

PLANNING BRIEF

PROJECT NAME		Public Housing Development at Lai Chi Kok Road-Tonkin Street	
DATE OF PREPARATION		June 2018	
1. Site Particulars		Current Proposal	Remarks
1.1 District Location		Sham Shui Po	
1.2 Site Location		Adjoining Lai Chi Kok Road and Tonkin Street	
1.3 Site Area			Subject to detailed survey and finalisation of design layout. A portion of the site at the junction of Lai Chi Kok Road and Tonkin Street would be carved out for construction of a public lift as agreed with TD, HyD, CEDD and LandsD.
	Gross [ha]	2.34	
	Net [ha]	2.34	
1.4 Existing Land Use		Construction site for public housing development	
1.5 Existing Zoning		Residential (Group A)	Approved Cheung Sha Wan OZP No. S/K5/37 gazetted in Dec 2016.
1.6 Existing Land Status		Government Land	Held by Hong Kong Housing Authority under the Short Term Tenancy (STT) No. KX 2953.
2. Development Parameters		Current Proposal	Remarks
2.1 Proposed Housing Type		Public Housing	
2.2 Proposed No. of Flats (about)		3,859 (Phase 1 - 2,545 Phase 2 - 1,314)	Based on max. building height of 120mPD. Preliminary scheme subject to detailed architectural feasibility study and $\pm 10\%$ variation should be allowed for design flexibility. Design population based on flat mix.
2.3 Design Population (about)		11,750	
2.4 Maximum Gross Floor Area (GFA)		175,134	Max. GFA calculation based on plot ratio to be adopted.
	Domestic [m ²]	About 169,125	
	Non-domestic [m ²]	About 6,009	

2. Development Parameters (Con't)		Current Proposal		Remarks	
2.5	Maximum Plot Ratio Domestic (about) Non-domestic (about)	7.5 overall 7.23 0.26		Based on net site area. [statutory plot ratio of 7.5 for domestic and 1.5 for non-domestic]	
2.6	Maximum No. of Storeys or Building Height in mPD	120mPD (Max. 100mPD as stipulated on the approved Cheung Sha Wan OZP No. S/K5/37)		The planning application No. A/K5/756 for minor relaxation of building height restriction from 100mPD to 120mPD was approved by the Town Planning Board (TPB) on 26 Sep 2014.	
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education Facilities				
3.1.1	Nursery Classes & Kindergarten [no. of classrooms]	730 half-day and 250 full-day places for every 1,000 children in the age group of 3 to under 6	212 half-day and 73 full-day places	1 no. 6-classroom kindergarten	As agreed by Education Bureau (EDB). Flexibility shall be given for the use of premises subject to the change in the demand and the consent of EDB.
3.1.2	Primary School [no.]	1 classroom / 25.5 persons aged 6-11 (at 5.28%)	24	Nil	Served by local provision in the vicinity; EDB has no comments on it.
3.1.3	Secondary School [no.]	1 classroom / 40 persons aged 12-17 (at 4.69%)	14	Nil	Provided on a territorial basis, EDB has no comments on it.
3.2	Recreation Facilities [no.]				
3.2.1	Local Open Space [m ²]	1 m ² / person	11,750	11,750 or more	
3.2.2	Badminton Court	1 per 8,000 persons	1.5	2	
3.2.3	Basket Ball Court	1 per 10,000 persons	1.2	1	
3.2.4	Table Tennis Table	1 per 7,500 persons	1.6	2	

