

## PLANNING BRIEF

| <b>PROJECT NAME: Public Rental Housing Development at Hiu Ming Street / Hiu Kwong Street, Kwun Tong</b> |  |   |
|---|--|---|
| <b>Date of Preparation: March 2017</b>  |  |   |
| <b>1. Site Particulars</b>  | <b>Current Proposal</b>  | <b>Remarks</b>  |
| 1.1 District Location   | Kwun Tong  |   |
| 1.2 Site Location   | Hiu Ming Street / Hiu Kwong Street   | Class A site according to Building (Planning) Regulations 18A.  |
| 1.3 Site Area   |  |   |
| 1.3.1 Gross Site Area (approx.) (ha)  | 1.06   | Subject to detailed survey.   |
| 1.3.2 Net Site Area (approx.) (ha)  | 0.65   | Subject to further refinement at the detailed design stage. Slope area of about 0.41ha excluded.  |
| 1.4 Existing Land Use   | Hiu Ming Street Playground, Hiu Kwong Street Recreation Ground and Hiu Kwong Street Park Strip | The existing basketball court is within the Hiu Kwong Street Recreation Ground.   |
| 1.5 Existing Zoning   | “Residential (Group A)”  | Approved Kwun Tong (South) OZP No.S/K14S/20.  |
| 1.6 Existing Land Status  | Government Land  |   |
| <b>2. Development Parameters</b>  | <b>Current Proposal</b>  | <b>Remarks</b>  |
| 2.1 Proposed Housing Type   | Rental   | Flexibility should be allowed to change the housing type to cater for demand change between PRH and Subsidised Sale Flat (SSF) subject to pro-rata adjustments of provision of ancillary facilities in accordance with HKPSG. |
| 2.2 No. of Flats Proposed (approx.)   | 1,090  | A $\pm 10\%$ deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.   |
| 2.3 Design Population (approx.)   | 3,050  | Same as 2.2.  |
| 2.4 Proposed Maximum Gross Floor Area (GFA)   |  |   |
| 2.4.1 Domestic GFA (sqm)  | about 48,800   | Subject to net site area and further refinement in detailed design. Actual domestic and non-domestic Plot Ratio/GFA is subject to the Building (Planning) Regulations 21(2).  |
| 2.4.2 Total GFA (sqm)   | About 58,600   |   |
| 2.5 Proposed Maximum Plot Ratio   |  |   |

|   |  |  |                         |   |
|---|--|--|-------------------------|---|
| 2.5.1 Domestic Plot Ratio               | 7.5  | As stipulated on the Approved Kwun Tong (South) OZP  |                         |   |
| 2.5.2 Total Plot Ratio                  | 9.0  | No.S/K14S/20, maximum plot ratio of 7.5 for a domestic development and 9.0 for a composite development. Actual domestic and non-domestic Plot Ratio/GFA is subject to the Building (Planning) Regulations 21(2). |                         |   |
| 2.6 Building Height Restriction         | Max. 150 mPD & 80mPD (main roof level)   | As stipulated on the Approved Kwun Tong (South) OZP No.S/K14S/20.  |                         |   |
| <b>3. Planning Requirements</b>         | <b>HKPSG Standards</b>   | <b>Requirements based on HKPSG</b>   | <b>Current Proposal</b> | <b>Remarks</b>  |
| 3.1 Education Facilities                |  |  |                         |   |
| 3.1.1 Nursery Classes and Kindergartens | 730 half-day and 250 full-day places for every 1,000 persons aged 3 to under 6 | 2 classrooms   | 0                       | Demand to be met by existing provision in the vicinity.   |
| 3.1.2 Primary Schools                   | 1 whole-day classroom per 25.5 persons aged 6-11                               | 7 classrooms   | 0                       | Demand to be met by existing provision in the vicinity.   |
| 3.2 Local Open Space (sqm)              | 1sqm per person  | 3,050  | 3,050                   | Subject to design population.   |
| 3.3 Recreation Facilities (no.)         |  |  |                         |   |
| 3.3.1 Badminton Court                   | 1 per 8,000 persons  | 0.4  | 0                       | Subject to design population.   |
| 3.3.2 Basketball Court                  | 1 per 10,000 persons   | 0.3  | 0                       | An existing basketball court within Hiu Kwong Street Recreation Ground to be relocated to Hiu Ming Street Playground ( <b>Plan 2</b> ). One additional half court may be provided subject to further consultation with local residents. |
| 3.3.3 Tennis Court                      | 2 per  | 0.2  | 0                       | Three affected tennis   |

