

PLANNING BRIEF

PROJECT NAME: Anderson Road Quarry Site R2-5		
Date of Preparation: 2 March 2020		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sai Kung	
1.2 Site Location	Site R2-5, ARQ	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.42	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.42	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Under site formation by CEDD	
1.5 Existing Zoning	"Residential (Group B) 3"	As stipulated in the Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15.
1.6 Existing Land Status	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 Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	1,140	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	3,200	Based on average household size of 2.8. Subject to change based on actual flat mix. ±10% adjustment is allowed for flexibility in detailed

2. Development Parameters	Current Proposal			Remarks
				design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Total Plot Ratio	Not exceeding 4.0			As stipulated in the OZP. In order not to affect the flat production, a s.16 planning application will be submitted to Town Planning Board (TPB) for minor relaxation of total PR from 4.0 to about 4.4 to accommodate non-domestic facilities as specified in Items 3.1.1, 3.4.1 and 3.5.1 below, subject to detailed design.
2.5 Total Gross Floor Area (GFA)	Not exceeding 56,800			Based on the PR of 4.0. In order not to affect the flat production, a s.16 planning application will be submitted to TPB for minor relaxation of total PR from 4 to about 4.4 (with corresponding GFA of 62,480m ²) to accommodate non-domestic facilities as specified in Items 3.1.1, 3.4.1 and 3.5.1 below, subject to detailed design.
2.6 Maximum Building Height	Max. 240 & 260mPD (main roof level)			As stipulated in the OZP. A s.16 planning application will be submitted to TPB for minor relaxation of BHR at the eastern portion from 260mPD to 275mPD subject to detailed design.
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)	2.4	6	Assume 2.2% of design population aged 3-5 in 2024 according to the HKPSG. The requirement of providing a kindergarten

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	(CRs) are required for every 1,000 children aged 3 to under 6)			by taking into account provision in the locality is being reviewed by EDB. The kindergarten provision is according to the design population of ARQ, the requirements of HKPSG and Education Bureau (EDB). The proposed provision is subject to TPB's approval on the s.16 planning application. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux / departments concerned.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	5.9	-	Assume 4.67% of design population aged 6-11 in 2024 according to the HKPSG. Demand to be met by provision in vicinity.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	4.3	-	Assume 5.34% of design population aged 12-17 in 2024 according to the HKPSG. To be provided on district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	3,200	3,200 sqm	Subject to design population. Passive/active recreational facilities to be appropriately provided for all age groups and persons with disabilities.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.4	1 no.	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.32	-	Demand to be met by provision in vicinity. Basketball court(s) would be provided at the planned Quarry Park by LCSD. The number of courts would be subject to detailed study.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.43	1 no.	Subject to design population.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	256	256 sqm	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.]				The proposed facility is requested by Social Welfare Department, subject to detailed design and confirmation on the availability of government funding. The proposed provision is subject to TPB's approval on the s.16 planning application. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.
3.4.1 Neighbourhood Elderly Centre	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 no.	1 no. (NOFA of 303m ²)	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail IFA [sqm]	To be determined by HD		1,135 sqm	Subject to detailed design and TPB's approval on the s.16 planning application.
3.6 Parking Requirements [no.]				Full GFA exemption for all ancillary parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 13-19 flats	60 to 88	91 no.	To adopt the ratio of 1 per 12.5 flats as per Transport Department (TD)'s request. Subject to detailed design.
3.6.2 Car Parking (R&C)	1 per 200-300 sqm retail GFA	6	6 no.	Subject to detailed design.
3.6.3 Motor-cycle Parking	1 per 110 flats	11	11 no.	Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.4 Loading/Unloading (Domestic)	1 per residential block	2	4 no.	Subject to finalisation of actual no. of residential block. Additional 1 no. of loading/unloading bay per block (3.5m x 11m) as agreed with TD.
3.6.5 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1-2	2 no.	Subject to detailed design.
3.6.6 Loading/Unloading (Kindergarten)	N.A.	N.A.	1 no.	1 loading/unloading bay for a 16-seater van for kindergarten will be provided.
3.6.7 Light Goods Vehicle Parking Space (Domestic)	N.A.	N.A.	5 no.	Additional LGVs as agreed with TD.
3.6.8 Visitor	2-3 per residential block	4-6	10 no.	To adopt 5 per residential block as per TD's request. Subject to detailed design.
3.6.9 Bicycle	Outside 2km radius of a rail station: 1 per 30 flats	38	76 no.	To adopt 1 per 15 flats as per TD's request. Subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement the noise mitigation measure, a 5m setback from ROAD H is reserved as recommended in the approved Schedule 3 Environmental Impact Assessment Report. An Environmental Assessment Study (EAS) will be carried out to review the potential noise issues associated with the development as requested by EPD. The EAS will be submitted to EPD for agreement under separate cover.			The EIA report has been approved under the EIA Ordinance in July 2014. The EIA was carried out under CEDD's engineering feasibility study of the development proposals at the ARQ site recommended in the Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study (the Study) commissioned by PlanD. No insurmountable problem is envisaged.
4.1.2 Air	Air quality mitigation measures are not required under the EIA report. An EAS will be carried out to review the potential air quality issues associated with the development as requested by EPD. The EAS will be submitted to EPD for agreement under separate cover.			The approved EIA report indicated that the subject site will not be subject to adverse air quality impact.
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	To implement planned infrastructure according to the			Technical assessments

