

PLANNING BRIEF

PROJECT NAME: Tak Tin Street		
Date of Preparation: October 2020		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kwun Tong	
1.2 Site Location	Tak Tin Street, Lam Tin	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.183	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	0.183	Subject to detailed site survey and detailed design.
1.4 Existing Land Use	Open-air Public Transport Interchange (PTI)	Managed by the Transport Department (TD).
1.5 Existing Zoning	Residential (Group A)	According to the Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22.
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	About 495	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. All are 1P/2P flats (i.e. Type A flats) in the current proposal, subject to change in detailed design.

2. Development Parameters	Current Proposal			Remarks
2.3 Design Population (approx)	560			Based on individual household size of the proposed 1P/2P flats (i.e. Type A flats). Subject to change based on actual flat mix and detailed design. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.4 Maximum Gross Floor Area (GFA)				Based on maximum permissible domestic plot ratio (PR) of 7.5/ total PR of 9.0 under the OZP. Subject to detailed survey on site area.
2.4.1 Total GFA (sqm)	16,470			
2.4.2 Domestic GFA (sqm)	13,725			
2.5 Maximum Plot Ratio				As stipulated in the OZP.
2.5.1 Total Plot Ratio	9.0			
2.5.2 Domestic Plot Ratio	7.5			
2.6 Maximum No. of Storeys or Building Height in mPD	220 mPD (main roof level)			No Building height restriction under the OZP.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 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 (CRs) are required for every 1,000 children aged 3 to under 6).	0	-	Demand to be met by existing provision in vicinity.
3.1.2 Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	1 classroom	-	Demand to be met by the provision in the vicinity.
3.1.3 Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	1 classroom	-	To be provided on a district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	Not less than 560 sqm	Not less than 560 sqm	Subject to design population and detailed design.
3.3 Recreation Facilities [no.]				

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.1 Badminton Court	1 per 8,000 persons	0.1	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.1	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.1	-	
3.3.4 Gateball Court	No set standard	N/A	1	Re-provisioning of the existing gateball court at Ping Tin Street Open Space, Lam Tin Estate. Subject to detailed design.
3.3.5 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	Not less than 45 sqm	Not less than 45 sqm	Subject to design population and detailed design. 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.]				
3.4.1 100-place Child Care Centre	100 places per 25,000 persons	The Child Care Centre Services are planned by SWD on a district basis and the subject development falls within Kwun Tong with a projected population of 722,400 in 2026.	1 no. (about 531 sqm Net Operation Floor Area)	As requested by the Social Welfare Department (SWD). Subject to detailed design and confirmation on the availability of government funding by SWD. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.5 Estate Management Office	To be determined by HD	-	1 no.	Subject to detailed design.
3.6 Retail & Commercial (R&C) Facilities	To be determined by HD	-	-	To be met by existing nearby ample provision of retail facilities including wet market stalls, catering shops and food outlets.
3.7 Parking Requirements [no.]				
3.7.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 31-46 flats excl. 1P/2P flats (i.e. Type A flats)	0	-	Based on the proposed new HKPSG is 1 space per 9 to 16 flats (excluding 1P/2P flats, i.e. Type A flats) (within 500m radius

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				of rail station). No provision for the development as agreed with Transport Department (TD) based on only 1P/2P flats.
3.7.2 Motor-cycle Parking	1 per 110-250 flats excl. 1P/2P flats (i.e. Type A flats)	0	-	No provision for the development as agreed with TD.
3.7.3 Light Goods Vehicle Parking	1 per 200-600 flats excl. 1P/2P flats (i.e. Type A flats)	0	-	Based on the proposed new HKPSG is 1 space per 260 flats (excluding 1P/2P flats, i.e. Type A flats). No provision for the development as agreed with TD based on only 1P/2P flats.
3.7.4 Loading/Unloading (Domestic)	1 per residential block	1	1 no.	As agreed with TD, 1 per domestic block due to stringent site constraints.
3.7.5 Car parking (Welfare Facilities)	-	0	-	
3.7.6 Visitor Car Parking	-	-	-	On site provision is infeasible due to stringent site constraints. As agreed with TD, 5 nos. visitor carparking spaces for the development will be provided in the public housing development at Ping Tin Street based on the proposed new HKPSG.
3.8 Public Transport Facilities (no.)				
3.8.1 Public Transport Terminal/Interchange (PTI)	-	N/A	1 no.	Subject to confirmation on government funding availability. The re-provision permanent PTI will be handed over to TD and respective government department for management and maintenance respectively upon completion.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) to assess the			Potential noise issues such