|  |                                |     |                                       |  |
|--|--------------------------------|-----|---------------------------------------|--|
|  | 30,000 persons (min. 2 courts) |     |                                       | courts at Hiu Ming Street Playground to be relocated to the existing children's play area ( <b>Plan 2</b> ).   |
| 3.3.4 Table Tennis Table   | 1 per 7,500 persons            | 0.4 | 0                                     | Subject to design population.  |
| 3.3.5 Children's Play Area (sqm)   | 400sqm per 5,000 persons       | 244 | 244                                   | Subject to design population.  |
| 3.4 Social Welfare/ Community Facilities                                   |                                |     | Not more than 6,000m <sup>2</sup>     | Subject to SWD's agreement and confirmation on funding availability, detailed design and DC consultation by SWD. All social welfare/ community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA. |
| 3.4.1 Residential Care Home for the Elderly (RCHE) cum day care unit (DCU) | N.A                            | -   | One (100-place RCHE cum 30-place DCU) | As required by SWD.  |
| 3.4.2 Special Child Care Centre (SCCC)                                     | N.A                            | -   | One (60-place)                        |  |
| 3.4.3 Early Education and Training Centre                                  | N.A                            | -   | One (90-place)                        |  |
| 3.4.4 Day Activity Centre  | N.A                            | -   | One (50-place)                        |  |
| 3.4.5 Hostel for Severely Mentally Handicapped Persons                     | N.A                            | -   | One (50-place)                        |  |
| 3.4.6 Counselling Centre for Psychotropic Substance Abusers                | N.A                            | -   | One                                   |  |
| 3.5 Retail Facilities  | To be determined by HD         | -   | 200m <sup>2</sup> IFA                 | Subject to detailed design.  |
| 3.6 Parking Requirements   |                                |     |                                       |  |

