

## PLANNING BRIEF

<b>PROJECT NAME:</b> Shek Li Street		
<b>Date of Preparation:</b> Apr 11, 2022 6:11:00 PM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Kwai Tsing	
1.2 Site Location	Shek Lei (II) Estate, bounded by Shek Pai Street, Wai Kek Street and Shek Li Street	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	2.23	Subject to detailed survey
1.3.2 Net Site Area (approx) (ha)	2.23	Subject to detailed survey
1.4 Existing Land Use	Interim Housing, Basketball Court, Hong Kong Confederation of Trade Unions' training centre at ex-Shek Lei Catholic Primary School Premises, Shek Wai House and Shek Yi House	Shek Wai House and Shek Yi House will not be affected
1.5 Existing Zoning	“Residential (Group A)” (“R(A)”)	As stipulated in the draft Kwai Chung OZP No. S/KC/29. See Plan 1.
1.6 Existing Land Status	Vesting Order No. 34	
<b>2. Development Parameters</b>	<b>Current Proposal</b>	<b>Remarks</b>
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 to provision of ancillary facilities in accordance with Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	Total (existing and proposed) About 3,298  Shek Wai House and Shek Yi House: 1,598 (existing) Additional flats resulting from redevelopment of Interim Housing, Basketball Court and ex-Shek Lei Catholic Primary School Premises: 1,700 (proposed)	±10% variation is allowed for design flexibility subject to pro-rata adjustment to ancillary facilities.  Total 1P/2P flats: (existing: 318 flats; proposed additional: 340 flats.)  Subject to TPB’s approval of s.16 Application for

2. Development Parameters	Current Proposal	Remarks
		minor relaxation.
2.3 Design Population (approx.)	<p>Total (existing and proposed) About 8,848 persons</p> <p>Shek Wai House and Shek Yi House: 4,540 (existing) Additional flats from the proposed development: 4,308 (proposed)</p>	<p>±10% variation is allowed for design flexibility subject to pro-rata adjustment to ancillary facilities.</p> <p>Based on individual household size of the proposed flat mix.</p> <p>Subject to TPB's approval of s.16 Application for minor relaxation.</p>
2.4 Maximum Plot Ratio	-	
2.4.1 Domestic Plot Ratio	6.5	<p>Maximum Domestic PR of 5 as stipulated in the draft Kwai Chung OZP no. S/KC/29. According to the ExCo's approval on Enhancement of the Development Intensity of Public Housing Sites, increase 30% of domestic PR (i.e. domestic PR 6.5) is allowed, subject to TPB's approvals of s.16 application for minor relaxation.</p> <p>A maximum domestic PR of 6.5 and a maximum non-domestic PR of 0.5 (equivalent to a maximum PR 6.86/9.5 for calculation under the composite formula) is adopted.</p>
2.4.2 Non-Domestic Plot Ratio	0.5	<p>A maximum domestic PR of 6.5 and a maximum non-domestic PR of 0.5 (equivalent to a maximum PR 6.86/9.5 for calculation under the composite formula) is adopted.</p>
2.5 Maximum Gross Floor Area (GFA)	-	
2.5.1 Domestic GFA (sqm)	<p>About 144,950 sq.m. (existing and proposed) Shek Wai House and Shek Yi House: 69,024 (existing) Additional flats: about 75,926 (proposed)</p>	<p>Based on net site area and subject to TPB's approval of s.16 Application for minor relaxation.</p>
2.5.2 Non-Domestic GFA (sqm)	<p>About 11,150 (existing and proposed) Shek Wai House and Shek Yi House: 1,622 (existing)</p>	<p>Based on net site area and subject to TPB's approval</p>

2. Development Parameters	Current Proposal			Remarks
	GFA from additional development: 9,528 (Proposed)			of s.16 Application for minor relaxation.
2.6 Maximum No. of Storeys or Building Height in mPD	+225 mPD (at main roof) (for the proposed development)			Statutory maximum building height of 180mPD as stipulated in the draft Kwai Chung OZP No. S/KC/29.  Subject to TPB's approval of s.16 Application for minor relaxation.
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 are required for every 1,000 children aged 3 to under 6)	6.3	6	Flexibility shall be allowed for the use of premises to be subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.  Nursery Class and kindergarten are GFA accountable.
3.1.2 Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	16	-	To be provided on district/territorial basis.
3.1.3 Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	12	-	To be provided on district/territorial basis.
3.2 Local Open Space (approx.) [sqm]	1 sqm per person	8,848	Overall not less than 8,848	Subject to the design population and detailed design.
3.3 Recreation Facilities [no.]			-	
3.3.1 Badminton Court	1 per 8,000 persons	1.1	1 no.	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.9	1 no.	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.2	1 no.	Subject to design population.
3.3.4 Communal Play Area (approx.) [sqm]	400 sqm per 5,000 persons	708	Overall not less than 708	Subject to design population and detailed design.  Facility to be integrated with open space/play areas for all age groups