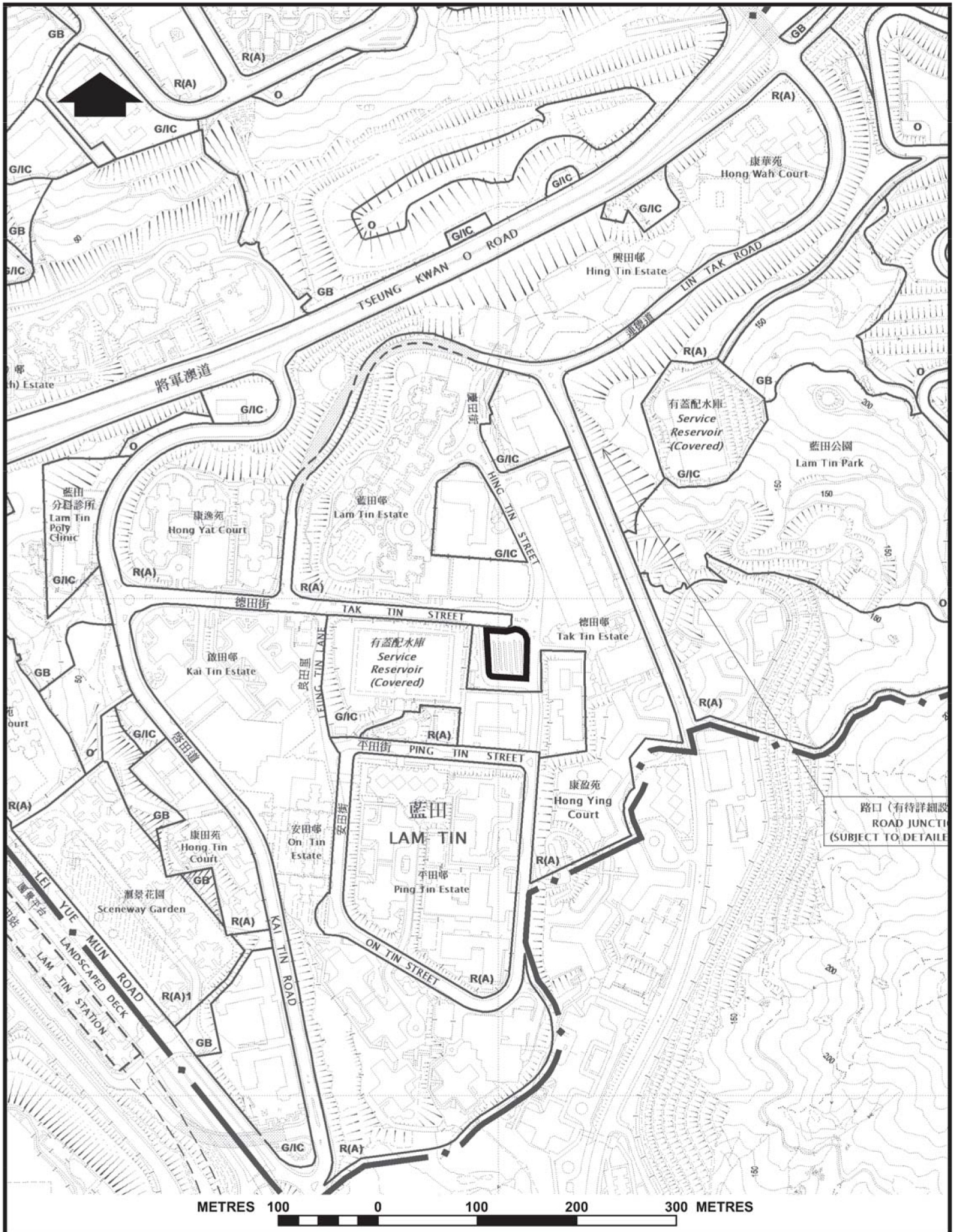
4. Technical Considerations/Constraints	Current Proposal	Remarks
	potential noise impacts will be submitted to the Environmental Protection Department (EPD) for agreement separately.	as road traffic noise from the nearby roads and operational noise of existing fixed noise sources will be addressed in the EAS.
4.1.2 Air	An EAS to assess the potential air quality impacts will be submitted to EPD for agreement separately.	Potential air quality issues such as vehicular emission and chimney emission will be addressed in the EAS.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No insurmountable problem is envisaged.	HD will liaise with EPD and the Drainage Services Department (DSD) on the drainage and sewerage connection points. Sewerage Impact Assessment (SIA) will be carried out to assess any potential impacts on the local/nearby public sewers and recommend appropriate mitigation measures for implementation, if necessary.
4.2.2 Water Supply	No insurmountable problem is envisaged.	Water Supply Impact Assessment for the public housing development will be separately submitted to the Water Supplies Department (WSD) for approval.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD will liaise with utilities supplier as and when necessary.
4.2.4 Roads/Traffic Improvement	No insurmountable problem is envisaged.	Traffic Impact Assessment will be submitted to TD for agreement separately.
4.2.5 Geotechnical Requirement	No insurmountable problem is envisaged.	Geotechnical design/works to be agreed with the relevant department(s) as and when necessary.
4.3 Urban Design, Visual and Landscape	Building design would be compatible with the surrounding developments as far as practical.	The Sustainable Building Design Guidelines would be taken into consideration as far as

4. Technical Considerations/Constraints	Current Proposal	Remarks
		practicable.
4.3.1 Pedestrian Wind Environment	To conduct Air Ventilation Assessment - Initial Study at the detailed design stage for the re-provisioned PTI in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version) and adopt mitigation measures as appropriate.	
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	At least 20% green coverage will be provided, half of which will be provided at grade, accessible roof or on levels easily accessible by pedestrians.	Subject to detailed design. The overall green coverage target of 20% should be achieved in consideration of site constraints and special circumstances. 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	2022/23	Tentative date.
5.2 Building Completion Date	2026/27	Tentative date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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.

