth of climber) at the retaining slopes will be incorporated.</p>

4 Technical Considerations/Constraints	Current Proposal			Remarks
	Redevelopment Portion			
				The landscape impact incurred by the proposed development should be minimized as far as possible. Besides, should there be impact to the existing landscape resources, appropriate and adequate landscape treatments shall be considered and provided for the development.
4.4 Green Coverage (% of Gross Site Area)	Minimum 30% of Gross Site Area for the whole Mei Tung Estate with half of which should be at-grade.			Greenery ratio subject to detailed design.
5 Development Programme	Approved Planning Brief		Current Proposal	Remarks
	Mei Yan House *	Mei Tak House *	Redevelopment Portion	
5.1 Foundation Commencement Date	Building completed in 2010	Building completed in 2014	2022/23	Programme of the Redevelopment Portion is tentative subject to the confirmation on the availability of government funding, public consultation and clearance of Mei Tung House and Mei Po House targeted in 2021.
5.2 Building Completion Date			2027/28	
6 Attachment				
6.1 Location Plan			Plan 1	
6.2 Development Concept Plan			Plan 2	

* Planning Briefs for Mei Yan House and Mei Tak House were approved by the ex-Kowloon District Planning Conference on 24.5.2006 (KDPC Paper No. 01/2006) and by the Metro District Planning Conference on 19.8.2009 (Metro DipCon Paper No. K1/2009) respectively.

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 net site area.

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.

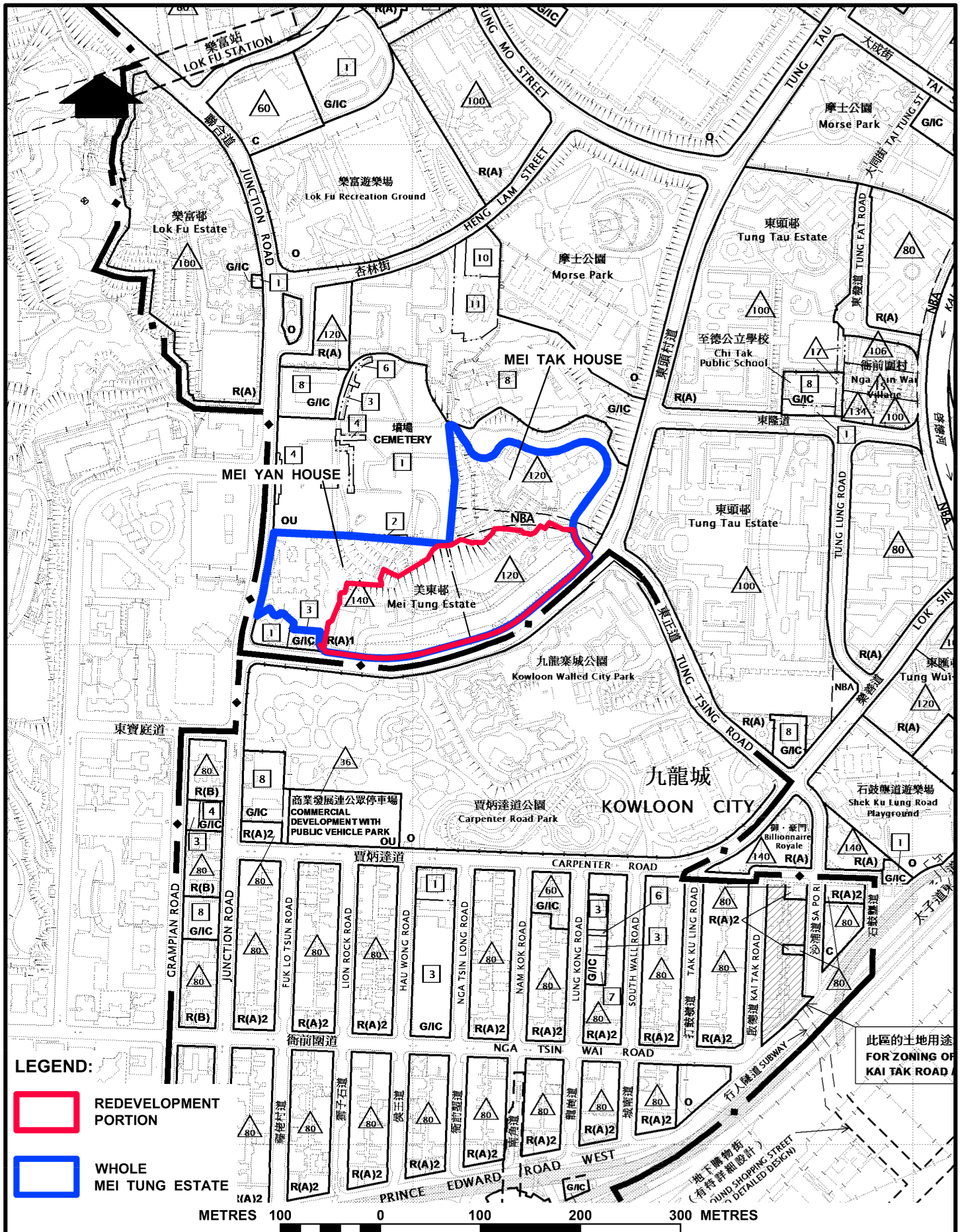
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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 bureau/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.