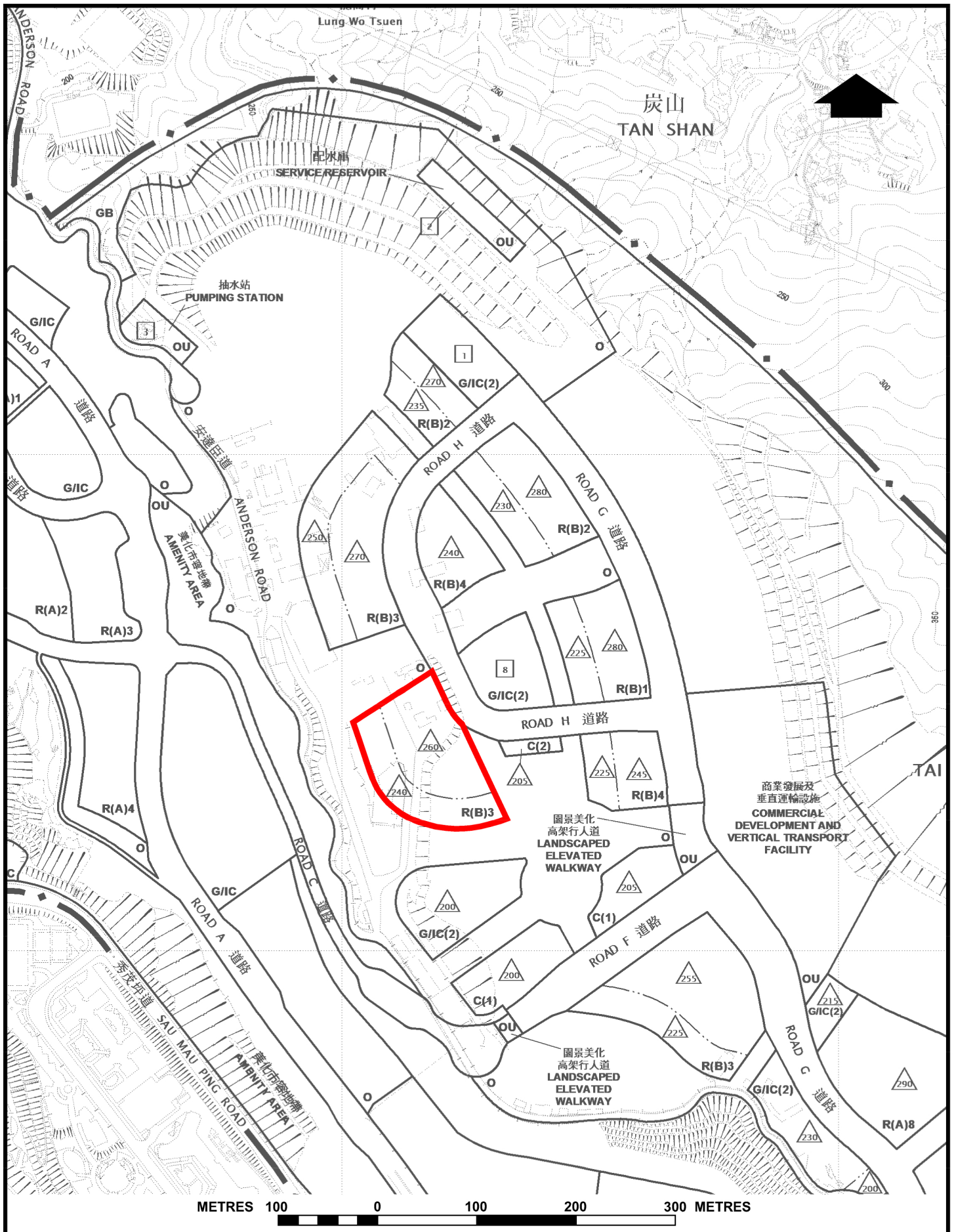
4. Technical Considerations/Constraints	Current Proposal	Remarks
	<p>planned population threshold undertaken by the Government. Flushing water supply by an off-site centralised grey water recycling system implemented by WSD and Automatic Meter Reading System would be provided for the Site.</p>	<p>have been conducted by the Study as agreed with the concerned departments. No insurmountable problem is envisaged. HD will liaise with relevant departments and utility companies when appropriate.</p>
4.2.2 Water Supply	<p>To implement planned infrastructure according to the planned population threshold undertaken by the Government. A grey water recycling system will be implemented. In the system, grey water from the proposed development will be drained to a discharge point outside the site boundary. WSD is responsible for the constructing the off-site centralized grey water treatment plant and its long term maintenance and operation. The treated recycled grey water will be pumped back to the proposed development for flushing use.</p>	<p>Technical assessments have been conducted by CEDD's Study as agreed with the concerned departments. No insurmountable problem is envisaged. HD will liaise with relevant departments and utility companies when appropriate.</p>
