

## PLANNING BRIEF

<b>PROJECT NAME: Wang Chiu Road</b>			
<b>Date of Preparation: 3 March 2020</b>			
<b>1. Site Particulars</b>	<b>Previously Approved on 19 October 2017</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Kwun Tong		
1.2 Site Location	Wang Chiu Road		
1.3 Site Area			
1.3.1 Gross Site Area (approx.) (ha)	Phase 1: 1.71 Phase 2: 0.97		Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	Phase 1: 1.71 Phase 2: 0.97		Subject to detailed design and site survey.
1.4 Existing Land Use	Phase 1:  Highways Department's Maintenance Depot Social Welfare Department's Temporary Garden  Phase 2:  Fire Services Department's Recreation Club Labour and Welfare Bureau's Training Centre Highways Department's Contractor Depot and Maintenance Depot Community Farm of Christian Family Service under STT		
1.5 Existing Zoning	"Residential (Group A)" on the Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/29		The draft OZP was gazetted on 13 April 2017 pending for approval.
1.6 Existing Land Status	Government Land		
<b>2. Development Parameters</b>	<b>Previously Approved on 19 October 2017</b>	<b>Current Proposal</b>	<b>Remarks</b>
2.1 Proposed Housing Type	Rental	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 the Hong Kong Planning Standards and Guidelines (HKPSG).

2. Development Parameters	Previously Approved on 19 October 2017	Current Proposal	Remarks
2.2 No. of Flats Proposed (approx.)	Phase 1: 2,650 Phase 2: 1,450 Total: 4,100	Phase 1: 2,670 Phase 2: 1,450 Total: 4,120	Including about 216 1P/2P flats in Phase 1. (“±10%” variation 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.)	11,000 (overall)	11,650 (overall)	“±10%” variation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio	maximum domestic/total PR of 7.5/9.0		As stipulated in the OZP.
2.5 Maximum Gross Floor Area (GFA) (sqm)			
2.5.1 Domestic GFA (sqm)	Phase 1: Not exceeding 128,250 Phase 2: Not exceeding 72,750		Based on max. domestic/total PR of 7.5/9.0, subject to detailed survey on site area.
2.5.2 Total GFA (sqm)	Phase 1: Not exceeding 153,900 Phase 2: Not exceeding 87,300		
2.6 Maximum No. of Storeys or Building Height in mPD	120mPD		As stipulated in the OZP.
2.7 Number of Blocks	Phase 1: 3 Phase 2: 2		Number of blocks and building block disposition subject to detailed design.

3. Planning Requirements	Previously Approved on 19 October 2017	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms) (CR)					
3.1.1 Nursery Class and Kindergarten	7	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)	8.4	9	2.17% of design population has been adopted for this school-age group according to HKPSG. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.1.2 Primary School	-	1 whole-day CR per 25.5 persons aged 6-11	21.2	-	4.65% of design population has been adopted for this school-age group according to HKPSG. Demand to be met by provision in vicinity.
3.1.3 Secondary School	-	1 whole-day CR per 40 persons aged 12-17	15.7	-	5.4% of design population has been adopted for this school-age group according to HKPSG. Secondary school is provided on a territorial basis. To be catered by the proposed school at the adjacent "G/IC" Site and the school will be constructed by EDB/ArchSD.
3.2 Local Open Space (sqm)	11,000	1 sqm per person	11,650	11,650	Subject to design population. Passive/active recreational facilities to be appropriately provided for all age groups and persons with disabilities.

3. Planning Requirements	Previously Approved on 19 October 2017	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3 Recreation Facilities (no.)					
3.3.1 Badminton Court	2	1 per 8,000 persons	1.5	2	Subject to design population.
3.3.2 Basketball Court	1	1 per 10,000 persons	1.2	1	Subject to design population.
3.3.3 Table Tennis Table	2	1 per 7,500 persons	1.6	2	Subject to design population.
3.3.4 Children's Play Area (sqm)	880	400sqm per 5,000 persons	932	932	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 development.
3.4 Retail and Commercial (R&C) Facilities (sqm)					
3.4.1 Retail IFA (sqm)	2,100	To be determined by HD	N.A.	2,100	Subject to HD's retail study and detailed design.
3.5 Social Welfare/Community Facilities (no.)					The proposed facilities are requested by Social Welfare Department (SWD), and subject to detailed design and confirmation on the availability of government funding. Proposed social welfare facilities are accountable for non-domestic GFA. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.5.1 Child Care Centre	1 (100 places)	N.A.	N.A.	1 (100 places)	

