

PLANNING BRIEF

PROJECT NAME: San Kwai Street		
Date of Preparation: May 9, 2018 11:43:49 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kwai Tsing	
1.2 Site Location	San Kwai Street	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.5	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	0.5	Subject to detailed survey.
1.4 Existing Land Use	Works Areas and Maintenance Depot	
1.5 Existing Zoning	"Residential (Group A) 2"	As stipulated on the Draft Kwai Chung OZP No. S/KC/29 gazetted on 19 January 2018.
1.6 Existing Land Status	Highways Department's Works Area for XRL, Drainage Services Department's Works Area and Maintenance Depot, and unleased Government Land	
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 HKPSG.
2.2 No. of Flats Proposed	700	Subject to review. A $\pm 10\%$ variation is allowed for flexibility in detailed design subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population (approx)	1,800	Based on actual flat mix. Subject to detailed design. A $\pm 10\%$ variation is allowed for flexibility in detailed design subject to pro-rata adjustment of ancillary facilities.

2. Development Parameters	Current Proposal			Remarks
2.4 Maximum Plot Ratio	Domestic: 6.0/ Non-domestic: 9.5 (composite formula)			As stipulated on the Draft Kwai Chung OZP No. S/KC/29 gazetted on 19 January 2018.
2.5 Building Height Restriction	130mPD (Main Roof Level)			As stipulated on the Draft Kwai Chung OZP No. S/KC/29 gazetted on 19 January 2018.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)			-	
3.1.1 Nursery Class & Kindergarten	730 half-day and 250 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 26 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	1.1	-	Catered by adjacent provision.
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	3.8	-	Catered by adjacent provision.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	2.2	-	Catered by territorial provision.
3.2 Local Open Space (sqm)	1 sqm per person	1,800	1,800 sqm	Subject to design population.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.2	-	Catered by adjacent provision
3.3.2 Basketball Court	1 per 10,000 persons	0.2	-	Catered by adjacent provision
3.3.3 Table Tennis Table	1 per 7,500 persons	0.2	-	Catered by adjacent provision
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	143	143 sqm	Subject to design population.
3.4 Social Welfare / Community Facilities (no.)			-	As requested by SWD. Provision subject to SWD's confirmation of funding. The use of premises is subject to change to cope with the prevailing demand as stipulated by

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				the bureaux/ departments concerned.
3.4.1 Child Care Centre (CCC)	N.A.		1 (about 488 sqm NOFA)	
3.4.2 Day Care Centre for the Elderly (DE)	N.A.		1 (about 358 sqm NOFA)	
3.5 Retail & Commercial (R&C) Facilities (sqm)			-	
3.5.1 Retail GFA (approx)	To be determined by HD		300 sqm	Subject to detailed design.
3.5.2 Retail IFA (approx)	To be determined by HD		250 sqm	Subject to detailed design.
3.6 Parking Facilities (no.)			-	Detailed parking arrangement in and access to the Drainage Reserve (DR) should be agreed by DSD.
3.6.1 Car Parking (Domestic - PRH)	Within 500m radius of rail station: 1 per 31 to 46 flats excl. 1/2p flats	15 to 23	23	Assumed no 1/2p flats. Including 1 disabled car parking space. Subject to detailed design. Upper bound HKPSG parking standard has been adopted as advised by TD.
3.6.2 Car Parking (R&C - PRH)	1 per 200-300sqm retail GFA	1 to 2	2	Including 1 disabled car parking space. Subject to retail GFA and detailed design. Upper bound HKPSG parking standard has been adopted as advised by TD.
3.6.3 Motor-cycle Parking (Domestic - PRH)	1 per 110 to 250 flats excl. 1/2p flats	3 to 7	7	Assumed no 1/2p flats. Subject to detailed design. Upper bound HKPSG parking standard has been adopted as advised by TD.
3.6.4 Light Goods Vehicle Parking (Domestic - PRH)	Within 500m radius of rail station: 1 per 200 to 600 flats excl. 1/2p flats	2 to 4	4	Assumed no 1/2p flats. Subject to detailed design. Upper bound HKPSG parking standard has been adopted as advised by TD.
3.6.5 Loading/Unloading	1 per residential block	1	1	As required by HKPSG

