

PLANNING BRIEF

PROJECT NAME: Ex-Cha Kwo Ling Kaolin Mine		
Date of Preparation: July 2026		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Kwun Tong	
1.2 Site Location	Ex-Cha Kwo Ling Kaolin Mine	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.45	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	1.45	Subject to detailed site survey and detailed design.
1.4 Existing Land Use	Under site formation by the Civil Engineering and Development Department (CEDD)	
1.5 Existing Zoning	"Residential (Group A) 9"	As stipulated in the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/29 (the OZP).
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 the ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats (approx)	2,114	A -10% downward adjustment and a maximum flat no. of 2,284 under CEDD's Design Review are allowed for flexibility at detailed design stage subject to pro-rata adjustments of the ancillary facilities in accordance with the HKPSG.
2.3 Design Population (approx)	5,497	Based on an average household size of 2.6. Flexibility would be allowed for: (1) a reduction of design population within 10%; or (2) a reduction of design population exceeding 10% due to adjustment of flat mix/ average household size; or

2. Development Parameters		Current Proposal			Remarks
					(3) a maximum design population of about 6,394 under CEDD's Design Review. In any case, pro-rata adjustments of the ancillary facilities in accordance with the HKPSG are required.
2.4	Maximum Plot Ratio (PR)	Total Maximum PR: 9 Maximum Domestic PR: 7.5 Maximum Non-Domestic PR: 1.5			Maximum domestic and total PR of 7.5 and 9.0 respectively are stipulated in the OZP.
2.5	Maximum Gross Floor Area (GFA) (sqm) (approx)	Total Maximum GFA: 130,500 Maximum Domestic GFA: 108,750 Maximum Non-Domestic GFA: 21,750			Based on maximum permissible domestic PR of 7.5/total PR of 9.0 under the OZP. Subject to detailed survey on site area.
2.6	Maximum No. of Storeys or Building Height in mPD	Not more than 140 mPD and 145 mPD (main roof level) (subject to the approval of s.16 planning application for minor relaxation of BH restrictions by the Town Planning Board (TPB))			Maximum building heights (BH) of 135 mPD and 140 mPD are stipulated in the OZP. A s.16 planning application for the proposed minor relaxation of BH restrictions will be submitted to TPB for approval.
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 full-day places for every 1,000 persons aged 3 to under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to under 6)	2.3	6	Assuming 1.21% of design population aged 3-5 in 2031. As requested by Education Bureau. The use of the premises and scale of provision are subject to change to cope with the prevailing demand in consultation with bureaux/ departments concerned. Nursery and kindergarten are GFA accountable.
3.1.2	Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	6.4	-	Assuming 2.99% of design population aged 6-11 in 2031. Demand to be met by provision in the vicinity.
3.1.3	Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	5.6	-	Assuming 4.10% of design population aged 12-17 in 2031. 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	5,497	Not less than 5,497	Subject to design population at detailed design.
3.3	Children's Play Area (sqm)	400 sqm per 5,000 persons	440	Not less than 440	Subject to design population at 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 development.
3.4	Social Welfare/Community Facilities [no.]				As requested by Social Welfare Department (SWD) and subject to confirmation of government funding by relevant bureau/department. Government, institution or community facilities as required by the Government are exempted from PR/GFA calculation under the OZP. The use of the premises and scale of provision are subject to change to cope with the prevailing demand in consultation with the bureaux/ departments concerned.
3.4.1	150-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 falls within East Kowloon cluster.	1 (about 1,913 sqm Net Operational Floor Area (NOFA))	
3.4.2	100-place Integrated Vocational Rehabilitation Services Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above	-	1 (about 553 sqm NOFA)	
3.4.3	80-place Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	-	1 (about 1,018 sqm NOFA)	
3.5	Retail & Commercial (R&C) Facilities	To be determined by HD	-	-	In view that there is ample existing provision of retail facilities in the local built-up area, no retail facility is proposed. Provision of retail facilities is to be determined by the HD, subject to review and detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6 Parking Requirements [no.]				Full PR/GFA exemption for all ancillary parking facilities related to the development under the OZP.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excluding 1P/2P flats)	151 - 265	200	To adopt HKPSG standard at a ratio of 1 per 10.6 flats excluding 1P/2P flats in view of severe site constraints, as agreed with the Transport Department (TD). Shared-use by Van-type Light Goods Vehicles (LGVs) or Taxis is allowed.
3.6.2 Light Goods Vehicle (LGV) and Light Bus Parking	1 per 260 flats (excluding 1P/2P flats)	9	9	Shared-use by LGVs and light buses parking is allowed.
3.6.3 Visitor Parking	5 per residential block	20	20	Shared-use by Van-type LGVs or Taxis is allowed.
3.6.4 Motor-cycle Parking	1 per 110-250 flats (excluding 1P/2P flats)	9 - 20	20	To adopt HKPSG standard at a ratio of 1 per 110 flats excluding 1P/2P flats as agreed with TD.
3.6.5 Loading/Unloading (L/UL) (Domestic)	2 per each residential block	8	8	Shared-use by coaches/ buses and Medium/Heavy Goods Vehicle (M/HGV) L/UL bays for service vehicles and overnight parking, with due consideration of the site constraints and local situation.
3.6.6 Car Parking (Welfare Facilities)	-	-	2	As requested by SWD. One parking space for private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m is required for RCHE. One parking space for a 5.5-ton goods vehicle measuring 7m x 3.5m with minimum headroom of 3.6m is required for IVRSC.
3.6.7 L/UL (Welfare Facilities)	-	-	1	As requested by SWD. A shared L/UL area among the welfare facilities (including RCHE, HMMH and IVRSC) and ambulance, with the dimension of 11m (L) x 3.5m (W) x 4.7m (H), and in close proximity of the entrance of the welfare facilities.