3. Planning Requirements	Previously Approved on 19 October 2017	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5.2 Residential Care Home for Elderly (RCHE) cum Day Care Unit (DCU)	1 RCHE (100 places) cum DCU (20 places)	RCHE - 21.3 subsidised beds per 1,000 elderly persons aged 65 or above DCU - 17.2 subsidised community care services (CCS) places should be provided for every 1,000 elderly population, with 40% in need of centre-based CCS	RCHE - The Residential Care Services are planned by SWD on a five-cluster basis and the subject development falls within the East Kowloon cluster with an estimated elderly population at 416,100 in 2027. DCU - Day Care Services are planned according to the projected elderly population in the respective district and the subject site falls in Kwun Tong district with an estimated elderly population at 178,500 in 2027.	1 RCHE (100 places) cum DCU (20 places)	
3.5.3 Day Activity Centre	-	N.A.	N.A.	1 (50 places)	
3.5.4 Neighbourhood Elderly Centre Sub-base	-	N.A.	N.A.	1	
3.5.5 Special Child Care Centre	-	N.A.	N.A.	1 (60 places)	
3.5.6 Office Base of On-site Pre-school Rehabilitation Services	-	N.A.	N.A.	1	
3.6 Parking Facilities (no.)					
3.6.1 Car Parking (Domestic)	103 (67 spaces in Phase 1; and 36 spaces in Phase 2)	Within 500m radius of rail station: 1 per 31-46 flats excl. 1P/2P flats	85-126	156 (80 spaces in Phase 1; 76 spaces in Phase 2)	Including 2 parking spaces for the disabled. To adopt 1 per 31 flats excluding 1P/2P flats plus additional 30 spaces (including 10 visitor parking spaces based on 5 spaces per residential block for Phase 2) as per

3. Planning Requirements	Previously Approved on 19 October 2017	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
					Transport Department (TD)'s advice. Subject to detailed design.
3.6.2 Car Parking (Retail & Commercial)	11 (8 spaces in Phase 1; and 3 spaces in Phase 2)	1 per 200-300 sqm retail GFA	7-11	11 (in Phase 1)	Including 1 parking space for the disabled. To adopt 1 per 200 sqm retail GFA as per TD's advice. Subject to detailed design.
3.6.3 Motorcycle Parking	29 (19 spaces in Phase 1; and 10 spaces in Phase 2)	1 per 110-250 flats excl. 1P/2P flats	16-36	41 (22 spaces in Phase 1; 19 spaces in Phase 2)	To adopt 1 per 110 flats excluding 1P/2P flats plus additional 5 spaces as per TD's advice. Subject to detailed design.
3.6.4 Light Goods Vehicle Parking	16 (10 spaces for Phase 1; and 6 spaces for Phase 2)	1 per 200-600 flats excl. 1P/2P flats	7-19	19 (12 spaces for Phase 1; and 7 spaces for Phase 2)	To adopt 1 per 200 flats excluding 1P/2P flats as per TD's advice. Subject to detailed design.
3.6.5 Welfare Facilities Parking	1 parking space for 16 or 24- seater van for RCHE cum DCU	N.A.	N.A.	1 parking space for 16 or 24-seater van for RCHE cum DCU	Subject to detailed design and agreement with SWD.
3.6.6 Loading/Unloading (Domestic)	5 (3 bays for Phase 1; and 2 bays for Phase 2)	1 per residential block	5	5 (3 bays for Phase 1; and 2 bays for Phase 2)	Subject to finalisation of actual number of residential block and detailed design.
3.6.7 Loading/Unloading (Retail & Commercial)	min. 3 (min. 2 bays for Phase 1; and 1 bay for Phase 2)	1 per 800-1,200 sqm retail GFA	2-3	min. 3 (in Phase 1)	1 per 800 sqm retail GFA is adopted as per TD's advice. Subject to detailed design. The loading/unloading bays also support the welfare facilities in Phase 1.
3.6.8 Loading/Unloading (Welfare)	-	N.A.	N.A.	1 (in Phase 2)	Subject to detailed design and agreement with SWD.