4.2.3 Electricity, Telephone, Gas	<p>No insurmountable problem is envisaged.</p>	<p>HD will liaise with utility companies when appropriate.</p>
4.2.4 Roads/Traffic Improvement	<p>To implement the road and junction improvement works in the district undertaken by the Government.</p>	<p>The proposed road and junction improvement works are subject to control under the Environment Permit No. EP-513/2016.</p>
4.2.5 Geotechnical Requirement	<p>Site formation works are on-going and undertaken by CEDD. No insurmountable problem is envisaged.</p>	<p>To continue to liaise with CEDD on the design and construction of geotechnical works.</p>
4.3 Urban Design, Visual and Landscape	<p>To implement design improvement as recommended in the Planning and Urban Design Concepts of Anderson Road Quarry Development appended to the OZP.</p>	<p>To be addressed at design stage. Design treatment to the building and site frontages should aim to promote pedestrian comfort and scale and address the sensitive interface with the surroundings, in particular the adjoining open space.</p>
4.4 Air Ventilation (Pedestrian Wind Environment)	<p>To implement design improvement and ventilation mitigation measures as recommended in the Air Ventilation Assessment (AVA) conducted under the Study.</p>	<p>According to the AVA Detailed Study conducted, mitigation measures including increasing the spacing among the</p>

