

PLANNING BRIEF

PROJECT NAME: To Kwa Wan Road		
Date of Preparation: Feb 23, 2023 2:33:10 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kowloon City	
1.2 Site Location	At the junction of To Kwa Wan Road and Sung Wong Toi Road, Ma Tau Kok	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.41	Subject to detailed survey of the site area.
1.3.2 Net Site Area (approx) (ha)	0.41	Ditto.
1.4 Existing Land Use	Partly by transitional housing held under The Lok Sin Tong Benevolent Society and partly by Kowloon Animal Management Centre (AMC/K) held under the Agriculture, Fisheries and Conservation Department (AFCD)	The portion of transitional housing would be handed over to HA in December 2023. The portion of AMC/K would be handed over to HA after its reprovisioning to AFCD's Animal Management and Animal Welfare Building Complex at Kai Tak in Q2 2024.
1.5 Existing Zoning	"Residential (Group A)" ("R(A)")	As stipulated in the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/29.
1.6 Existing Land Status	Government Land	
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Housing	Flexibility in housing type should be allowed to cater for the demand change between Public Rental Housing / Green Form Subsidised Home Ownership Scheme and other Subsidised Sale Flats subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with departments concerned.
2.2 Proposed Number of Blocks	1	
2.3 Proposed No. of Flats	714	Includes 170 1p/2p flats. Subject to detailed design,

2. Development Parameters	Current Proposal			Remarks
				±10% variation in flat production is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities in accordance with HKPSG and in consultation with departments concerned.
2.4 Design Population (approx)	1,875			Based on actual flat mix and subject to change at detailed design. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities in accordance with HKPSG and in consultation with departments concerned.
2.5 Maximum Gross Floor Area (GFA)				
2.5.1 Domestic GFA (sqm)	About 30,750			Based on the net site area of about 4,100 sqm, subject to detailed survey.
2.5.2 Non-Domestic GFA (sqm)	About 6,150			Ditto.
2.5.3 Total GFA (sqm)	About 36,900			Ditto.
2.6 Maximum Plot Ratio				
2.6.1 Domestic Plot Ratio	7.5			As stipulated in “R(A)” zone of the OZP.
2.6.2 Non-Domestic Plot Ratio	1.5			Ditto.
2.6.3 Total Plot Ratio	9			Ditto.
2.7 Maximum No. of Storeys or Building Height (BH) in mPD	125mPD (BH restriction of 100mPD stipulated in the OZP)			The proposed BH would be subject to Town Planning Board (TPB)’s approval. A s.16 planning application for minor relaxation of the BH restriction from 100mPD to 125mPD would be submitted to TPB.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 Nursery Class & Kindergarten [no. of Classrooms (CRs)]	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to	1.4	0	Demand to be met by provision in the vicinity.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)			
3.1.2 Primary School [no. of CRs]	1 whole-day classroom per 25.5 persons aged 6-11	3.6	0	Ditto.
3.1.3 Secondary School [no. of CRs]	1 whole-day classroom per 40 persons aged 12-17	2.6	0	Ditto.
3.2 Local Open Space [sqm]	1 sqm per person	1,875	Not less than 1,875	Subject to design population at detailed design stage. 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	0.3	0	
3.3.2 Basketball Court	1 per 10,000 persons	0.2	0	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.3	0	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	150	Not less than 150	Subject to design population at detailed design stage. 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.]				As requested by Social Welfare Department (SWD) and subject to SWD's confirmation on funding availability and detailed design. All social welfare/ community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA. The use of the premises is subject to