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				and persons with disabilities to foster sense of community in public housing development.
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 bureaux/departments concerned.  Subject to the confirmation on the availability of government funding.
3.4.1 Residential Care Home for the Elderly (100-place) (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	-	1 (1,354 sqm NOFA)	
3.4.2 Integrated Family Service Centre (KwC(E)IFSC)	One in each well-defined service boundary with a population of 100,000 to 150,000 persons.	-	1 (600.2 sqm NOFA)	
3.4.3 District Elderly Community Centre (DECC)	One in each new development area with a population of around 170,000 or above	-	1 (95 sqm NOFA)	
3.4.4 Child Care Centre (100-place) (CCC)	100 aided place per 25,000 persons		1 (530 sq.m. NOFA)	
3.5 Parking Requirements [no.]			-	Full GFA exemption for all ancillary parking facilities.
3.5.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats excl. 1P/2P flats	25 (existing provision)  97-170 (for the proposed development)	195 (170 nos. for the proposed development)	Based on 1 per 8 flats, excluding 1P/2P flats for the proposed development (including 3 accessible parking spaces); as required by TD.  Including existing provision in Shek Wai House and Shek Yi House.
3.5.2 Car Parking (Visitor)	5 per residential block	0 (existing provision)  10	10 (for proposed development)	

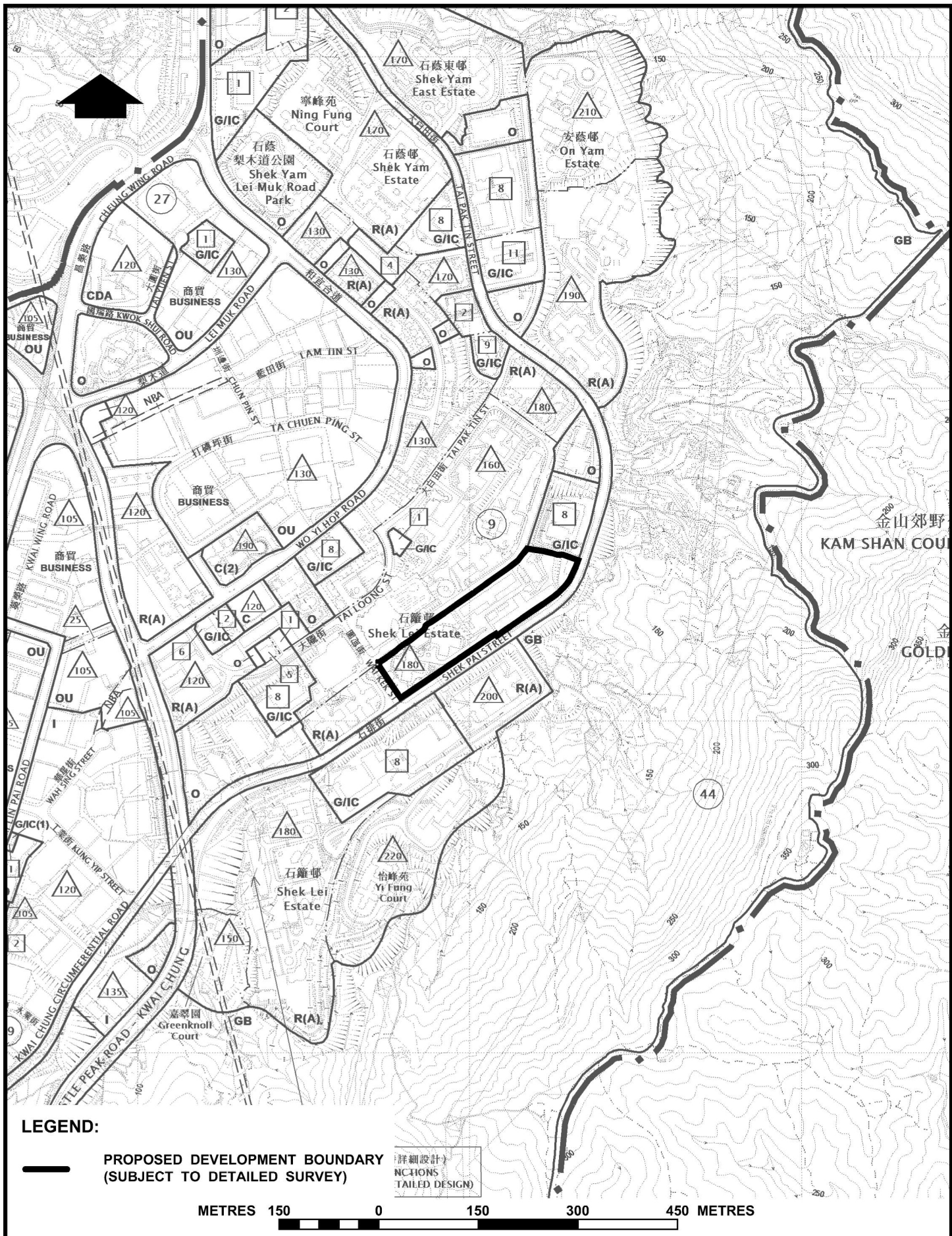
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
		(for proposed development)		
3.5.3 Light Goods Vehicle Parking (Domestic)	1 per 260 flats excl. 1P/2P flats	11 (existing provision)  6 (for the proposed development)	17 (6 nos. for the proposed development)	Shared-use LGV and light bus parking, excluding 1P/2P flats.  Including existing provision in Shek Wai House and Shek Yi House.
3.5.4 Motorcycle Parking (Domestic)	1 per 110 - 250 flats	13 (existing provision)  6-13 (for the proposed development)	26 (13 nos. for the proposed development)	Based on 1 per 110 flats, excluding 1P/2P flats for the proposed development.  Including existing provision in Shek Wai House and Shek Yi House.
3.5.5 Welfare Facilities Parking (RCHE)	-	-	1 for a private light bus with tail-lift for exclusive use of RCHE	Provision as agreed by SWD. Subject to detailed design.
3.5.6 Loading/Unloading (Domestic)	2 per residential block	4 (for the proposed development)	4	Shared-use coaches/buses and Medium/Heavy Goods Vehicle loading/unloading (L/UL) bays for service vehicles and overnight parking, subject to due consideration of the site constraint and local situation.
3.5.7 Loading / Unloading bay (RCHE/CCC)			1	As requested by SWD. Shared loading/ unloading bay or lay-by should be accessible conveniently and close to CCC for the emergency use of ambulances or other vehicle of the development.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	HD will submit the Environmental Assessment Study (EAS) to EPD for agreement.			No insurmountable problem is envisaged.
4.1.2 Air	ditto			No insurmountable problem is envisaged.