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
(Domestic - PRH)				
3.6.6 Loading/Unloading (R&C - PRH)	1 per 800-1,200 sqm retail GFA	1	1	To be shared with the DE as requested by SWD and agreed by TD. Subject to retail GFA and detailed design. Upper bound HKPSG parking standard has been adopted as advised by TD.
3.6.7 Car parking (Welfare Facilities - for operational use)	N.A.		3	Three designated 16-seater private light buses parking spaces as requested by SWD. Provision subject to SWD's confirmation of funding for the DE. Loading/ Unloading bay for the DE requested by SWD should be in close vicinity to the entrance of the DE and will be shared with the R&C facilities as agreed by TD.
3.7 Public Transport Facilities (no.)			-	
3.7.1 Footbridge			Yes	The footbridge(s) and lift tower(s) connecting the Ex-Kwai Chung Police Married Quarters (i.e. Kwai Tsui Estate) and Lai Cho Road developments are essential to the San Kwai Street development, and will be provided and completed by population in-take of the San Kwai Street development. HA's approval on the proposed footbridge(s)/ lift tower(s) will be sought in due course. HD shall design the footbridge(s) / lift tower(s) based on the duly completed "Pedestrian Flow Assessment Report for the Proposed Public Housing

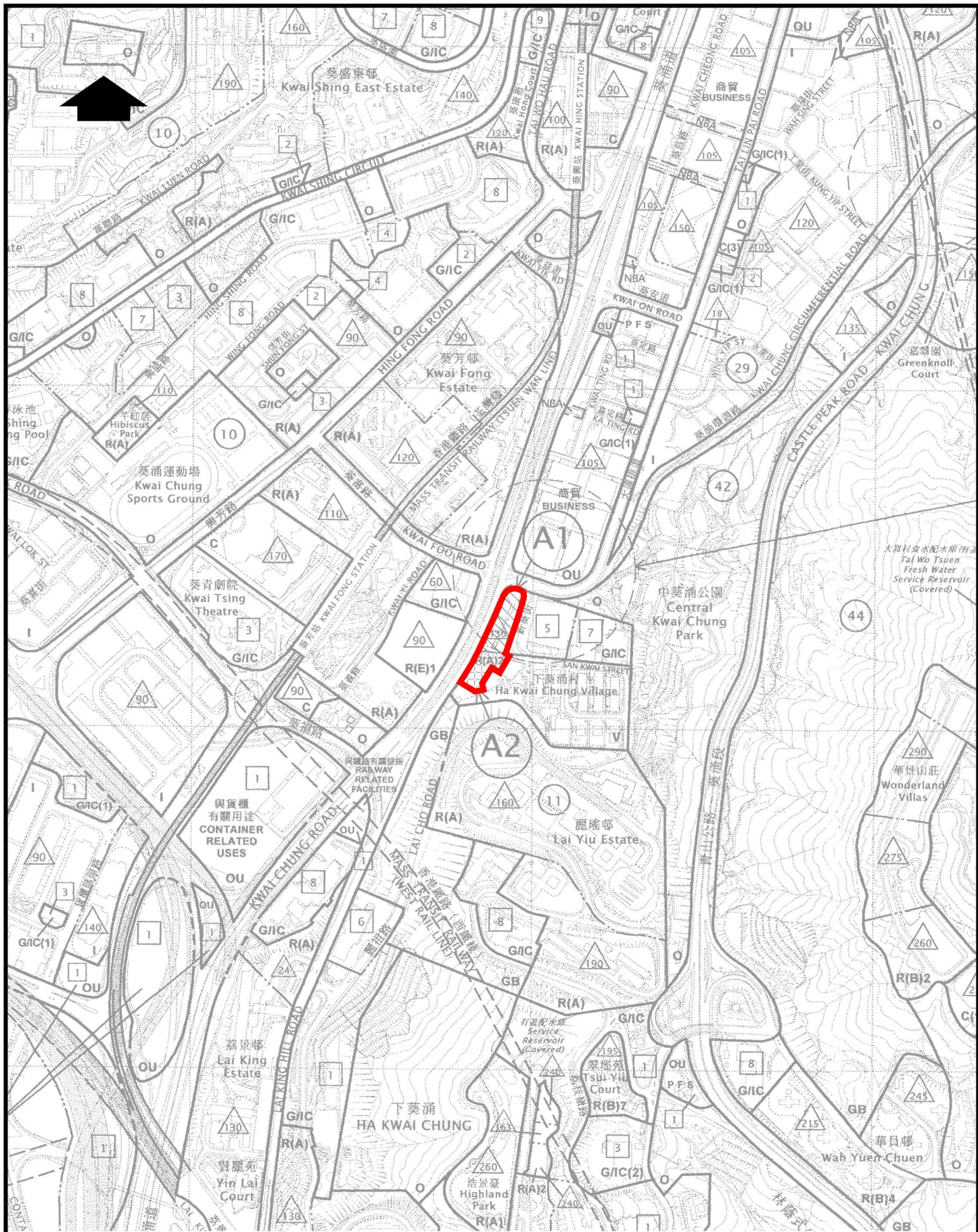
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Development at San Kwai Street - Pedestrian Study" agreed by TD.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental		-		
4.1.1 Noise		-		No insurmountable problem is envisaged. HD will submit the EAS report to EPD for agreement.
4.1.2 Air		-		Ditto.
4.2 Infrastructure		-		
4.2.1 Drainage and Sewerage		-		No insurmountable problem is envisaged. DIA is not required. HD will submit the SIA report to EPD for agreement.
4.2.2 Water Supply		-		No insurmountable problem is envisaged.
