

PLANNING BRIEF

PROJECT NAME: Ying Yip Road, Tseung Kwan O		
Date of Preparation: 15 July 2022		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sai Kung	
1.2 Site Location	Ying Yip Road	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.45	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.195	Subject to detailed survey.
1.4 Existing Land Use	Under site formation by CEDD	
1.5 Existing Zoning	Residential (Group A)7	According to the approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/28.
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	1,620	Subject to s16 approval by the Town Planning Board (TPB). $\pm 10\%$ variation in flat production is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.3 Design Population (approx)	4,540	Subject to s16 approval by the TPB. Based on an average household size (AHS)

2. Development Parameters	Current Proposal			Remarks
				of 2.8. ±10% is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.4 Maximum Gross Floor Area (GFA) (sqm)	Overall: 84,845 Domestic: 77,675 Non-domestic: 7,170			Based on the Net Site Area of 11,950m ² . Subject to detailed survey of the site area. Subject to s16 approval by the TPB. Areas of social welfare facilities are regarded as non-domestic in GFA calculation.
2.5 Maximum Plot Ratio (PR)	Total: 7.1 Domestic: 6.5 Non-domestic: 0.6			Maximum PR is 6.5 as stipulated in the OZP. The proposed total PR of 7.1 is subject to the approval of s16 application for minor relaxation of PR restriction by the TPB. Areas of social welfare facilities are regarded as non-domestic GFA and countable to PR calculation.
2.6 Maximum No. of Storeys or Building Height (BH) in mPD	170mPD (at main roof level)			Based on the OZP.
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 whole-day places for every 1,000 children in the age group of 3 - under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to under 6)	3	-	Demand to be met by existing provision in the vicinity.
3.1.2 Primary School [no.]	1 whole day classroom per 25.5 persons aged 6 – 11	9	-	Demand to be met by existing provision in the vicinity.
3.1.3 Secondary School [no.]	1 whole day classroom per 40 persons aged 12 – 17	6	-	To be provided on a territorial basis.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.2 Local Open Space [sqm]	1 sqm per person	4,540	Not less than 4,540	Based on HKPSG. Subject to design population at detailed design.
3.3 Recreation Facilities [no.]				
3.3.1 Table Tennis Table	1 per 7,500 persons	0.6	1 no.	
3.3.2 Children's Play Area (sqm)	400 sqm per 5,000 persons	364	Not less than 364	Based on HKPSG. 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.]				Areas of all social welfare / community facilities are regarded as the non-domestic GFA and countable to PR calculation. As requested by Social Welfare Department (SWD) and subject to SWD's confirmation on funding availability and detailed design. Flexibility should be allowed for the use of premises to be subject to change to cope with the prevailing demand, as stipulated by the bureau / departments concerned.
3.4.1 60-place Day Care Centre for the Elderly (DE)	17.2 subsidised places per 1,000 elderly persons aged 65 or above.	-	1 (about 358 sqm NOFA)	As per SWD's advice, the no. of places for centre-based community care services will be 40% of the community care places according to the HKPSG.
3.4.2 Neighbourhood Elderly Centre (NEC)	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 NOFA)	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.3 100-place Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.	The Residential Care Services for the elderly are planned by SWD on a five-cluster basis and the subject development fall within East Kowloon cluster.	1 (about 1,354 sqm NOFA)	
3.5 Retail & Commercial (R&C) Facilities [sqm]	To be determined by HD		1,100 sqm IFA	Subject to HD's detailed design.
3.6 Parking Requirements [no.]				Full GFA exemption for all parking spaces and facilities.
3.6.1 Private Car Parking (domestic)	Outside 500m radius of rail station: 1 per 8 – 14 flats (excluding 1P/2P flats)	116 – 203	203	Based on HKPSG at 1 per 8 flats excluding 1P/2P flats as per Transport Department's (TD) request. The provision includes 3 nos. of accessible parking spaces.
3.6.2 Private Car Parking (R&C)	1 per 150 – 300 sqm retail GFA	5 – 10	5	Based on HKPSG at 1 per 300 sqm retail GFA. Subject to HD's detailed design.
3.6.3 Visitor Parking (domestic)	5 per residential block	10	10	Based on HKPSG. As agreed with TD.
3.6.4 Motorcycle Parking (domestic)	1 per 110 flats (excluding 1P/2P flats)	15	15	Based on HKPSG. As agreed with TD.
3.6.5 Shared-Use Light Goods Vehicle Parking and Light Bus Space	1 per 260 flats (excluding 1P/2P flats)	7	7	Based on HKPSG. As agreed with TD.
3.6.6 Loading/ Unloading M/HGV and coaches/ buses (domestic)	2 per each residential block	4	4	Based on HKPSG. As agreed with TD. Subject to HD's detailed design. The loading/unloading (L/UL) standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.7 Loading/ Unloading (R&C)	1 per 800 – 1,200 sqm, or part thereof, GFA	2	2	Based on HKPSG at 1 per 1,200 sqm GFA. Subject to HD's detailed design.

