

PLANNING BRIEF

PROJECT NAME: Anderson Road Quarry (Site RS-1)		
Date of Preparation: Dec 11, 2018 2:40:19 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sai Kung	
1.2 Site Location	Anderson Road Quarry	
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 A) 8"	As stipulated in the Approved Kwun Tong (North) 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 HKPSG.
2.2 No. of Flats Proposed	1,900	±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)	5,320	Based on average household size of 2.8. Subject to change based on actual flat mix. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of

2. Development Parameters	Current Proposal			Remarks
				ancillary facilities and consultation with departments concerned.
2.4 Maximum Gross Floor Area (GFA)				
2.4.1 Domestic GFA (sqm)	89,460			Based on max. domestic/total PR of 6.3/6.5.
2.4.2 Non-Domestic GFA (sqm)	2,840			Same as above and subject to detailed design.
2.5 Maximum Plot Ratio				
2.5.1 Domestic Plot Ratio	6.3			As stipulated in the OZP.
2.5.2 Total Plot Ratio	6.5			As stipulated in the OZP.
2.6 Maximum No. of Storeys or Building Height in mPD	Max. 290 mPD (main roof level)			As stipulated in the OZP.
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	500 half-day and 500 full-day places for every 1,000 persons aged 3 to under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)	4	6	Assume 2.2% of design population aged 3-5 according to the HKPSG in 2024. The kindergarten provision is according to the requirements of HKPSG and Education Bureau (EDB). The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned.
3.1.2 Primary School	1 whole-day CR per 25.5 persons aged 6-11	9.7	-	Assume 4.67% of design population aged 6-11 according to the HKPSG in 2024. Demand to be met by provision in vicinity.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	7.1	-	Assume 5.34% of design population aged 12-17 according to the HKPSG in 2024. To be provided on district/territorial basis.
3.2 Local Open Space (sqm)	1 sqm per person	5,320	5,320 sqm	Subject to design

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				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	0.67	1 no.	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.54	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.72	1 no.	Subject to design population.
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	426	426 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 Retail & Commercial (R&C) Facilities (sqm)				
3.4.1 Retail GFA	To be determined by HD	N.A.	800 sqm	Subject to review and detailed design.
3.5 Parking Facilities (no.)				
3.5.1 Carparking (Domestic - HOS)	Outside 500m radius of rail station: 1 per 13-19 flats	100 - 147	152 no.	To adopt the ratio of 1 per 12.5 flats as per Transport Department (TD)'s advice. Subject to detailed design.
3.5.2 Carparking (R&C) (HOS)	1 per 200-300sqm retail GFA	3 - 4	4 no.	To adopt 1 per 200sqm retail GFA as per TD's advice. Subject to detailed design.
3.5.3 Motorcycle Parking (HOS)	1 per 110 flats	18	18 no.	To adopt the ratio of 1 per 110 flats as per TD's advice. Subject to detailed design.
3.5.4 Visitor Parking (HOS)	2-3 per residential block	4 - 6	10 no.	To adopt 5 per residential block as per TD's advice. Subject to detailed design.
3.5.5 Loading/Unloading (Domestic - HOS)	1 per residential block	2	2 no.	Subject to detailed design.
3.5.6 Loading/Unloading (R&C - HOS)	1 per 800-1,200sqm retail	1	1 no.	To adopt 1 per 800sqm retail GFA as per TD's

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	GFA			advice. Subject to detailed design.
3.5.7 Bicycle Parking (HOS)	Outside 2km radius of a rail station: 1 per 30 flats	64	127	To adopt 1 per 15 flats as per TD's advice. Subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	<p>To implement the noise mitigation measures, a 10m setback from Road G is reserved as recommended in the approved Schedule 3 Environmental Impact Assessment (EIA) Report (AEIAR-183/2014 – Development of Anderson Road Quarry).</p> <p>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.</p>			<p>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.</p>
4.1.2 Air	<p>Air quality mitigation measures are not required. 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.</p>			<p>The approved EIA report indicated that the subject site will not be subject to adverse air quality impact.</p>
4.1.3 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 building permeability at ground level, widening the building spacing and alternatively planting of greens and shades should be provided.</p>
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	<p>To implement planned infrastructure according to the planned population threshold undertaken by the Government. A centralised grey water recycling system for flushing water supply and Automatic Meter Reading System would be provided in the Site.</p>			<p>Technical assessments have been conducted by the Study as agreed with the concerned departments. No insurmountable problem is envisaged. HD will liaise with relevant</p>

4. Technical Considerations/Constraints	Current Proposal	Remarks
		departments and utility companies when appropriate.
4.2.2 Water Supply	To implement planned infrastructure according to the planned population threshold undertaken by the Government. Flushing water supply by a centralised grey water recycling system and Automatic Meter Reading System would be provided in the Site.	Technical assessments 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.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD will liaise with utility companies when appropriate.
4.2.4 Roads/Traffic Improvement	To implement the road and junction improvement works in the district undertaken by the Government.	The proposed road and junction improvement works are subject to control under the Environmental Permit No. EP-513/2016.
4.2.5 Geotechnical Requirement	Site formation works are on-going and undertaken by CEDD. No insurmountable problem is envisaged.	To continue to liaise with CEDD on the design and construction of geotechnical works.
4.3 Urban Design, Visual and Landscape	To implement design improvement as recommended in the Preliminary Urban Design Plan under the Study.	To be addressed at design stage. Design treatment to the site frontage should aim to create visual openness offered by the pedestrian corridor, including by use of streetscape elements to extend the pedestrian network to the vertical connectors.
4.4 Greening		
4.4.1 Green coverage (% of Gross Site Area)	As the site is less than 2 ha, green coverage of minimum 20% will be adopted, in which 10% 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	2019/20	
5.2 Building Completion Date	2023/24	

6. Attachments

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| 6.1 | Location Plan (Plan 1) |
| 6.2 | Development Concept Plan (Plan 2) |

Notes

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
 - 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;
 - internal roads; and
 - natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
- 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.
- GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
- PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
- 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.
- 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.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- SOCIAL WELFARE AND COMMUNITY FACILITIES:** District and territorial welfare/community facilities are determined by client departments (SWD, HAD, etc) and any site area involved in free standing facilities should be excluded from site area for PR/GFA calculation.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
- 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.



**PUBLIC HOUSING DEVELOPMENT AT ANDERSON ROAD QUARRY (SITE RS-1)
LOCATION PLAN**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
6. 12. 2018**



PROPOSED COMMERCIAL DEVELOPMENT (WITHIN CAVERN) AND VERTICAL TRANSPORT FACILITY

PROPOSED ROCK FACE

RESIDENTIAL SITE

G/IC SITE

OPEN SPACE

OPEN SPACE



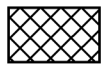
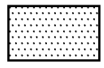




ROAD G

G/IC SITE

SCHOOL SITE

RESIDENTIAL SITE

LEGEND:

-  SITE BOUNDARY
-  RESIDENTIAL BLOCK
-  OPEN AIR & BASEMENT CARPARK
-  RETAIL USE
-  BUILDING HEIGHT RESTRICTION (IN mPD)
-  PROPOSED GREEN PEDESTRIAN CORRIDOR
-  10m SETBACK TO MEET TRAFFIC NOISE AND AIR REQUIREMENT
-  PROPOSED INGRESS / EGRESS

METRES 40 0 40 80 120 METRES

DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
ANDERSON ROAD QUARRY (SITE RS-1)
 (subject to change at detailed design stage)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
6. 12. 2018