4. Technical Considerations/ Constraints	Previously Approved on 19 October 2017	Current Proposal	Remarks
4.1 Environmental			
4.1.1 Noise	An Environmental Assessment Study (EAS) will be carried out to address the potential noise issues associated with the development such as noise from nearby roads, fixed noise sources, etc. The EAS will be submitted to Environmental Protection Department (EPD) for agreement under separate cover.		No insurmountable problem is envisaged.
4.1.2 Air	An EAS will be carried out to address the potential air quality issues associated with the development such as vehicular emissions from nearby road, industrial emissions, etc. The EAS will be submitted to EPD for agreement under separate cover.		No insurmountable problem is envisaged.
4.1.3 Safety Consideration for LPG Compound	-	-	The Quantitative Risk Assessment (QRA) has been conducted. The Assessment supports that the proposed public housing development will not present unacceptable risks to the overall population around the LPG Store. Electrical and Mechanical Services Department supports the QRA results.
4.2 Infrastructure			
4.2.1 Drainage and Sewerage	Drainage Impact Assessment (DIA) and Sewerage Impact Assessment (SIA) will be carried out to assess any potential impacts on the local/nearby public drainage and sewers respectively and recommend appropriate mitigation measures for implementation. The DIA will be submitted to DSD for agreement. The SIA will be submitted to EPD for agreement.		No insurmountable problem is envisaged.
4.2.2 Water Supply	Detailed Water Supply Impact Assessment will be carried out to ascertain that the existing fresh and salt water storage and pumping capacity can cope with the increase in fresh and salt water demand.		No insurmountable problem is envisaged. HD would liaise with Water Supplies Department when necessary.
4.2.3 Electricity, Telephone, Gas	-	-	No insurmountable problem is envisaged. HD would liaise with utility companies when necessary.

4. Technical Considerations/ Constraints	Previously Approved on 19 October 2017	Current Proposal	Remarks
4.2.4 Roads/Traffic Improvement	<p>To implement road improvement measures (including the junction improvement works and construction of a bus lay-by along Wang Chiu Road) as recommended in the TIA.</p> <p>The Government is responsible for the proposed road improvement measures as recommended in the TIA for rezoning and the works departments for implementation of the roadworks are subject to further agreement.</p>		<p>Preliminary TIA indicated that the traffic impact induced by the proposed development would be acceptable from the traffic engineering point of view with the implementation of the proposed road improvement works. Report of preliminary TIA was agreed by TD for rezoning.</p>
4.3 Urban Design, Visual and Landscape	<p>To consider incorporating design improvement and mitigation measures as suggested in the Visual Appraisal (VA). In particular to:</p> <ul style="list-style-type: none"> <li>- provide suitable disposition of blocks to maximise building separation,</li> <li>- provide appropriate visual interest, and</li> <li>- incorporate design measures (including landscape treatment) to reduce the perceivable bulk of the development.</li> </ul>		<p>VA has been conducted and no significant impact is anticipated.</p>
4.4 Air Ventilation (Pedestrian Wind Environment)	<p>To conduct a quantitative Air Ventilation Assessment (AVA) at the detailed design stage in accordance with HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).</p> <p>To implement design improvement and ventilation mitigation measures as identified in the AVA wherever appropriate.</p>		<p>Mitigation measures including (i) non-building area (NBA) of not less than 25m wide in a north- south direction at the south-east portion of the development; (ii) at least 20m setback from Kwun Tong Road and Lung Cheung Road; (iii) at least 5m setback from Wang Chiu Road; (iv) at-grade ventilation passages; (v) optimized podium bulk; and (vi) building separation of at least 15m between blocks will be incorporated into the design. Due to limited space at grade, the NBA may accommodate recreation facilities on a bridge over structure of a permeable design across the NBA. Moreover, a quantitative AVA will be carried out at detailed design stage on the future development scheme to demonstrate that in general the wind performance of the proposed development would not be adversely affected when compared to the proposed scheme in support of rezoning of the subject site. A micro-climate study will be conducted at detailed design stage.</p>