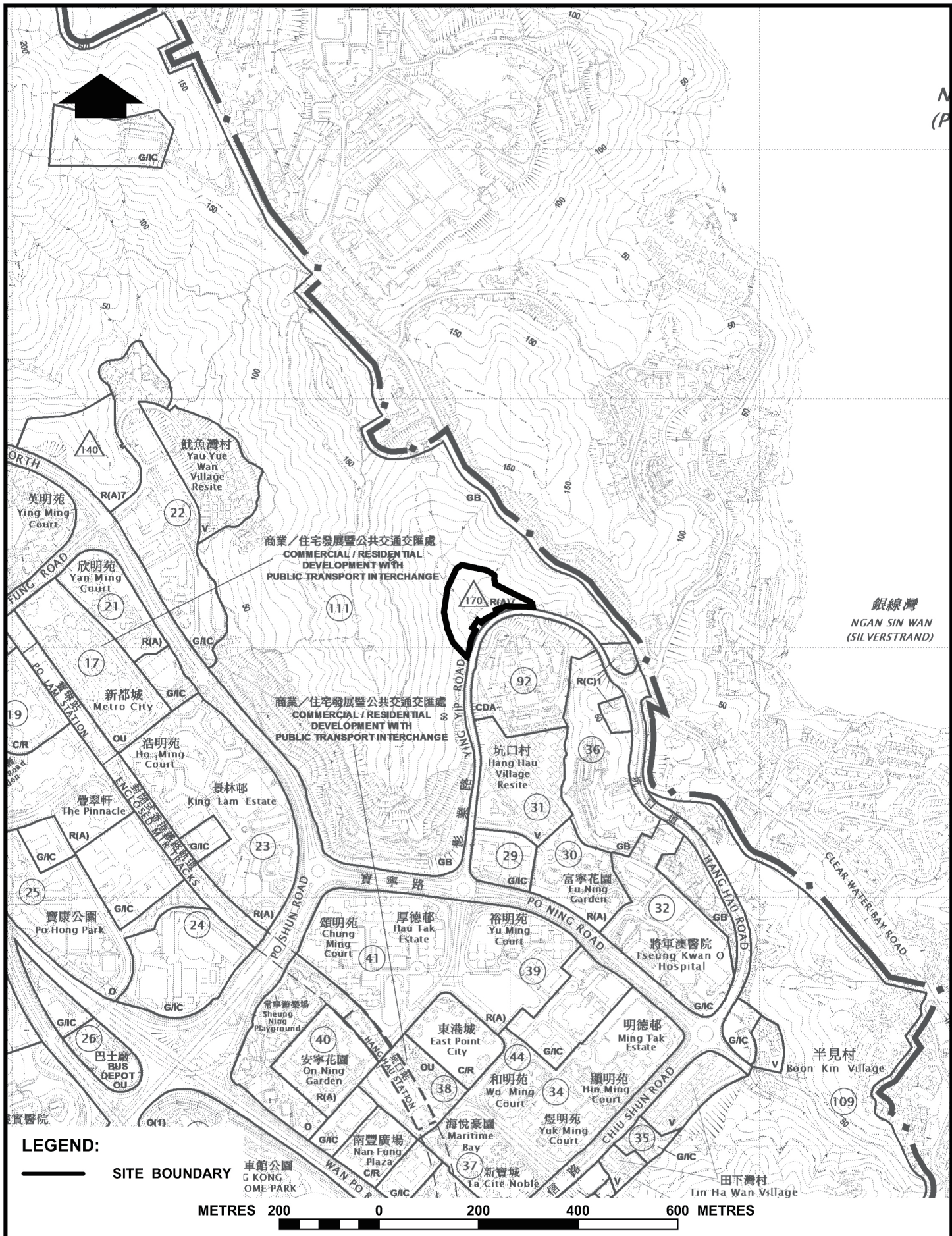
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.8 Loading/ Unloading (Welfare)	-	- (Loading/ Unloading area to be shared with domestic)	0 (Loading/ Unloading area to be shared with domestic)	As requested by SWD. A shared L/UL area for the private light buses of welfare facilities (including RCHE and DE) and ambulances or other vehicles of the development. The location of L/UL bay should be located in the close proximity to the entrance of the welfare facilities.
3.6.9 Welfare Facilities Parking	N/A	-	3 no. designated parking spaces for the DE private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m are required. 1 no. designated parking space for the RCHE private light bus with tail-lift measuring 8m(L) x 3m(W) with minimum headroom of 3.3m.	As requested by SWD. Location is subjected to detailed design and SWD's confirmation.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) will be carried out for agreement with Environmental Protection Department (EPD) separately.			
4.1.2 Air	No insurmountable problem on the air aspect is identified under the completed Engineering Feasibility Study (EFS) conducted by Civil Engineering and Development Department (CEDD). An EAS			