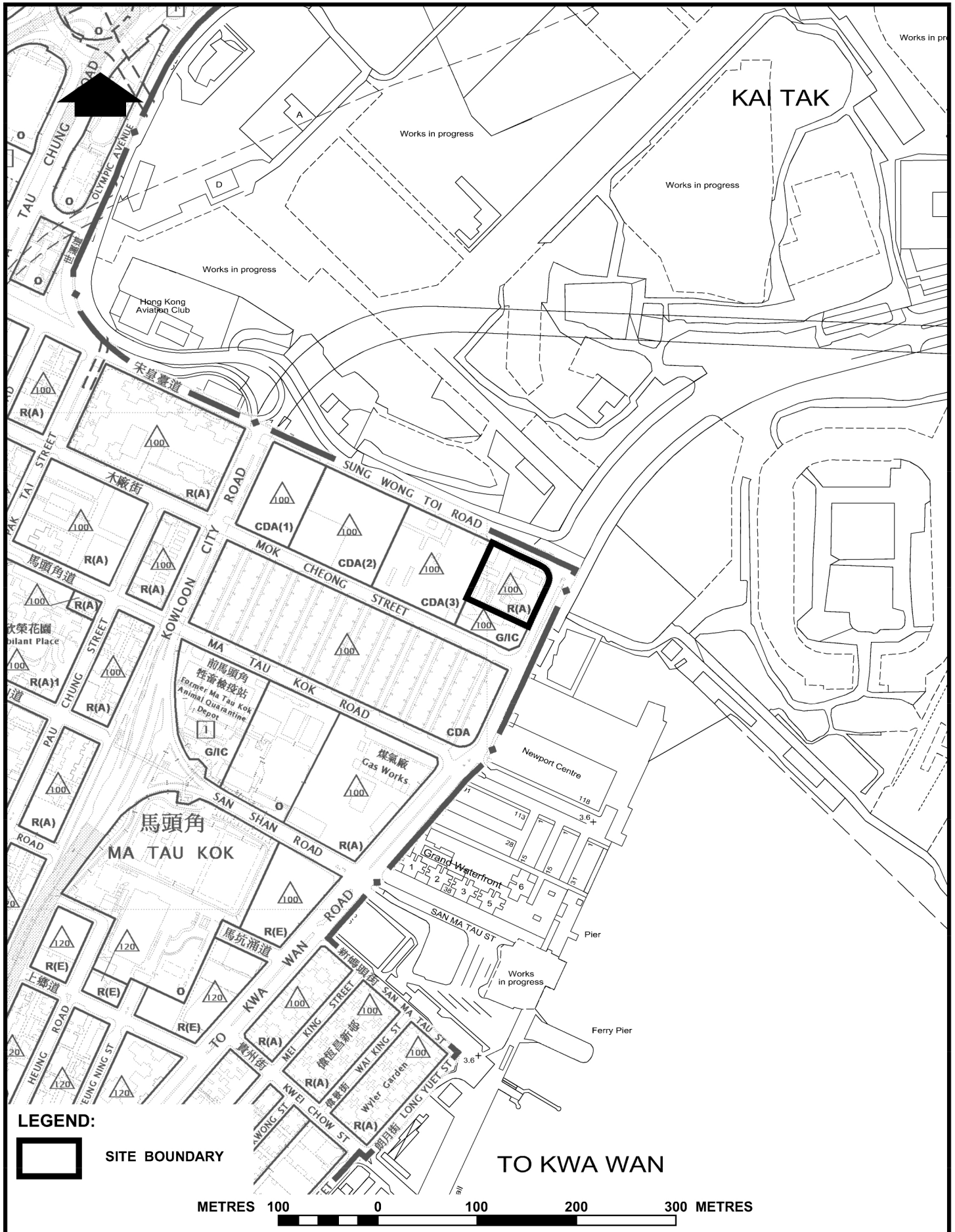
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.1 Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	-	1 (About 328 sqm Net Operational Floor Area (NOFA))	Ditto.
3.4.2 100-Place Child Care Centre	100 aided places per 25,000 persons	-	1 (About 530 sqm NOFA)	Ditto.
3.4.3 Integrated Family Service Centre (Departmental Unit)	-	-	1 (About 575 sqm NOFA)	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by Housing Department (HD)	-	About 170 sqm	Subject to HD's retail study.
3.6 HA's Office [sqm]	-	-	Not more than 1,356 GFA	Subject to detailed design.
3.7 Parking Requirements [no.]				Full GFA exemption for all parking facilities.
3.7.1 Private Car (Domestic)	Global Parking Standard of 1 parking space per 4-7 flats; Demand adjustment ratio (R1) of 0.52 for all subsidised housing; Accessibility adjustment ratio (R2) of 0.85 for sites within a 500m-radius of rail station, 1p/2p flats excluded from the calculation	35-61	61	To adopt the HKPSG ratio of 1 per 9 flats, excluding 1P/2P flats as agreed with Transport Department (TD). Included provision of parking spaces for disabled persons in accordance with HKPSG. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.7.2 Private Car (Visitor)	Up to 5 per housing block	5	5	To adopt the HKPSG ratio of 5 per residential block as agreed with TD. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7.3 Private Car (R&C)	1 per 150-300 sqm GFA	2	2	To adopt the HKPSG ratio of 1 per 150 sqm retail GFA as agreed with TD.
3.7.4 Private Car (HA's Office)	-	-	5	Subject to detailed design. According to user (HA)'s requirements as agreed with TD.
3.7.5 Motorcycle Parking Space	1 per 110 flats, 1p/2p flats excluded from the calculation	5	5	To adopt the HKPSG ratio of 1 per 110 flats, excluding 1P/2P flats as agreed with TD.
3.7.6 Light Goods Vehicle (LGV) / Light Bus	1 per 260 flats, 1p/2p flats excluded from the calculation	3	3	To adopt the HKPSG ratio of 1 per 260 flats, excluding 1P/2P flats as agreed with TD.
3.7.7 Loading/ Unloading (L/UL) Bay (Domestic)	2 per housing block	2	2	To utilise L/UL bays around residential blocks for overnight parking in estates. The L/UL standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation. L/UL would be under shared use with retail and HD office.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) is being carried out for agreement with the Environmental Protection Department (EPD) under separate cover. Potential noise issues such as traffic noise from nearby roads will be addressed in the EAS.			No insurmountable problem in noise is envisaged.
4.1.2 Air	An EAS is being carried out for agreement with EPD under separate cover. Potential air quality issues such as vehicular emission and chimney emission will be addressed in the EAS.			No insurmountable problem in air quality is envisaged.