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.2 Infrastructure	-	
4.2.1 Drainage and Sewerage	A Drainage Impact Assessment (DIA) and a Sewerage Impact Assessment (SIA) have been conducted. No insurmountable problem is envisaged.	To liaise with DSD and EPD as and when necessary.
4.2.2 Water Supply	Automatic Meter Reading System will be provided as per WSD proposed. No insurmountable problem is envisaged.	To liaise with WSD as and when necessary.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	To liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	A Traffic Impact Assessment (TIA) for the proposed public housing development has been undertaken and concluded that no insurmountable problems on surrounding road network is envisaged.	To liaise with TD as and when necessary.
4.2.5 Geotechnical Requirement	No insurmountable Geotechnical problem is anticipated from the proposed development.  Geotechnical works for man-made slopes (including slopes within site maintained by HD and a slope (feature no. 7SW-C/C171(1)) outside site maintained by ArchSD) will be carried out to suit the development layout. The slope outside site boundary will be upgraded by HD and handed-over to ArchSD for future maintenance.	Details of all permanent geotechnical works for man-made slopes and retaining walls will be submitted to GEO, CEDD for checking in accordance with ETWB TC(W) No. 29/2002.  Natural terrain hazard is observed but it will be eliminated after construction of adjacent site formation works at Shek Pai Street by CEDD.
4.3 Urban Design, Visual and Landscape	A Visual Appraisal has been conducted. Building design to be compatible with the surrounding developments as far as practicable.  To implement the design elements/merits recommended in the Visual Appraisal (VA).	The Sustainable Building Design Guideline would be taken into consideration as far as practicable.
4.4 Pedestrian Wind Environment	The Air Ventilation Assessment Expert Evaluation (AVA(EE)) demonstrated that the wind performance would not be adversely affected.  To implement the good design features recommended in the Air Ventilation Assessment Expert Evaluation (AVA(EE)).	The AVA(EE) has been agreed with PlanD
4.5 Green Coverage	Not less than 20% of gross site area.	Provide a minimum of 3 trees per 100 sqm of the total green coverage.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2023/24	Tentative date, subject to clearance of Shek Lei IH and ex-Shek Lei Catholic Primary School

5. Development Programme	Current Proposal	Remarks
5.2 Building Completion Date	2027/28	Tentative date, subject to clearance of Shek Lei IH and ex-Shek Lei Catholic Primary School
<b>6. Attachments</b>		
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.