4. Technical Considerations/Constraints	Current Proposal	Remarks
	will be carried out for agreement with EPD separately.	
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No insurmountable problems have been identified in the completed study by CEDD.	Drainage and sewerage connections will be provided by CEDD.
4.2.2 Water Supply	No insurmountable problems have been identified in the completed study by CEDD.	
4.2.3 Electricity, Telephone, Gas	No insurmountable problem in the utility provision is envisaged.	
4.2.4 Roads/ Traffic Improvement	No insurmountable problem in traffic and transport provisions has been identified in the completed study by CEDD.	
4.2.5 Geotechnical Requirement	Modification works on existing slopes, formation of new slopes and provision of retaining walls will be implemented under the site formation works being conducted by CEDD.	
4.3 Urban Design, Visual and Landscape	Layout and disposition of housing block and above-ground structures would be sensitively designed in terms of scale, height and bulk so as to be visually recessive and to enhance the urban quality of the area.	Subject to constraints of the building footprint and site characteristics.
4.4 Air Ventilation	To conduct quantitative Air Ventilation Assessment (AVA) at the detailed design stage in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).	
4.5 Green Coverage (% of Gross Site Area)	To achieve at least 20% green coverage owing to site constraints.	At least 50% at-grade or easily accessible. Subject to constraints of the building footprint and site characteristics.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	Tentative programme.
5.2 Building Completion Date	2027/28	Tentative programme.
6. Attachments		
6.1 Location Plan (Plan 1A)		
6.2 Development Concept Plan (Plan 1B)		

Notes

- 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:
 - district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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).