4.1.3 Air Ventilation (Pedestrian Wind Environment)	A quantitative Air Ventilation Assessment (AVA) will be carried out to assess the air ventilation impact of the proposed development at the detailed design stage.			To implement the suitable mitigation measures recommended in the quantitative AVA.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2 Infrastructure		
4.2.1 Drainage	A Drainage Impact Assessment is not required as agreed with Drainage Service Department (DSD).	No insurmountable problem in drainage infrastructure provisions is envisaged.
4.2.2 Sewage	A Sewage Impact Assessment is being carried out for agreement with DSD and EPD under separate cover.	No insurmountable problem in sewage infrastructure provisions is envisaged.
4.2.3 Water Supplies	A Water Supplies Impact Assessment for the public housing development and associated foundation construction will be submitted to the Water Supplies Department for approval.	No insurmountable problem in water supplies infrastructure provisions is envisaged.
4.2.4 Hazard and Risk (related to the Ma Tau Kok Gas Works)	The proposed public housing development partially falls within the 300-meter consultation zone of the Ma Tau Kok Gas Works, which is a potentially hazardous installation according to the HKPSG. The estimated population of the development would not exceed the population assumed in the latest Quantitative Risk Assessment (QRA) which was endorsed by the Coordinating Committee on Land-use Planning and Control Relating to Potentially Hazardous Installations (CCPHI). Otherwise, a QRA would be submitted to the CCPHI for agreement under separate cover if required under the HKPSG.	No insurmountable problem is envisaged.
4.2.5 Electricity, Telephone, Gas	To be connected to existing infrastructure.	No insurmountable problem in utility provisions is envisaged.
4.2.6 Roads/Traffic Improvement	A revised Traffic Impact Assessment (TIA) will be submitted for agreement with the TD under separate cover.	No insurmountable impact is envisaged on road and pedestrian network.
4.3 Urban Design, Visual, Landscape	A Visual Appraisal will be carried out to assess the visual impact of the proposed development in support of a s.16 planning application for minor relaxation of building height restriction.	
4.4 Green Coverage	At least 20% and aimed to provide 30% as far as feasible; 50% of which will be at grade or on levels easily accessible.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	Tentative Date.
5.2 Building Completion Date	2027/28	Tentative Date.
6. Attachments		
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.