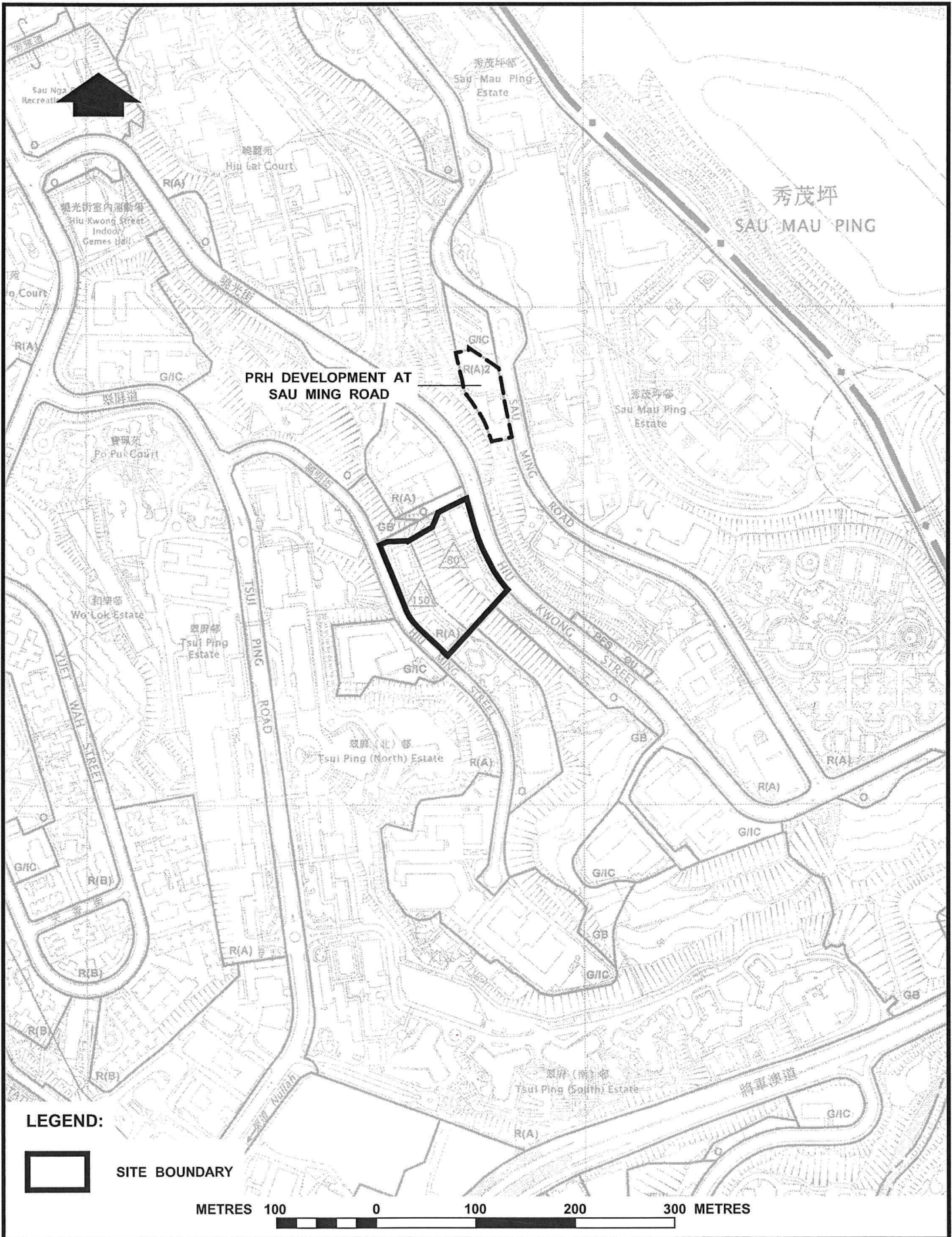
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| (no.)                               |   |         |  |  |
| 3.6.1 Car Parking (Domestic)        | Outside 500m radius of rail station:<br>1 per 30-33 flats excl. 1P/2P flats (according to District-based Parking Standards of 2008) | 26 - 29 | 29   | Provision based on 1 per 30 flats, excluding about 225 1P/2P flats.<br>1 accessible car parking space is included. |
| 3.6.2 Car Parking (R&C)             | 1 per 200-300sqm Commercial GFA   | 1       | 3  | The provision of 3 spaces is to accommodate the parking demand in the area and agreed between HD and TD.           |
| 3.6.3 Motor-cycle Parking           | Outside 500m radius of rail station:<br>1 per 110 flats excl. 1P/2P flats (according to District-based Parking Standards of 2008)   | 8       | 15   | The provision of 15 spaces is to accommodate the parking demand in the area and agreed between HD and TD.          |
| 3.6.4 Light Goods Vehicle Parking   | 1 per 200-400 flats excl. 1P/2P flats (according to District-based Parking Standards of 2008)                                       | 2 - 4   | 2  | Provision based on 1 per 400 flats, excluding about 225 1P/2P flats.   |
| 3.6.5 Welfare Facilities Parking    | N.A.  | N.A.    | 1 parking space for 24-seater van for SCCC | Subject to detailed design and agreement with SWD.   |
| 3.6.6 Loading/ Unloading (Domestic) | 1 per each housing block  | 2       | 2  |  |
| 3.6.7 Loading/ Unloading            | 1 per   | 0       | 0  |  |

