

PLANNING BRIEF

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| PROJECT NAME: Chak On Road South | | |
| Date of Preparation: Nov 11, 2025 11:14:24 AM | | |
| 1. Site Particulars | Current Proposal | Remarks |
| 1.1 District Location | Sham Shui Po | |
| 1.2 Site Location | Chak On Road South near Nam Cheong Street | |
| 1.3 Site Area | | |
| 1.3.1 Gross Site Area (about) [ha] | 0.77 | Included the section of the covered public road and subject to detailed survey. |
| 1.3.2 Net Site Area (about) [ha] | 0.73 | The area of the covered public road will be excluded and subject to detailed survey. |
| 1.4 Existing Land Use | The site is currently undergoing site formation works (Previously occupied by (i) Transport Department (TD)'s Chak On Road Driving Test Centre, (ii) Geotechnical Engineering Office's Temporary Site Office with Depot Area, and (iii) Leisure and Cultural Services Department's Temporary Transit Nursery) | |
| 1.5 Existing Zoning | "Residential (Group A) 2" ("R(A)2") | As stipulated in the Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31. |
| 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) and consultation with departments concerned. |
| 2.2 Proposed No. of Flats | 931 | ±10% variation is allowed for flexibility in detailed design subject to pro-rata adjustments of provision of ancillary facilities and consultation with departments concerned. Subject to detailed design. |

| 2. Development Parameters | | Current Proposal | | | Remarks |
|---------------------------|--|--|------------------------------------|------------------|---|
| 2.3 | Design Population (about) | 2,514 | | | Based on average household size of 2.7. Deviation up to maximum of +10% and any downward adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of provision of ancillary facilities and consultation with departments concerned. Subject to detailed design. |
| 2.4 | Proposed Maximum Gross Floor Area GFA [sqm] | | | | According to the Max. PR stipulated in “R(A)2” of the OZP. |
| 2.4.1 | Total Max. GFA | 65,700 | | | Based on the PR of 9.0. Subject to detailed survey and detailed design on net site area. |
| 2.4.2 | Max. Domestic GFA | 54,750 | | | Based on the PR of 7.5. Subject to detailed survey and detailed design on net site area. |
| 2.4.3 | Max. Non-domestic GFA | 10,950 | | | Based on the PR of 1.5. Subject to detailed survey and detailed design on net site area. |
| 2.5 | Proposed Maximum Plot Ratio (PR) | | | | As stipulated in “R(A)2” of the OZP. |
| 2.5.1 | Total Max. PR | 9.0 | | | Ditto. |
| 2.5.2 | Max. Domestic PR | 7.5 | | | Ditto. |
| 2.5.3 | Max. Non-domestic PR | 1.5 | | | Ditto. |
| 2.6 | Maximum No. of Storeys or Building Height in mPD | Max. +200mPD | | | As stipulated in “R(A)2” of the OZP. |
| 3. Planning Requirements | | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
| 3.1 | Education Facilities | | | | |
| 3.1.1 | Kindergarten [no. of CRs] | 500 half-day and 500 whole-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 in the aged group of 3 to under 6) | 1.3 | 0 | Assume 1.49% of design population aged 3-5 in 2031 according to the population projected by C&SD. Demand to be met by provision in the vicinity. |

| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
|-------------------------------------|---|---|-------------------------|---|
| 3.1.2 Primary School [no. of CRs] | 1 whole-day CR per 25.5 persons aged 6-11 | 3 | 0 | Assume 2.99% of design population aged 6-11 in 2031 according to the population projected by C&SD. Demand to be met by provision in the vicinity. |
| 3.1.3 Secondary School [no. of CRs] | 1 whole-day CR per 40 persons aged 12-17 | 2.6 | 0 | Assume 4.10% of design population aged 12-17 in 2031 according to the population projected by C&SD. Demand to be met by provision in the vicinity. |
| 3.2 Local Open Space [sqm] | 1 sqm per person | 2,514 | Not less than 2,514 | Subject to design population and detailed design. 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 | 0.32 | 0 | Subject to design population and detailed design. |
| 3.3.2 Basketball Court | 1 per 10,000 persons | 0.25 | 0 | Subject to design population and detailed design. |
| 3.3.3 Table Tennis Table | 1 per 7,500 persons | 0.34 | 0 | Subject to design population and detailed design. |
| 3.3.4 Children's Play Area [sqm] | 400 sqm per 5,000 persons | 202 | Not less than 202 | Subject to design population and detailed design. 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. |