4. Technical Considerations/Constraints	Current Proposal	Remarks
		proposed buildings should be incorporated.
4.5 Greening		
4.5.1 Green Coverage (% of Gross Site Area)	As the site is less than 2 ha, green coverage of minimum 20% will be adopted, in which 50% will be at grade or on levels easily accessible to pedestrians, in accordance with PlanD-HD Guiding Principle on Green Coverage for public housing developments.	To be addressed at design stage. 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	2020/21	
5.2 Building Completion Date	2024/25	
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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 floorspace 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.



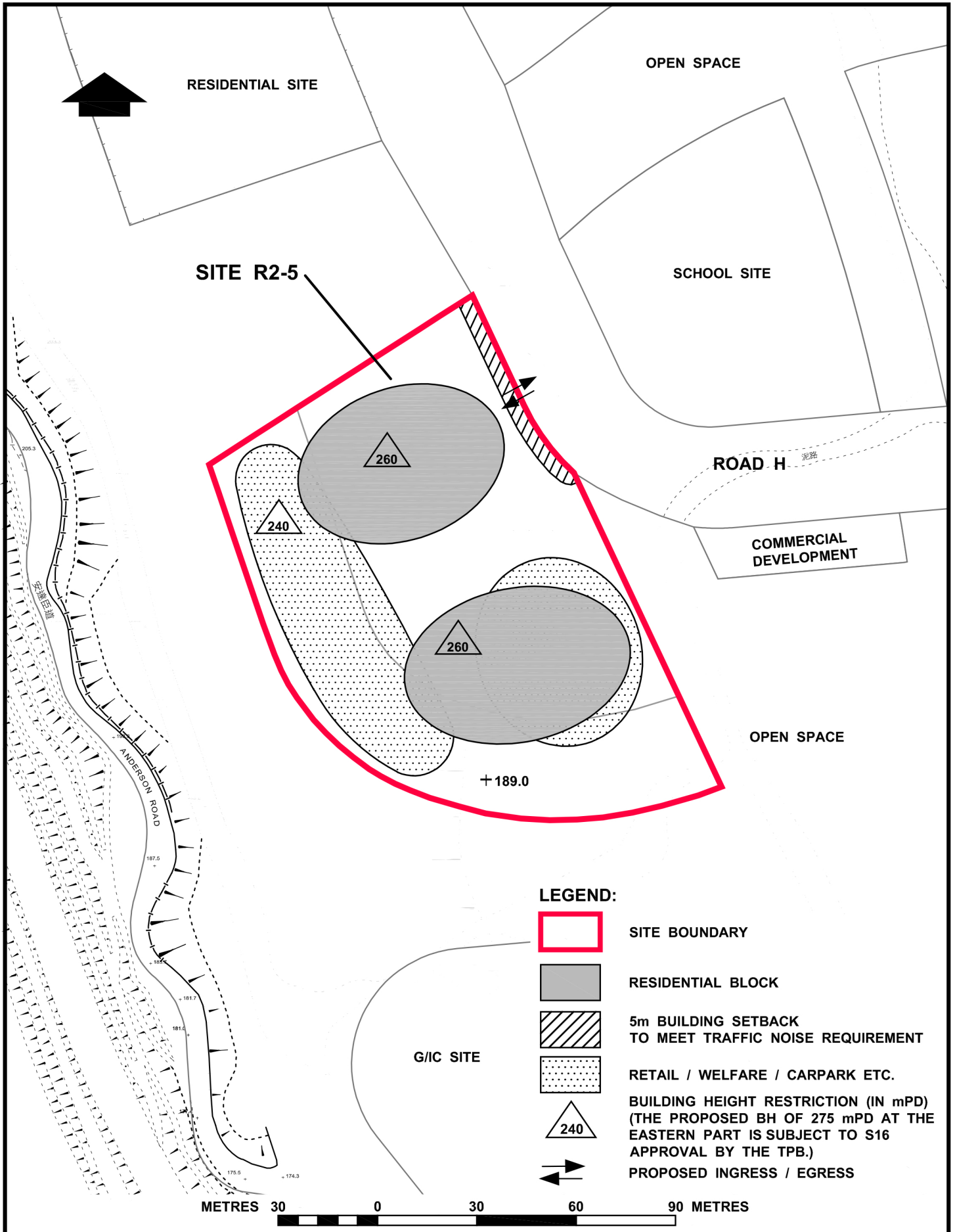
**PROPOSED PUBLIC HOUSING DEVELOPMENT
AT ANDERSON ROAD QUARRY (SITE R2-5)
LOCATION PLAN**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
3. 1. 2020**



**PROPOSED PUBLIC HOUSING DEVELOPMENT
AT ANDERSON ROAD QUARRY SITE R2-5
- DEVELOPMENT CONCEPT PLAN
(subject to change at detailed design stage)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
28. 2. 2020**