4.2.3 Electricity, Telephone, Gas		-		No insurmountable problem is envisaged. HD will liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement		-		No insurmountable problem is envisaged. HD will submit the TIA report to TD for agreement.
4.2.5 Geotechnical Requirement		-		No insurmountable problem is envisaged. HD will submit relevant geotechnical submissions to GEO of CEDD for agreement.
4.3 Urban Design, Visual and Landscape		Building design to be compatible with the surrounding developments as far as practicable to promote visual harmony and interest.		Visual appraisal (VA) was conducted and no significant impact is anticipated.
4.3.1 Pedestrian Wind Environment		To conduct a quantitative Air Ventilation Assessment (AVA) at the detailed design stage to explore further wind enhancement measures and design optimization.		According to the Air Ventilation Assessment (Expert Evaluation) conducted, with the mitigation measures provided (including setback from roads and adjacent buildings), the

4. Technical Considerations/Constraints	Current Proposal	Remarks
		proposed public housing development will have no significant adverse impact to the surrounding environment.
4.4. Greening	-	
4.4.1 Green coverage (% of Gross Site Area)	At least 20% green coverage of which a minimum of 10% will be at grade or on levels easily accessible by pedestrians. A minimum of 3 trees per 100 sqm of the total green coverage will be provided.	To be addressed in detailed design stage. HD will try to increase green coverage as far as practicable.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2019/20	Subject to review and acceptance of basic terms of the Short Term Tenancy by HD.
5.2 Building Completion Date	2022/23	Ditto.
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

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.