|   |   |     |   |   |
|---|---|-----|---|---|
| (R&C)   | 800-1,200sqm<br>Commercial<br>GFA                           |     |   |   |
| 3.7 Pedestrian Facilities                           | -   | -   | A landscaped deck with lift tower linking the domestic blocks at Hiu Ming Street to the proposed podium garden at Hiu Kwong Street will be provided. Interfacing with the proposed pedestrian link under study by CEDD will also be considered ( <b>Plan 2</b> ). |   |
| 3.8 Greening  |   |     |   |   |
| 3.8.1 Green Coverage                                | N/A   | N/A | At least 20% green coverage to be provided, and at least half of which should be provided at-grade.   | Subject to detailed design. A minimum of 3 trees per 100m <sup>2</sup> of the total green coverage would be provided. |
| <b>4. Technical Considerations/<br/>Constraints</b> | <b>Current Proposal</b>                                     |     | <b>Remarks</b>  |   |
| 4.1 Environmental                                   |   |     |   |   |
| 4.1.1 Noise   | To implement mitigation measures as recommended in the EAS. |     | EAS to be revised to support the current proposal. No insurmountable problem is envisaged.  |   |
| 4.1.2 Air   | To implement mitigation measures as recommended in the EAS. |     | EAS to be revised to support the current proposal. No insurmountable problem is envisaged.  |   |
| 4.2 Infrastructure                                  |   |     |   |   |
| 4.2.1 Drainage and Sewerage                         | No insurmountable problem is envisaged.                     |     | SIA and DIA will be conducted at detailed design stage.   |   |
| 4.2.2 Water Supply                                  | No insurmountable problem is envisaged.                     |     |   |   |
| 4.2.3 Electricity, Telephone, Gas                   | No insurmountable problem is envisaged.                     |     |   |   |
| 4.2.4 Roads/Traffic Improvement                     | No insurmountable problem is envisaged.                     |     |   |   |

|   |   |   |
|---|---|---|
| 4.3 Urban Design, Visual, Landscape and Tree Preservation Proposals                   | Incorporation of design measures such as greening, colour and façade treatment, to enhance compatibility and harmony with the surrounding developments. The Sustainable Building Design Guidelines would be taken into account by HD at the detailed design stage. A Tree Survey Report (TSR) including tree preservation and compensatory planting proposals will be prepared in accordance with the requirements in DEVB TC(W) No. 7/2015 for approval from HD's Tree Preservation Committee. | Special attention would be paid to the two semi-mature trees <i>Ficus microcarpa</i> outside the site boundary with protective measures and care during the construction stage. A TSR will be prepared at design stage. |
| 4.4 Pedestrian Wind Environment   | AVA Initial Study will be conducted in the detailed design stage in accordance with HPLB/ETWB Joint Technical Circular No. 1/06 on Air Ventilation Assessments.   | The effectiveness of the recommended design measures in the AVA EE should be assessed in the AVA Initial Study.   |
| 4.5 Geotechnical  | Owing to the past rock slope failure incident in year 1993 and 2000, substantial slope stability assessment as well as slope upgrading works would have to be conducted for the existing slope so as to meet the current GEO safety standard. Minor site formation works will be required for the upper playground at Hiu Kwong Street in order to accommodate the proposed car-park structure.   |   |
| <b>5. Tentative Development Programme</b>   | <b>Current Proposal</b>   | <b>Remarks</b>  |
| 5.1 Site Formation Commencement Date  | 2018 (for relocation of ball courts)<br>2019 (for PRH)  | Tentative Date  |
| 5.2 Building Completion Date  | 2024  | Tentative Date  |
| <b>6. Attachments</b>   |   |   |
| 6.1 Location Plan ( <b>Plan 1</b> )   |   |   |
| 6.2 Development Concept Plan and Proposed Relocation of Ball Courts ( <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:
  - (a) 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;
  - (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.
3. **GROSS FLOOR AREA (GFA):** If covered public transport terminal/interchange be provided, it should be accountable for GFA calculation.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **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 District Planning Officer will check compliance with the HKPSG 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 calculation.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular No. 1/06 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.