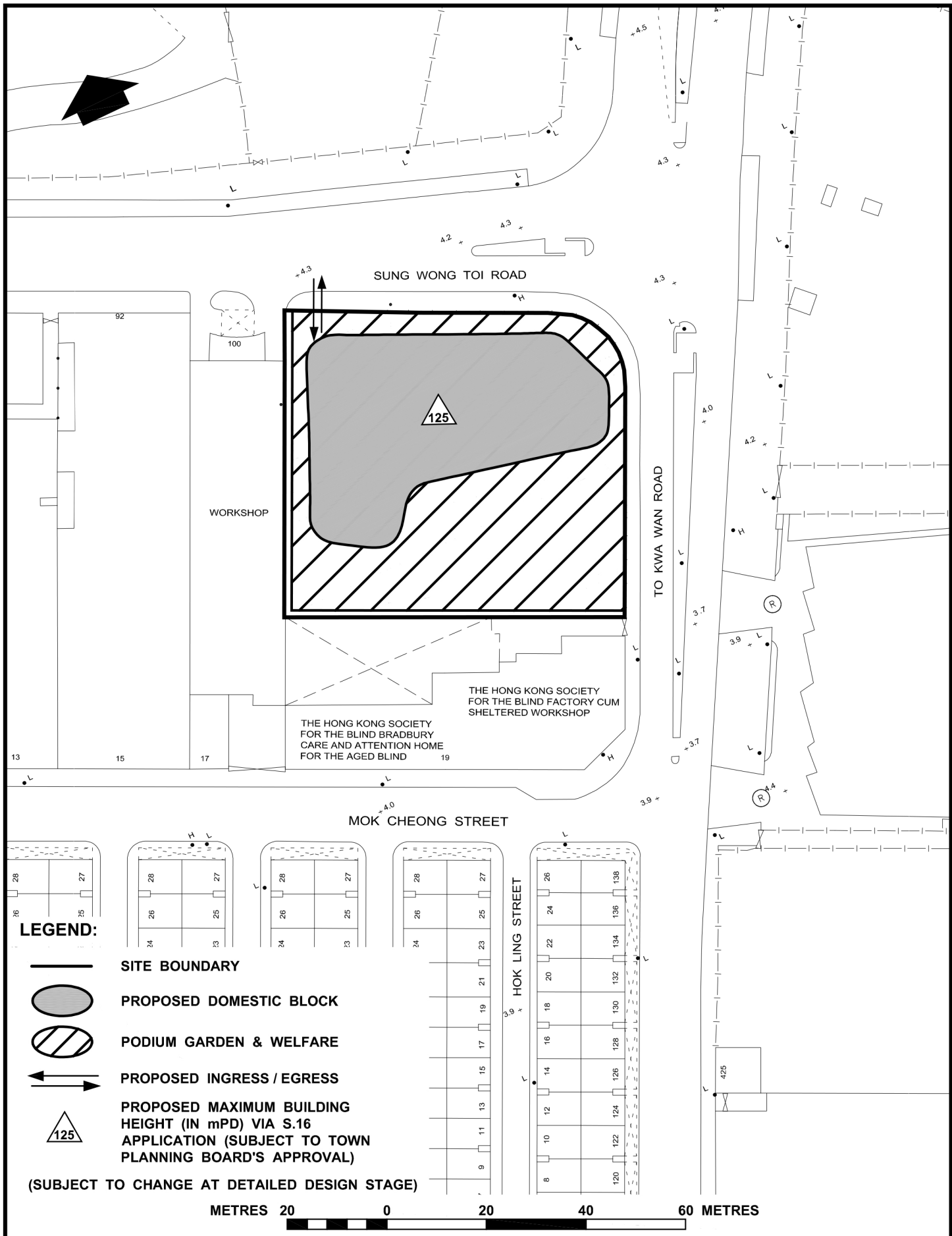


LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT TO KWA WAN ROAD

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
2. 2. 2023



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT TO KWA WAN ROAD

**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
18. 1. 2023**