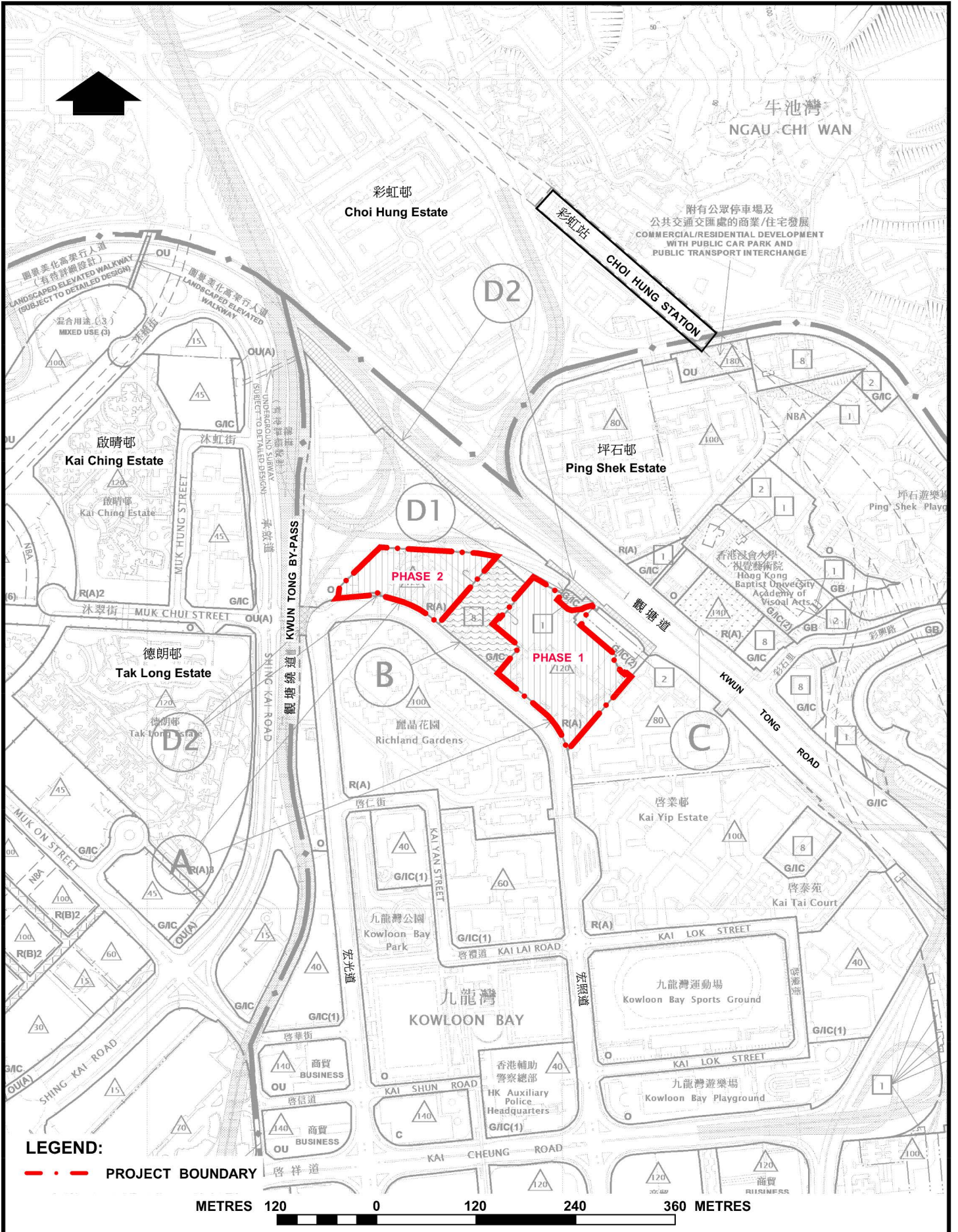


4. Technical Considerations/ Constraints	Previously Approved on 19 October 2017	Current Proposal	Remarks
4.5 Landscape and Tree Preservation Proposals	<p>A Tree Survey Report including tree preservation and compensatory planting proposals will be submitted in accordance with the requirements in DEVB TC(W) No. 7/2015 for approval by the HD's Tree Preservation Committee.</p> <p>HD will retain the existing trees as far as possible and integrated with the proposed development.</p>		<p>According to the tree survey, there are existing trees within the site. They are of common tree species and some of them are in trunk diameter more than 1m, with poor tree form, fair health and structural form (such as co-dominant trunk, multi-trunk with big cavity, growing in restricted root zone). If these trees were eventually assessed as potentially registrable OVT trees, HD will follow the Nomination and Registration Procedures for potentially registrable OVT, and will appropriately designate tree protection zone in accordance with the ETWB TCW No. 29/2004, and also follow DEVB TC(W) No. 7/2015 on Tree Preservation.</p> <p>According to HKPSG Chapter 4, if applicable and feasible, trees and shrubs would be planted along the periphery of sites. For tree planting, a 3m wide planting strip and a minimum 1.2m soil depth (excluding drains) should be reserved.</p>
4.6 Greening			
4.6.1 Green coverage (% of Gross Site Area)	Green coverage of minimum 20% will be adopted. HD would try to increase the percentage with an overall target of 30% as far as practicable while 50% of the green coverage will be provided at grade.		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	Previously Approved on 19 October 2017	Current Proposal	Remarks
5.1 Foundation Commencement Date	Phase 1: 2018/19 Phase 2: 2019/20	Phase 1: 2020/21 Phase 2: 2020/21	Subject to timely handover of the site.
5.2 Building Completion Date	Phase 1: 2022/23 Phase 2: 2024/25	Phase 1: 2025/26 Phase 2: 2025/26	Subject to timely handover of the site.