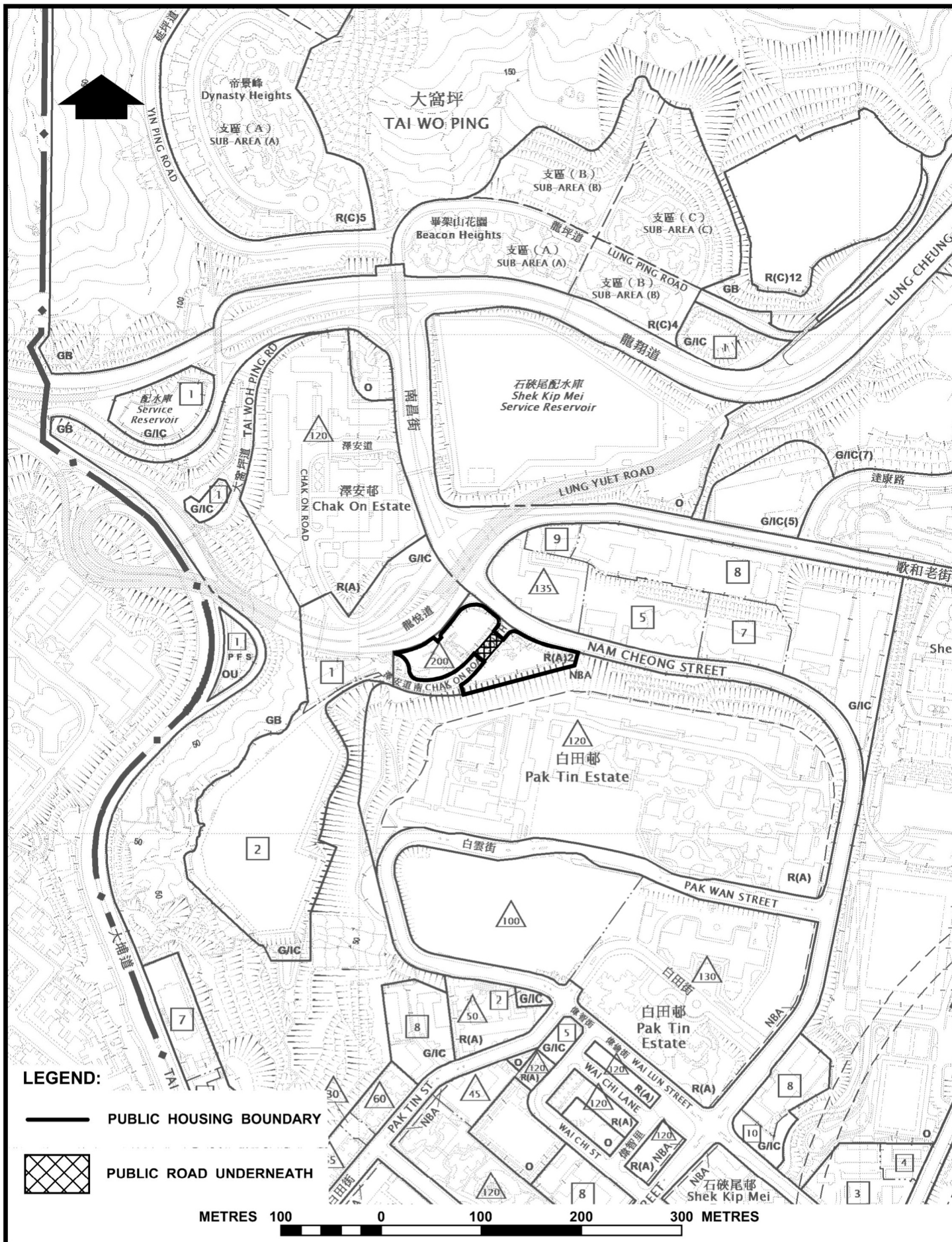
| 3. Planning Requirements | | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
|--------------------------|---|---|------------------------------------|------------------|---|
| 3.4 | Social Welfare / Community Facilities [no.] | | | | <p>Subject to Social Welfare Department (SWD)'s agreement and confirmation on funding availability and detailed design.</p> <p>Full GFA exemption for social welfare/community facilities as required by the Government, as stipulated in "R(A)2" of the OZP.</p> <p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the government bureaux/departments concerned.</p> |
| 3.4.1 | Sub-base of Short-term Food Assistance Service Team | - | - | 1 | As requested by SWD. |
| 3.4.2 | Integrated Services Team for Street Sleepers Service Centre | - | - | 1 | Ditto. |
| 3.4.3 | School Social Work Office | - | - | 1 | Ditto. |
| 3.4.4 | Office base of Social Work Service for Pre-primary Institutions | - | - | 1 | Ditto. |
| 3.5 | Retail and Commercial Facilities [sqm] | To be determined by HD | - | 0 | Subject to review and detailed design. Provision is subject to HD. |
| 3.6 | Reprovisioned Transport Department (TD)'s Driving Test Centre | - | - | 1 | Subject to TD's agreement and confirmation on funding availability and detailed design. |
| 3.7 | Parking Requirements [no.] | | | | Full PR exemption under OZP for all ancillary parking facilities. |
| 3.7.1 | Car Parking (Domestic) | Outside 500m radius of rail station: about 1 per 8-14 flats | 66-117 | 88 | Based on HKPSG at ratio of 1 per 10.6 flats as agreed with TD. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design. |

| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
|---|---|------------------------------------|------------------|--|
| 3.7.2 Car Parking (Visitors) | Up to 5 per residential block | 5 | 5 | Based on HKPSG at 5 per residential block as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGV) or Taxis is allowed. Subject to detailed design. |
| 3.7.3 Motorcycle Parking (Domestic) | 1 per 110-250 flats | 4-9 | 9 | Based on HKPSG at 1 per 110 flats as agreed with TD. Subject to detailed design. |
| 3.7.4 Light Goods Vehicle (LGV) (Domestic) | 1 per 260 flats | 4 | 4 | Based on HKPSG at 1 per 260 flats as agreed with TD. Shared-use by Light Buses is allowed. Subject to detailed design. |
| 3.7.5 Loading/Unloading (L/UL) bay (Domestic) | 2 per residential block | 2 | 2 | Based on HKPSG at 2 per residential block as agreed with TD. L/UL bays may be utilized for overnight shared-use parking for Medium/Heavy Goods Vehicle and Coaches/Bus with due consideration of the site constraint and local in accordance with HKPSG. Subject to detailed design. One of the L/UL bays would be shared with welfare facilities. |
| 3.7.6 Loading/Unloading (L/UL) bay (Welfare Facilities) | - | - | 0 | One of the L/UL bays (Domestic) would be shared with welfare facilities. |
| 4. Technical Considerations/Constraints | Current Proposal | | | Remarks |
| 4.1 Environmental | | | | |
| 4.1.1 Noise | Preliminary Environmental Review (PER) under Civil Engineering and Development Department's (CEDD) Investigation, Design and Construction (IDC) Study has been conducted. With the implementation of recommended mitigation measures, including architecture fins, no insurmountable environmental impacts are anticipated for the proposed public housing development. An Environmental Assessment Study (EAS) has been carried out to review the noise mitigation measures and agreed with the Environment Protection Department (EPD). | | | No insurmountable environmental problems are envisaged. |
| 4.1.2 Air | No adverse air quality is anticipated according to the PER under CEDD's IDC Study. An EAS has been carried out to review the air quality mitigation measures and agreed with EPD. | | | No insurmountable environmental problems are envisaged. |

| 4. Technical Considerations/Constraints | Current Proposal | Remarks |
|--|--|--|
| 4.1.3 Pedestrian Wind Environment | To incorporate the design features, including building separation and podium garden to minimize the potential impact on the surrounding wind environment induced by the proposed public housing development as recommended in Air Ventilation Assessment (AVA) (Expert Evaluation) under the CEDD's Engineering Feasibility Study. A quantitative AVA shall be carried out at the detailed design stage as stipulated in the Explanatory Statement of the OZP. | No insurmountable problem is envisaged. |
| 4.1.4 Land Contamination | Contamination Assessment Report under the CEDD's Investigation Design and Construction (IDC) has been conducted. | No insurmountable problem is envisaged. |
| 4.2 Infrastructure | | |
| 4.2.1 Drainage and Sewerage | Under CEDD's IDC, Sewerage Impact Assessment and Drainage Impact Assessment have been carried out and agreed with EPD and the Drainage Services Department. | No insurmountable problem is envisaged. |
| 4.2.2 Water Supply | Under CEDD's IDC, Waterworks Impact Assessment has been carried out and agreed with the Water Supplies Department. | No insurmountable problem is envisaged. |
| 4.2.3 Electricity, Telephone, Gas | To liaise with utility companies as and when necessary for the proposed public housing development. | No insurmountable problem is envisaged. |
| 4.2.4 Roads/Traffic Improvement | To implement the junction improvement works at the junction of Nam Cheong Street/Cornwall Street/Lung Yuet Road in the vicinity by the Government as recommended under Traffic and Transport Impact Assessment of CEDD's IDC. | No insurmountable problem is envisaged. |
| 4.2.5 Geotechnical | Under CEDD's IDC Study, Geotechnical Assessment (GA) Report has been conducted and agreed with the Geotechnical Engineering Office of CEDD. The anticipated geotechnical and site formation works for the Site was examined to be technically feasible. | No insurmountable problem is envisaged. |
| 4.3 Urban Design, Visual and Landscape | Impacts on urban design and visual will be alleviated with proper mitigation measures, including tree planting, buffer planting and aesthetic design of the proposed public housing development and footbridge, in accordance with Landscape and Visual Impact Assessment under CEDD's IDC. All existing trees within the Site will be handled by CEDD as appropriate during the site formation works before handing over the Site to HA. | No insurmountable problem is envisaged with the adoption of mitigation measures. |
| 4.4 Greening | | |
| 4.4.1 Green Coverage [% of Gross Site Area] | at least 20%. | |
| 5. Development Programme | Current Proposal | Remarks |
| 5.1 Foundation Commencement Date | 2026/27 | Tentative date. |
| 5.2 Building Completion Date | 2031/32 | 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 / public 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, unless specified in this planning brief, $\pm 10\%$ 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. 36C.
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.