3. Planning Requirements (Con't)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.2.5 Children's Play Area / Playground	400 m ² per 5,000 persons	940 m ²	940 m ²	
3.3 Social Welfare / Community Facilities [no.] 3.3.1 Integrated Children and Youth Services Centre	1 per 12,000 persons aged 6-24	0.8	Nil	As agreed by Social Welfare Department (SWD).
3.3.2 Supported Hostel for Mentally Handicapped Persons	-	-	1	New welfare facility (of about 423m ² IFA) to be provided; capital costs to be arranged by SWD.
3.4 Retail & Commercial (R&C) Facilities GFA [m ²] (about)	To be determined by HD	-	2,910	Subject to retail viability study.
3.5 Parking Requirements [no.] 3.5.1 Car Parking (domestic)	1 per 34-37 flats	92	93	Based on 1 per 37 flats excluding 1p/2p flats and provision to the satisfaction of Commissioner for Transport (C for T). Provision of parking spaces (out of the 93 spaces) for disabled persons in accordance with HKPSG and as advised by TD
3.5.2 Car Parking (R&C)	1 per 200-300m ² GFA	10	10	Based on 1 per 300 m ² GFA and provision to the satisfaction of C for T. Provision of parking spaces (out of the 10 spaces) for disabled persons in accordance with HKPSG and as advised by TD
3.5.3 Motor-cycle Parking	1 per 130 flats	26	27	Based on 1 per 130 flats excluding 1p/2p flats and provision to the satisfaction of C for T.
3.5.4 Light Goods Vehicle Parking	1 per 300-400 flats	9	9	Based on 1 per 400 flats excluding 1p/2p flats and provision to the satisfaction of C for T.
3.5.5 Loading/Unloading (domestic)	1 per domestic block	6	6	Proposed provision to the satisfaction of C for T.

3.5.6 Loading/Unloading (R&C)	1 per 800-1,200 m ² GFA	3	3	Based on 1 per 1,200 m ² GFA and provision to the satisfaction of C for T. Flexibility should be allowed for designation of the loading/unloading bays for ancillary night-time parking of goods vehicles subject to actual situation.
3.6 Public Transport Facilities [no.] 3.6.1 Footbridge	-	-	-	Direct connection with existing footbridge KF69 at Lai Chi Kok Road shall be provided.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental 4.1.1 Noise	An Environmental Assessment Study (EAS) has been carried out by HD to address the potential noise issue, such as operational noise from the Cheung Sha Wan Wholesale Vegetable Market (CSWWVM), fixed plant noise and traffic noise.			EPD has no further comment on the EAS report on 11 Jul 2017.
4.1.2 Air	An EAS has been carried out by HD to address the potential air quality issue, such as chimney emission, vehicular emission, and odour from the CSWWVM.			EPD has no further comment on the EAS report on 11 Jul 2017.
4.1.3 Land Contamination	An EAS has been carried out by HD to address the land contamination issue associated with the existing land use.			
4.1.4 Pedestrian Wind Environment	An Air Ventilation Assessment (AVA) has been conducted to ensure that the proposed development will not induce adverse impact on the pedestrian wind environment.			The AVA, as part of the planning application No. A/K5/756, was approved by TPB on 26 Sep 2014.
4.2 Infrastructure 4.2.1 Drainage and Sewerage	No Drainage Impact Assessment (DIA) is required. SIA has been carried out by HD to assess any potential impact of the proposed development on the local sewer system. No insurmountable problem is envisaged in the drainage and sewerage capacity.			DSD and EPD have no further comment on the SIA report on 24 and 29 Jul 2013 respectively.
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	The site is accessible from Tonkin Street (estate entrance) and Fat Tseung Street (Emergency Vehicular Access only). Road or traffic improvement works have been taken into account in the TIA.			