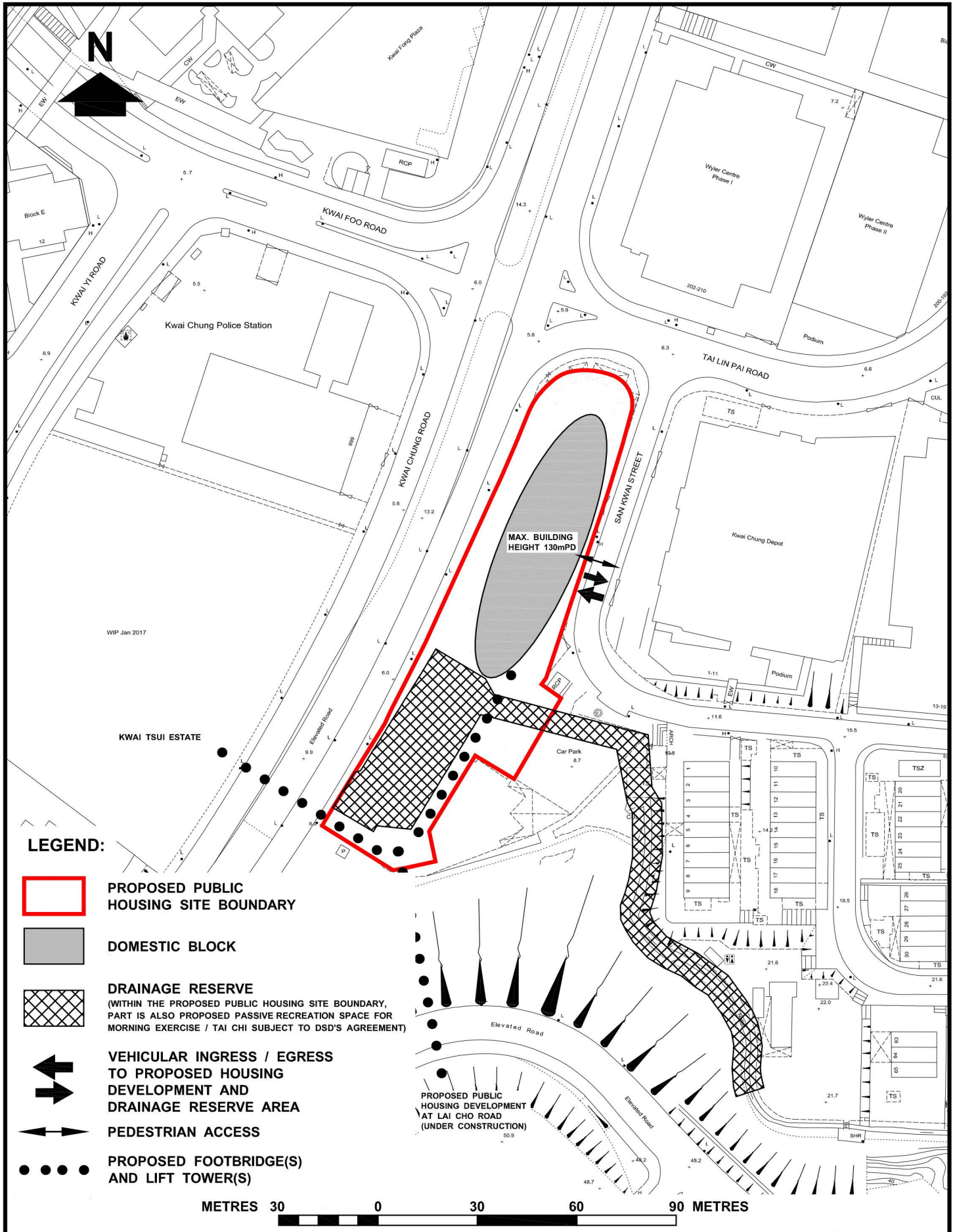
Prepared by Planning Section, Housing Department









**LOCATION PLAN
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT SAN KWAI STREET**

 **HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 1	DATE : 16. 4. 2018
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LEGEND:

-  **PROPOSED PUBLIC HOUSING SITE BOUNDARY**
-  **DOMESTIC BLOCK**
-  **DRAINAGE RESERVE**
(WITHIN THE PROPOSED PUBLIC HOUSING SITE BOUNDARY, PART IS ALSO PROPOSED PASSIVE RECREATION SPACE FOR MORNING EXERCISE / TAI CHI SUBJECT TO DSD'S AGREEMENT)
-  **VEHICULAR INGRESS / EGRESS TO PROPOSED HOUSING DEVELOPMENT AND DRAINAGE RESERVE AREA**
-  **PEDESTRIAN ACCESS**
-  **PROPOSED FOOTBRIDGE(S) AND LIFT TOWER(S)**

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**CONCEPTUAL PLAN
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT SAN KWAI STREET**

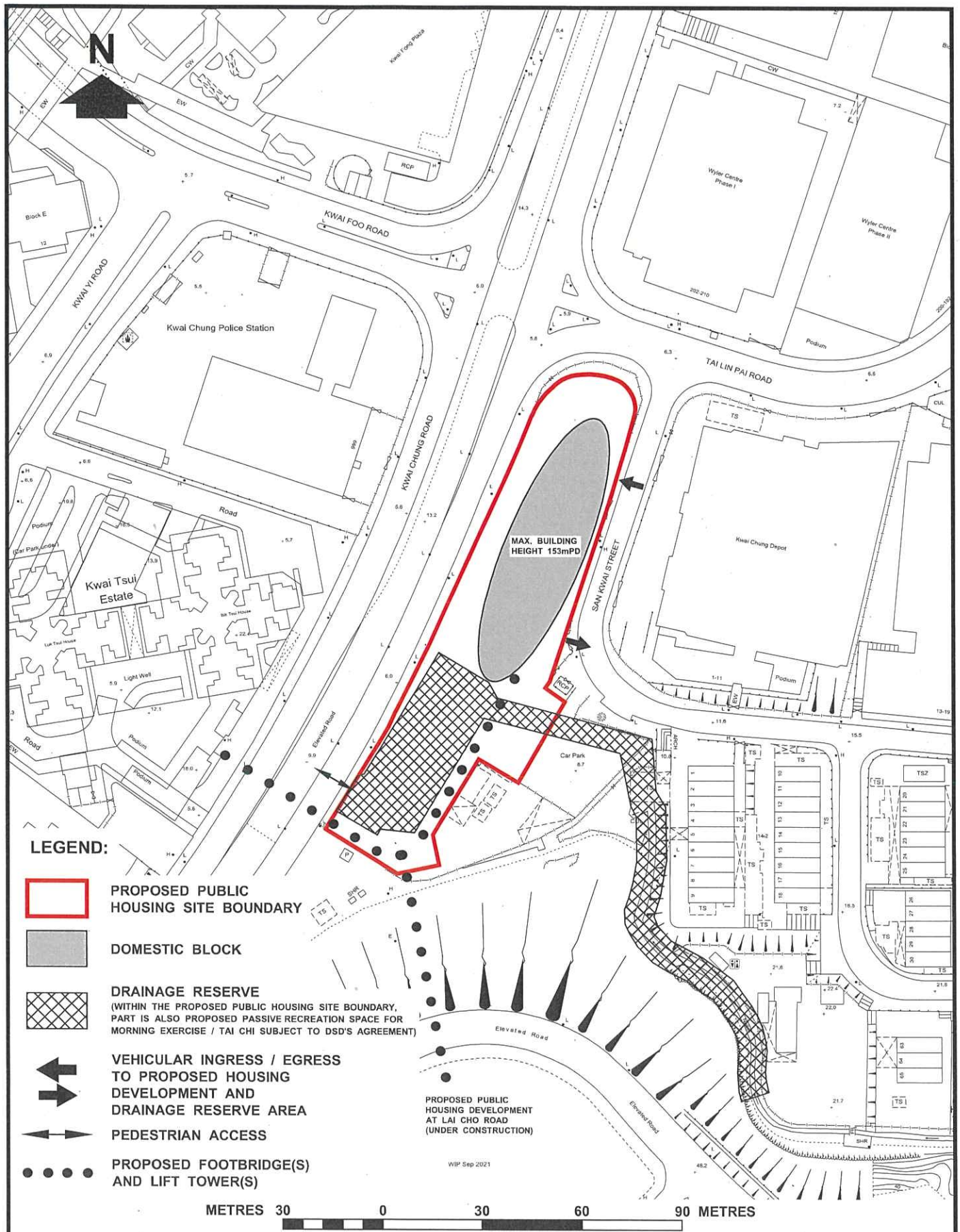
 **HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 2	DATE : 15. 5. 2018
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Addendum to the Approved Planning Brief for Public Housing Development
at San Kwai Street, Kwai Chung
(January 2023)