**LEGEND:**

 **SITE BOUNDARY**

METRES 100 0 100 200 300 METRES

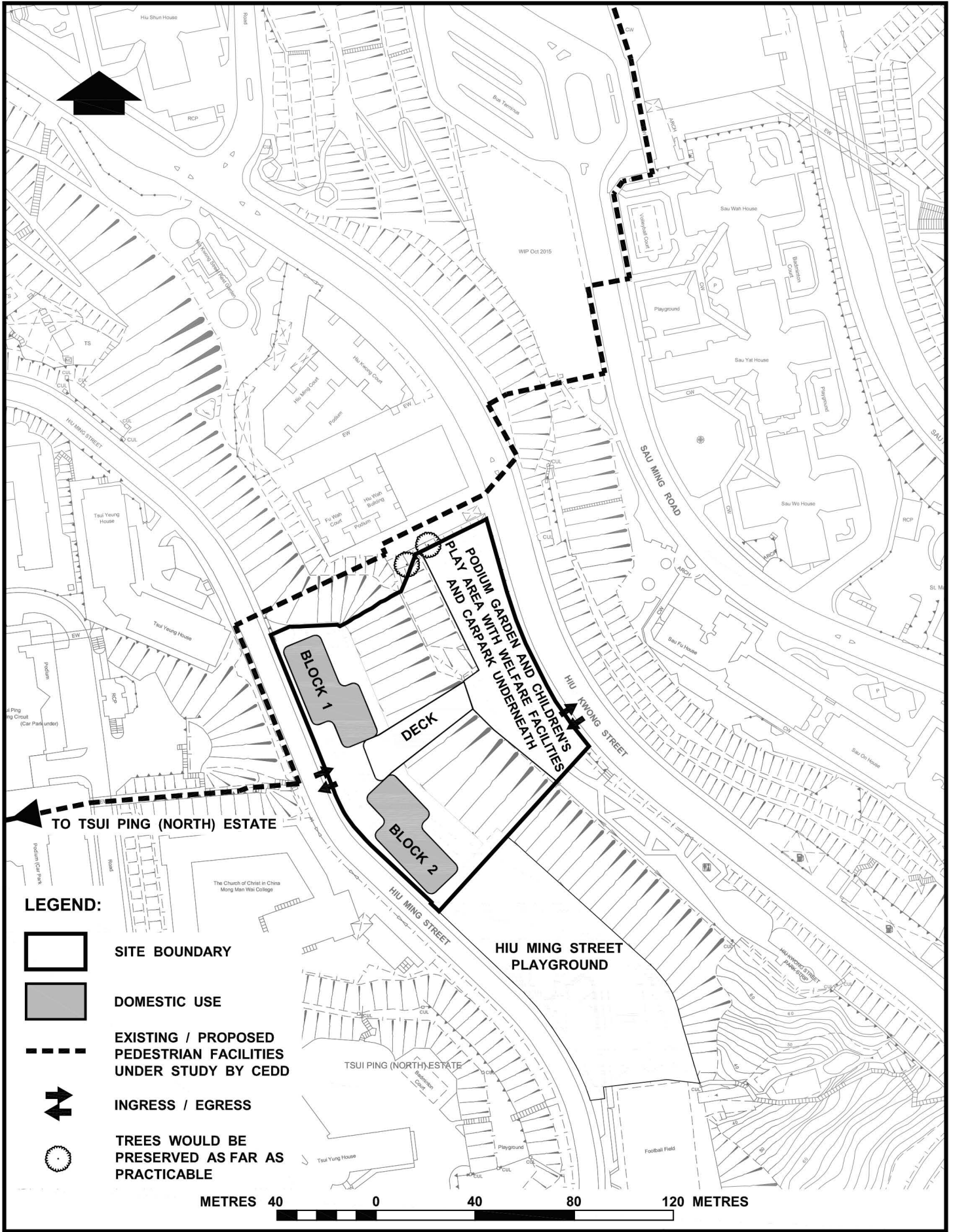
**PRH DEVELOPMENT AT HIU MING STREET -  
LOCATION PLAN**

 **HOUSING DEPARTMENT  
PLANNING SECTION**






**PLAN 1**

**DATE :  
12. 12. 2016**





**LEGEND:**

-  **SITE BOUNDARY**
-  **DOMESTIC USE**
-  **EXISTING / PROPOSED PEDESTRIAN FACILITIES UNDER STUDY BY CEDD**
-  **INGRESS / EGRESS**
-  **TREES WOULD BE PRESERVED AS FAR AS PRACTICABLE**

METRES 40 0 40 80 120 METRES

**PRH DEVELOPMENT AT HIU MING STREET -  
DEVELOPMENT CONCEPT PLAN AND  
PROPOSED RELOCATION OF BALL COURTS**

 **HOUSING DEPARTMENT  
PLANNING SECTION**

|               |                                |
|---------------|--------------------------------|
| <b>PLAN 2</b> | <b>DATE :<br/>12. 12. 2016</b> |
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