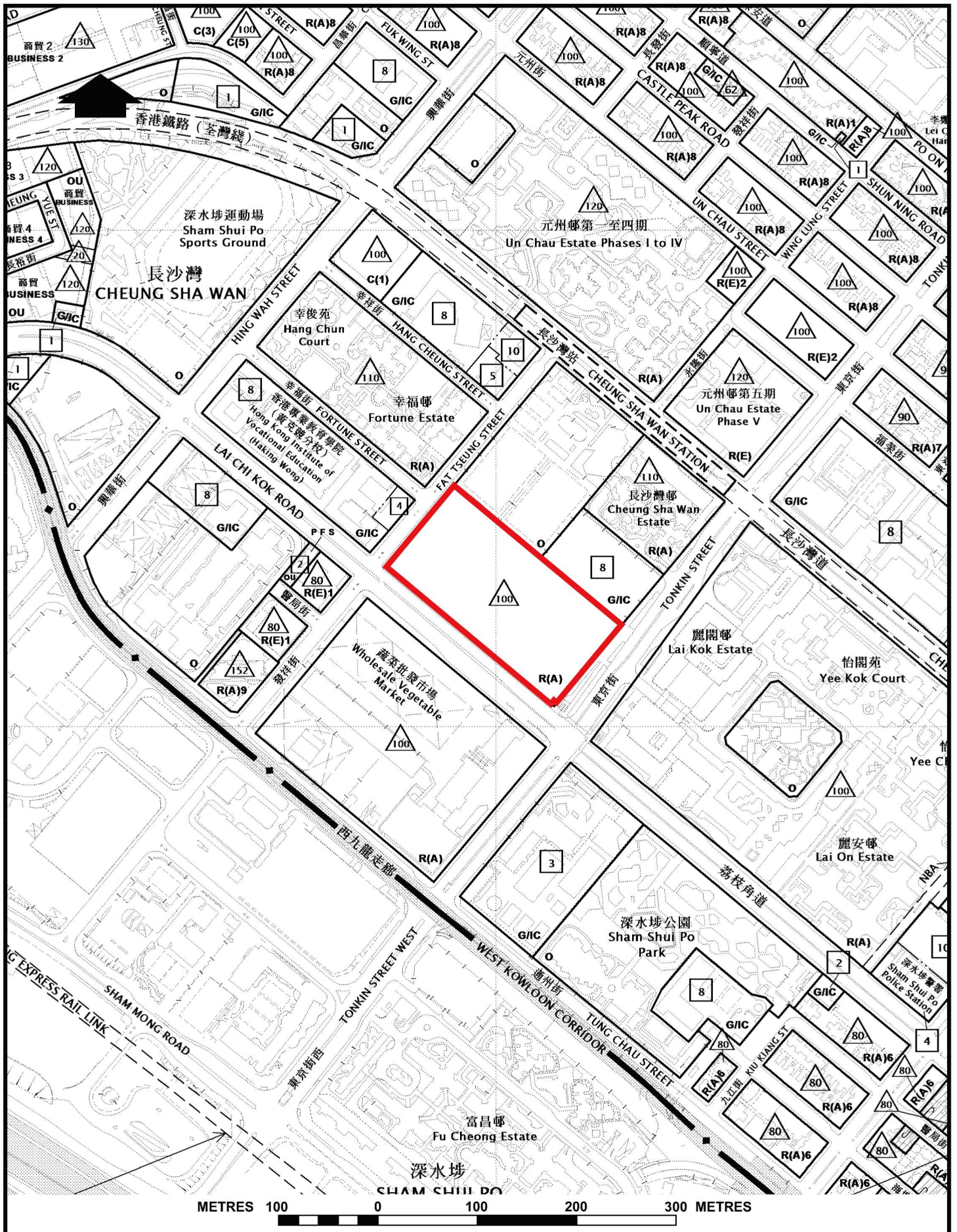
4.2.5 Geotechnical Requirement	South-western portion of the site abutting Fat Tseung Street encroaches in Scheduled Area No. 3 – Railway Protection Area. The development proposal for the Site, including any design and construction works, shall comply with WTBC No. 19/2002.	
4.3 Urban Design, Visual and Landscape	Non-standard block design will be adopted. The main roof level of the building shall not exceed 120mPD. Setback from Lai Chi Kok Road and Tokin Street is proposed. The design, layout and disposition of the domestic blocks should be in accordance with the layout plan of the approved planning application.	The planning application No. A/K5/756 for minor relaxation of building height restriction from 100mPD to 120mPD was approved by the TPB on 26 Sep 2014.
4. Technical Considerations/Constraints (Cont'd)	Current Proposal	Remarks
4.4 Greening Ratio	A target of 30% total greenery area, minimum 20% or more of greening ratio will be attained. And half of the greening provided at pedestrian accessible level.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2014/15	Tentative programme subject to revision.
5.2 Building Completion Date	2018/19	
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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 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.
3. GROSS FLOOR AREA (GFA): Covered public transport terminal/interchange 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 and GFA 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.