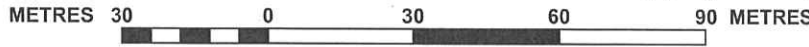
	Approved Planning Brief (as at 23 May 2018)	Amendment to Planning Brief (based on s.16 planning application approved on 9 December 2022)	Reasons for Change / Remarks
Development Parameters			
Proposed No. of Flats	700	798	Due to increase in plot ratio. A $\pm 10\%$ deviation is allowed subject to detailed design.
Design Population (approx.)	1,800	2,106	Based on actual flat mix and the increased flat number. A $\pm 10\%$ deviation is allowed
Maximum Plot Ratio	Domestic: 6.0/ Non-Domestic: 9.5 (composite formula)	Domestic: 6.5 Non-Domestic: 0.54	Based on minor relaxation of plot ratio approved by the TPB on 9.12.2022.
Building Height Restriction	130mPD (Main Roof Level)	153mPD (Main Roof Level)	Based on minor relaxation of building height restriction from 130mPD to 153mPD approved by the TPB on 9.12.2022.
Planning Requirements			
Local Open Space (sq.m.)	1,800	Not less than 2,106	Due to change in design population. Passive/active recreational facilities to be appropriately provided for all age groups and person with disabilities. Subject to design population.
Children's Play Area (sq.m.)	143	Not less than 169	Due to change in 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.
Child Care Centre (CCC)	1 (about 488sqm NOFA)	1 (about 530sqm NOFA)	As requested by SWD and subject to availability of government funding and detailed design.
Day Care Centre for the Elderly (DE)	1 (about 358sqm NOFA)	1 (about 711sqm NOFA)	
Retail IFA	250sqm	260sqm	Due to increase in design population. Approximated retail GFA increased from 300 to 352sqm. Subject to detailed design.

	Approved Planning Brief (as at 23 May 2018)	Amendment to Planning Brief (based on s.16 planning application approved on 9 December 2022)	Reasons for Change / Remarks
Car Parking (Domestic)	23	46 (Including 1 accessible parking space)	Increased by 23 due to the change in flat no. and flat mix and based on the parking ratio of the approved Planning Brief, excluding 42 1P/2P flats as agreed with Transport Department (TD). Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
Car Parking (Visitor)	-	5	Increased by 5 based on revised parking ratio of 5 spaces per residential block under HKPSG and as agreed with TD. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
Car Parking (Retail)	2	2 (Including 1 accessible parking space)	To include 1 accessible parking space based on 1 per 200-300sqm retail GFA based on the parking ratio approved Planning Brief and as agreed with TD. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
Motor-cycle Parking	7	8	Increased by 1 based on revised parking ratio of 1 per 110 spaces excluding 42 1P/2P flats under HKPSG and as advised by TD.
Loading/Unloading (Domestic)	1	2	Increased by 1 based on revised parking ratio of 2 spaces per residential block under HKPSG and as agreed with TD.
Loading/Unloading (Retail)	1	1 (To be shared with social welfare facilities)	As requested by SWD and agreed by TD.
Development Programme			
Foundation Commencement Date	2019/20	2022/23	To reflect the updated development programme of the Site and subject to review.
Building Completion Date	2022/23	2026/27	



LEGEND:

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**CONCEPTUAL PLAN
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT SAN KWAI STREET**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN A **DATE :**
5. 1. 2023