LOCATION PLAN - REDEVELOPMENT OF MEI TUNG ESTATE (OLDER PART)

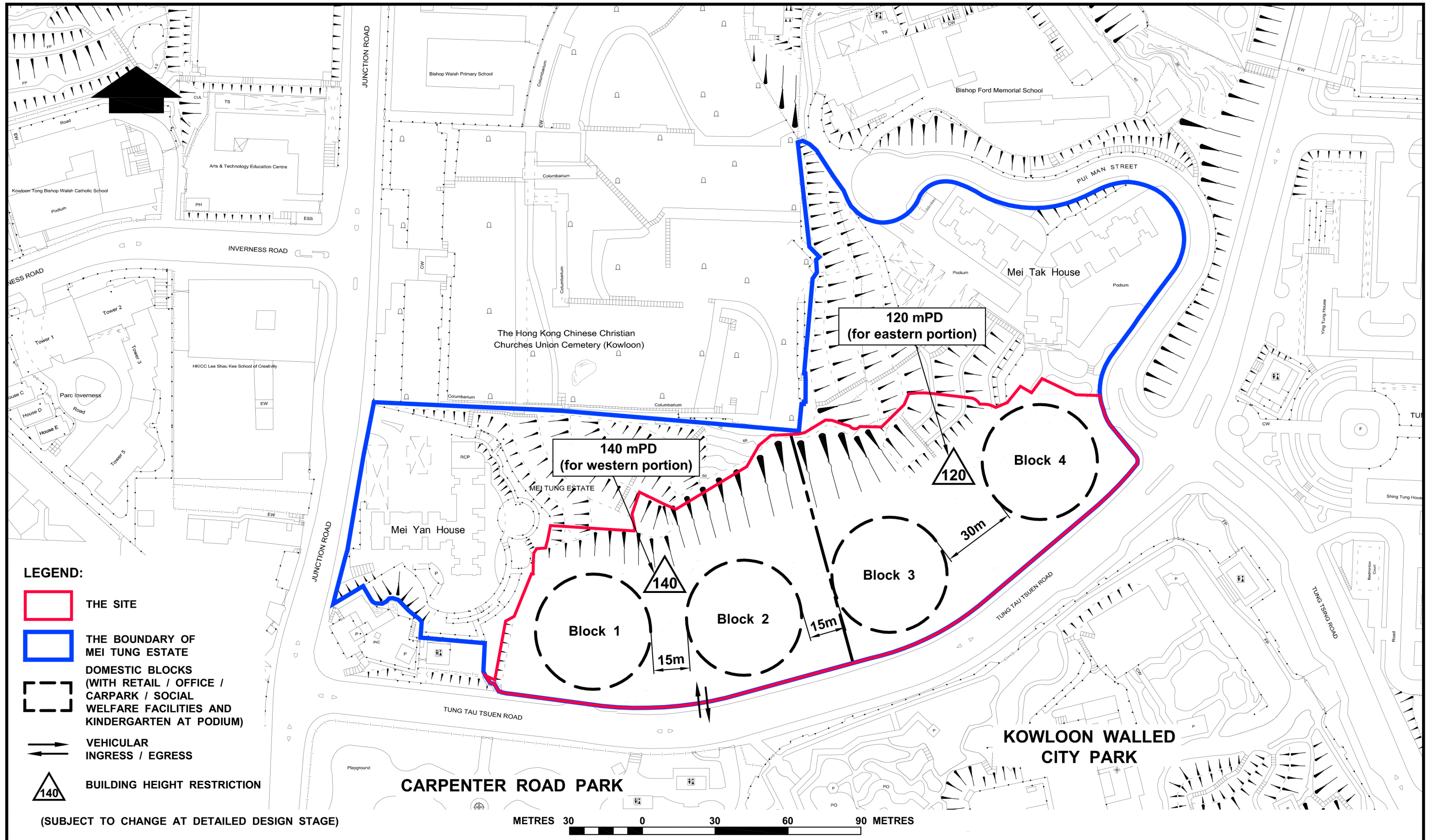


**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

DATE :

16. 6. 2020



**DEVELOPMENT CONCEPT PLAN
REDEVELOPMENT OF MEI TUNG ESTATE (OLDER PART)
(subject to design changes)**

 **HOUSING DEPARTMENT**

PLAN 2

**DATE :
20. 4. 2020**