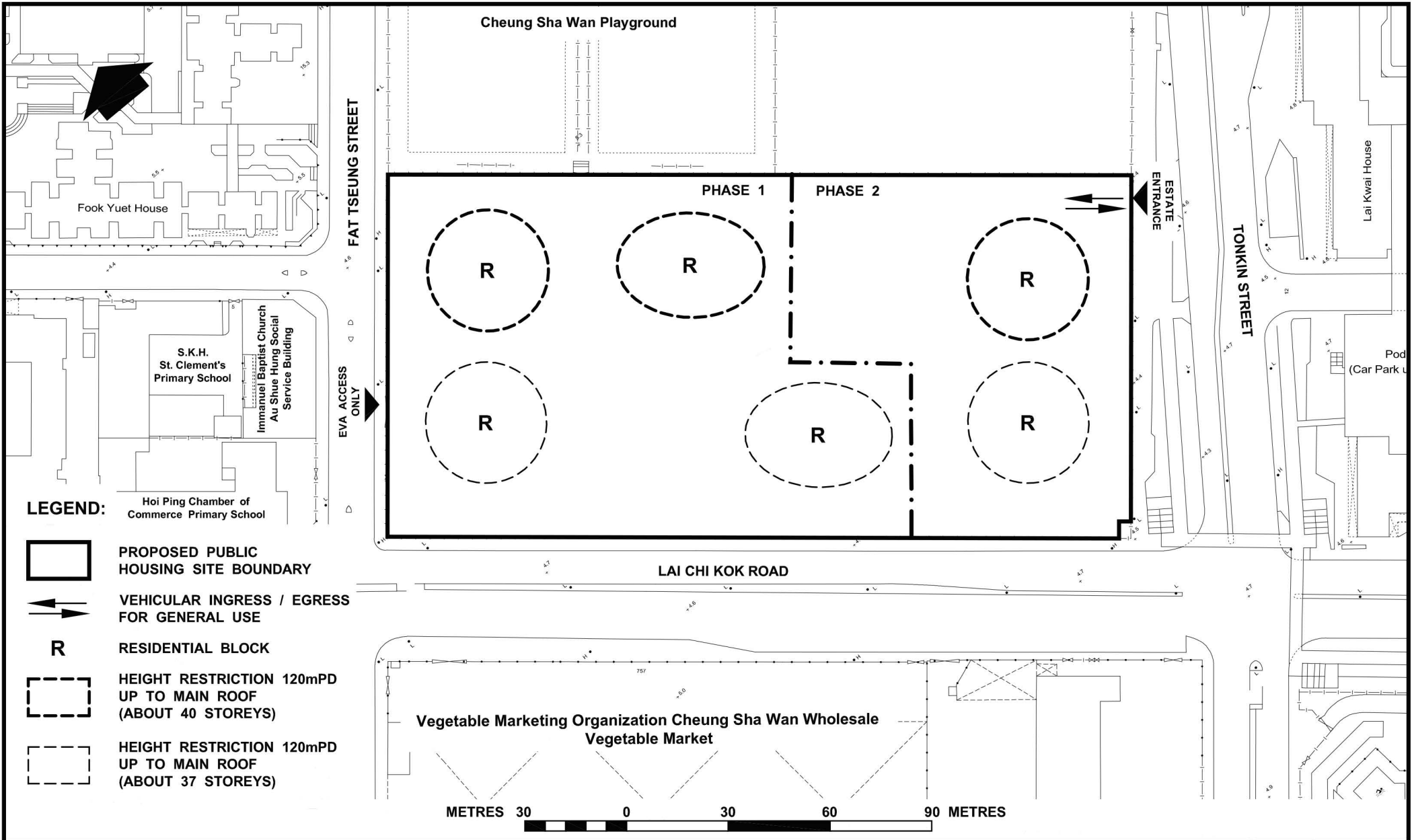


LOCATION PLAN

LAI CHI KOK ROAD - TONKIN STREET

**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN No. 1	DATE: 17. 1. 2018
----------------------	-----------------------------



**PUBLIC HOUSING DEVELOPMENT AT LAI CHI KOK ROAD - TONKIN STREET
DEVELOPMENT CONCEPT PLAN
(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)**

 **HOUSING DEPARTMENT
PLANNING SECTION**

PLAN No.
2

DATE :
17. 1. 2018