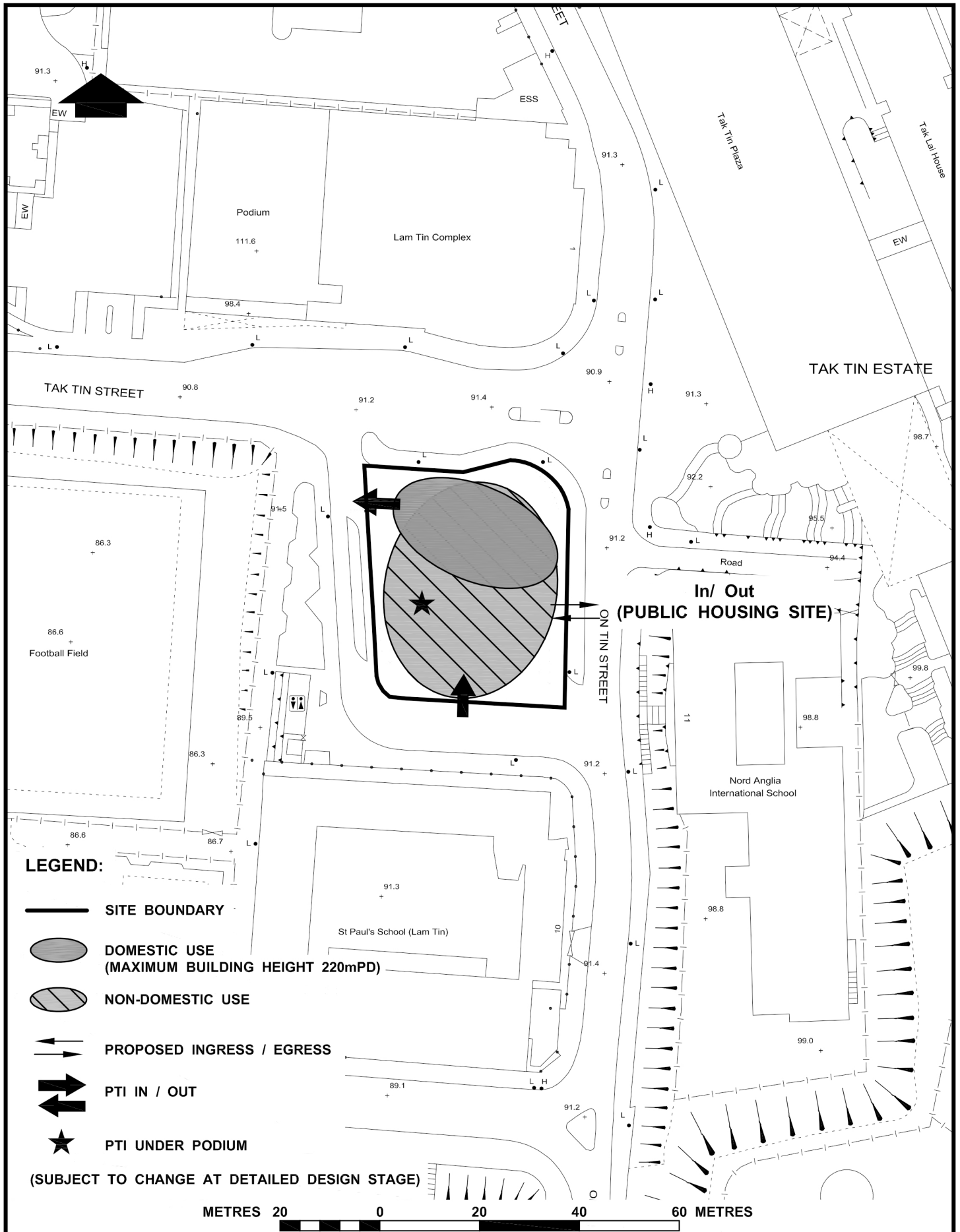
6. **MAXIMUM NUMBER OF STOREYS OR BUILDING HEIGHT in mPD:** Should there be variations in height limits across the site, the different maximum heights in mPD at main roof level or number of storeys permitted should be indicated on a plan.
7. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, 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 in free standing facilities should be excluded from site area for PR/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 Joint 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.



**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
TAK TIN STREET**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1a	DATE : 6. 10. 2020
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DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT TAK TIN STREET



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1b

DATE :
6. 10. 2020