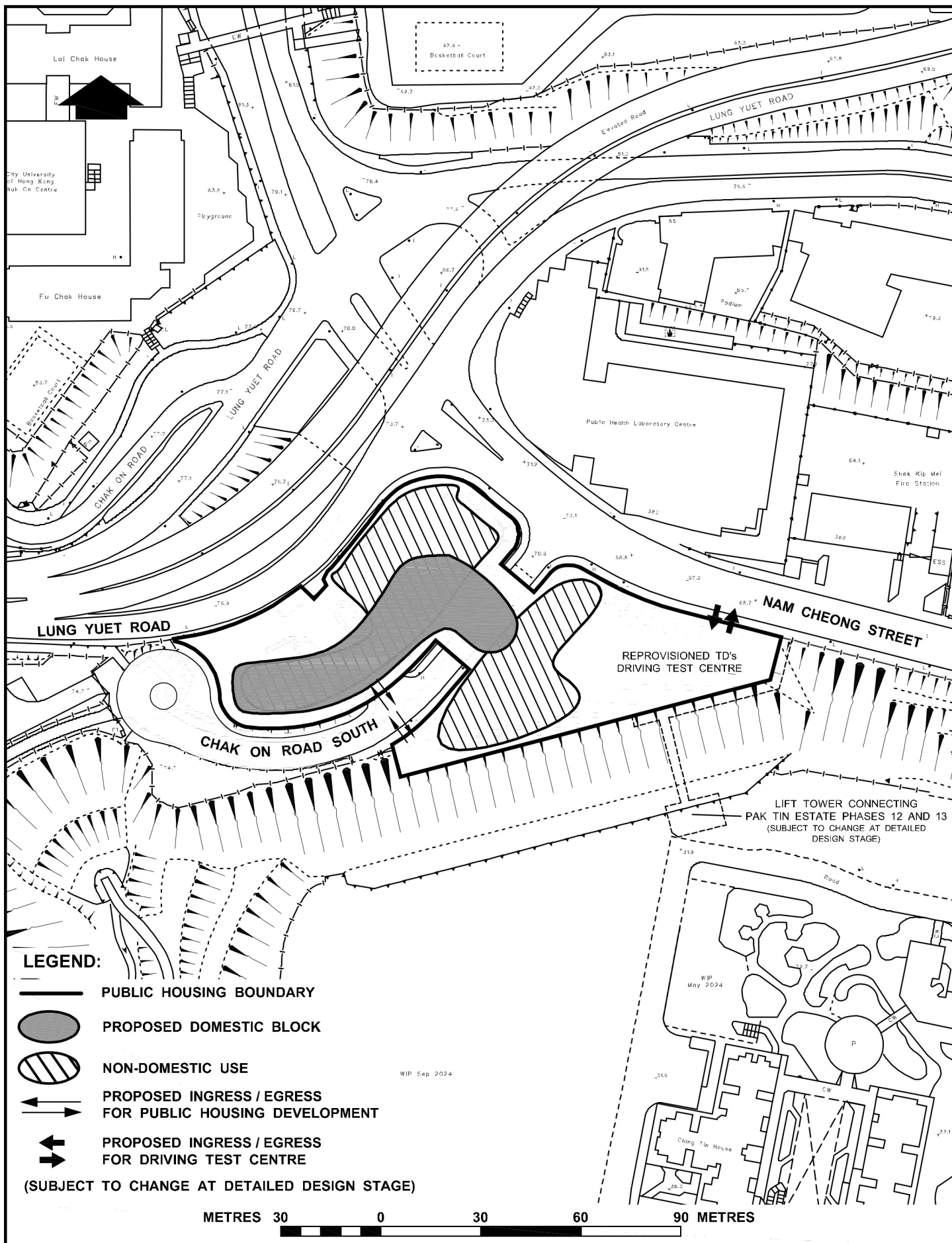
LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT CHAK ON ROAD SOUTH



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
4. 11. 2025



DEVELOPMENT CONCEPT PLAN **PUBLIC HOUSING DEVELOPMENT AT** **CHAK ON ROAD SOUTH**



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
12. 11. 2025