<b>6. Attachments</b>
6.1 Location Plan ( <b>Plan 1</b> )
6.2 Development Concept Plan ( <b>Plan 2</b> )

**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 adjustment 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 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  
WANG CHIU ROAD**

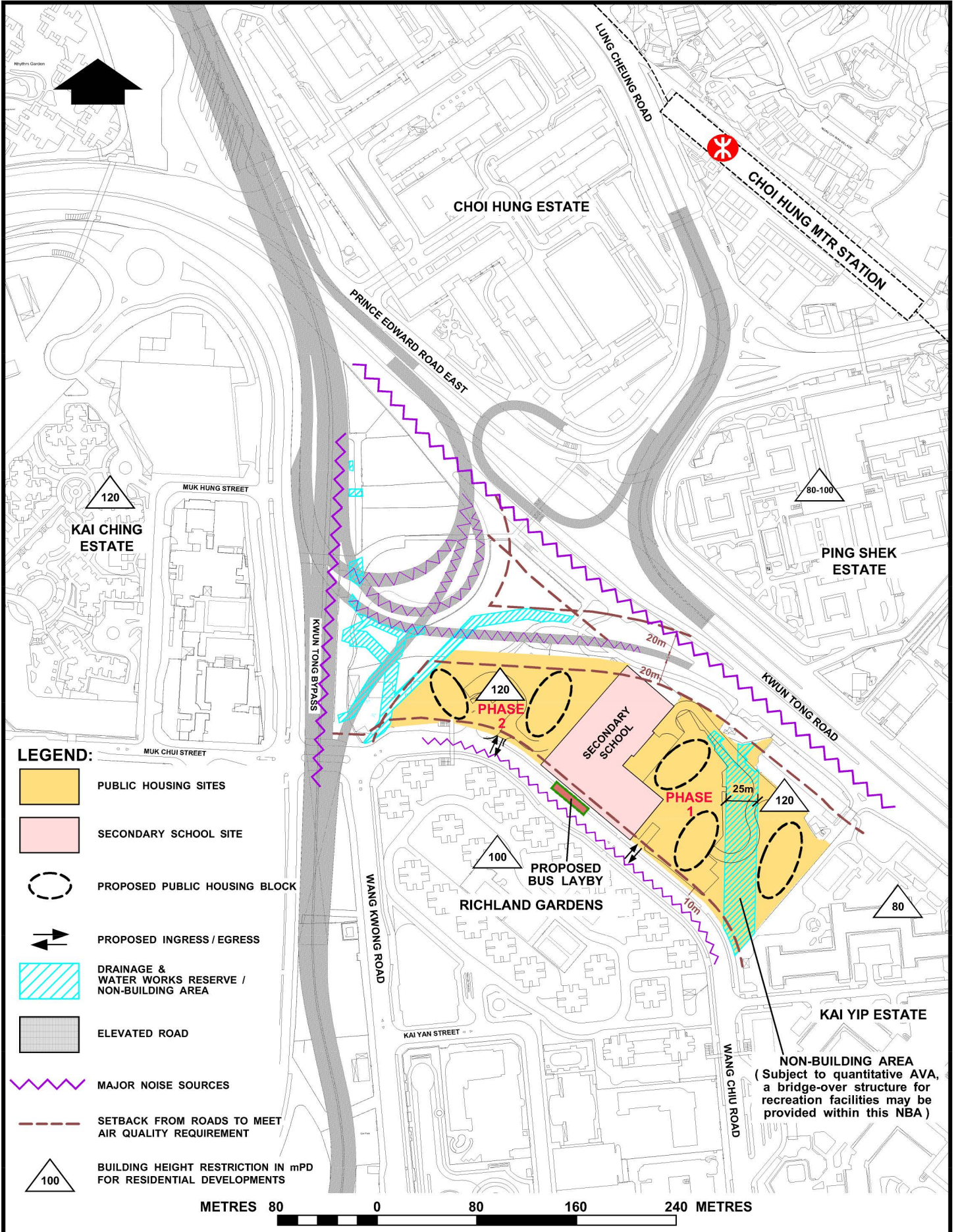


**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
8. 10. 2019**





# DEVELOPMENT CONCEPT PLAN WANG CHIU ROAD



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE:  
8. 10. 2019