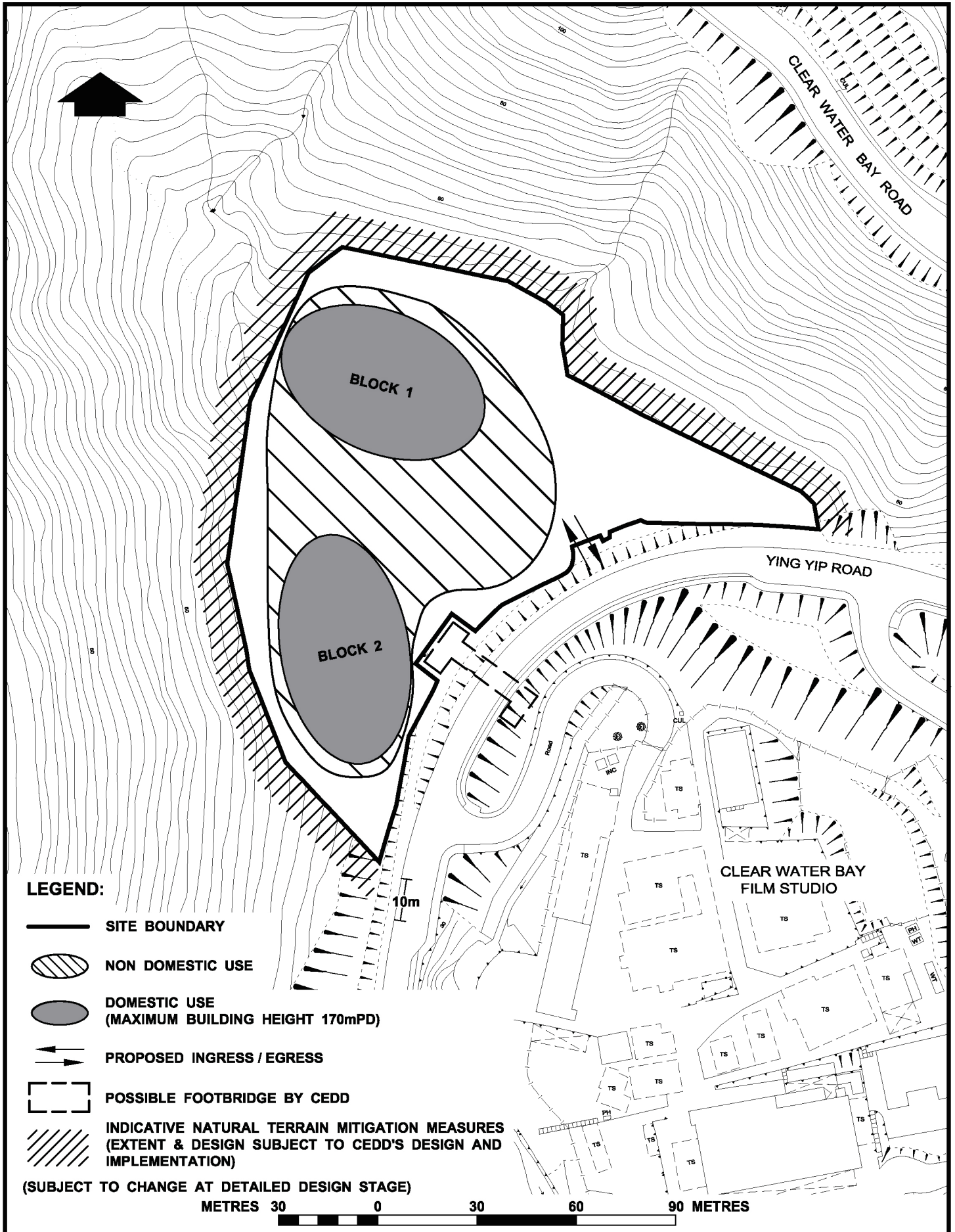
2. **NUMBER OF FLATS AND DESIGN POPULATION:** To allow flexibility in the design, $\pm 10\%$ adjustment will be allowed for the number of flats and design population together with corresponding adjustments to ancillary facilities in line with HKPSG or the requirements of client departments. If a project 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.



**SITE LOCATION PLAN
 PUBLIC HOUSING DEVELOPMENT AT
 YING YIP ROAD, TSEUNG KWAN O**

 HOUSING DEPARTMENT
 PLANNING SECTIONS

PLAN 1A DATE :
 31. 5. 2022



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
YING YIP ROAD, TSEUNG KWAN O**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1B	DATE : 15. 7. 2022
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