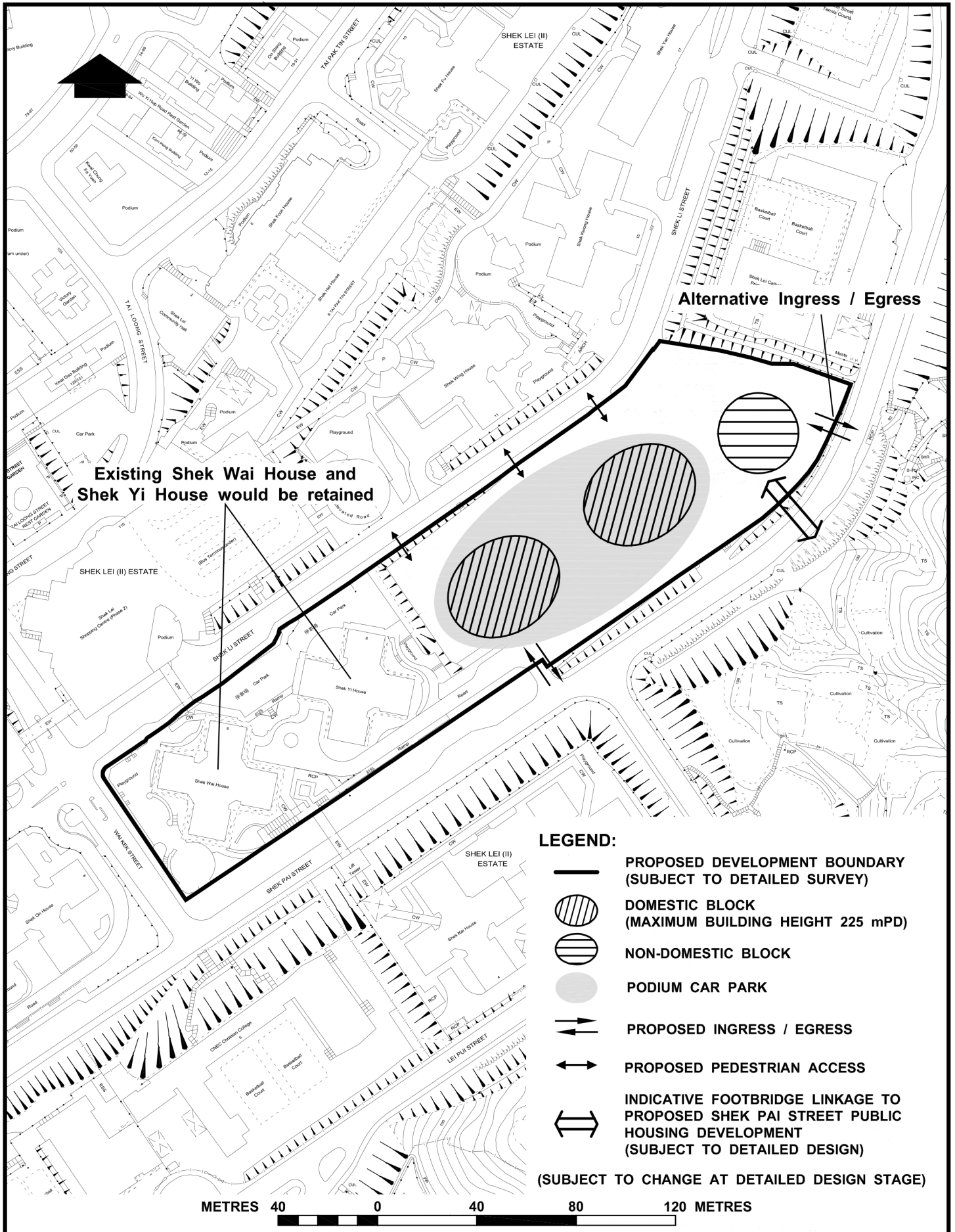
# LOCATION PLAN - SHEK LI STREET

**HOUSING DEPARTMENT PLANNING SECTIONS**

**PLAN 1**

**DATE : 8. 4. 2022**





# DEVELOPMENT CONCEPT PLAN - PUBLIC HOUSING DEVELOPMENT AT SHEK LI STREET



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE :  
25. 4. 2022