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 the Environmental Protection Department (EPD) separately. No insurmountable problem is envisaged.	
4.1.2	Air	An EAS will be carried out for agreement with EPD separately. No insurmountable problem is envisaged.	
4.2	Infrastructure		
4.2.1	Drainage and Sewerage	No insurmountable problem has been identified in CEDD's completed Drainage Impact Assessment and Sewerage Impact Assessment.	Drainage and sewerage connections will be provided by CEDD.
4.2.3	Electricity, Telephone, Gas	No insurmountable problem in the utility provision has been identified in CEDD's completed Utilities Impact Assessment.	To be provided by CEDD.
4.2.4	Roads/Traffic Improvement	No insurmountable problem has been identified in CEDD's completed Traffic Impact Assessment.	
4.2.5	Geotechnical Requirement	No insurmountable problem has been identified in CEDD's completed Final Review Report.	
4.3	Urban Design, Visual and Landscape	A Visual Impact Assessment has been carried out to support the OZP amendments. Key mitigation measures including building separation and provision of greening/landscape treatment will be adopted as far as practicable to address visual impacts concerned. A Visual Appraisal will be carried out to assess the visual impact of the proposed development in support of a s.16 planning application for minor relaxation of BH restrictions.	Subject to the approval of s.16 planning application, appropriate mitigation measures (such as minimum 15m-wide building separations based on the prevailing Sustainable Building Design (SBD) Guidelines and provision of greening/landscape treatment) would be incorporated as far as practicable to minimise the visual impact.
4.4	Air Ventilation (Pedestrian Wind Environment)	An Air Ventilation Assessment-Expert Evaluation (AVA-EE) has been carried out to support the OZP amendments. Key mitigation measures including building separation and podium garden will be adopted as far as practicable to address air ventilation impacts concerned. An AVA-EE will be carried out to assess the air ventilation impact of the proposed development in support of a s.16 planning application for minor relaxation of BH restrictions. A quantitative AVA (AVA-Initial Study) shall be carried out at the detailed design stage.	Subject to the approval of s.16 planning application, design improvement and mitigation measures (including minimum 15m-wide building separations based on the prevailing SBD Guidelines and podium garden) would be incorporated as far as practicable to minimize the air ventilation impact.
4.5	Green Coverage	To achieve at least 20% green coverage for site smaller than 2 ha.	At least 50% at-grade or easily accessible to pedestrians.
5. Development Programme		Current Proposal	Remarks
5.1	Foundation Commencement Date	2026/27	Tentative programme.
5.2	Building Completion Date	2031/32	Tentative programme.
6. Attachments			
6.1	Location Plan (Plan 1)		
6.2	Development Concept Plan (Plan 2)		

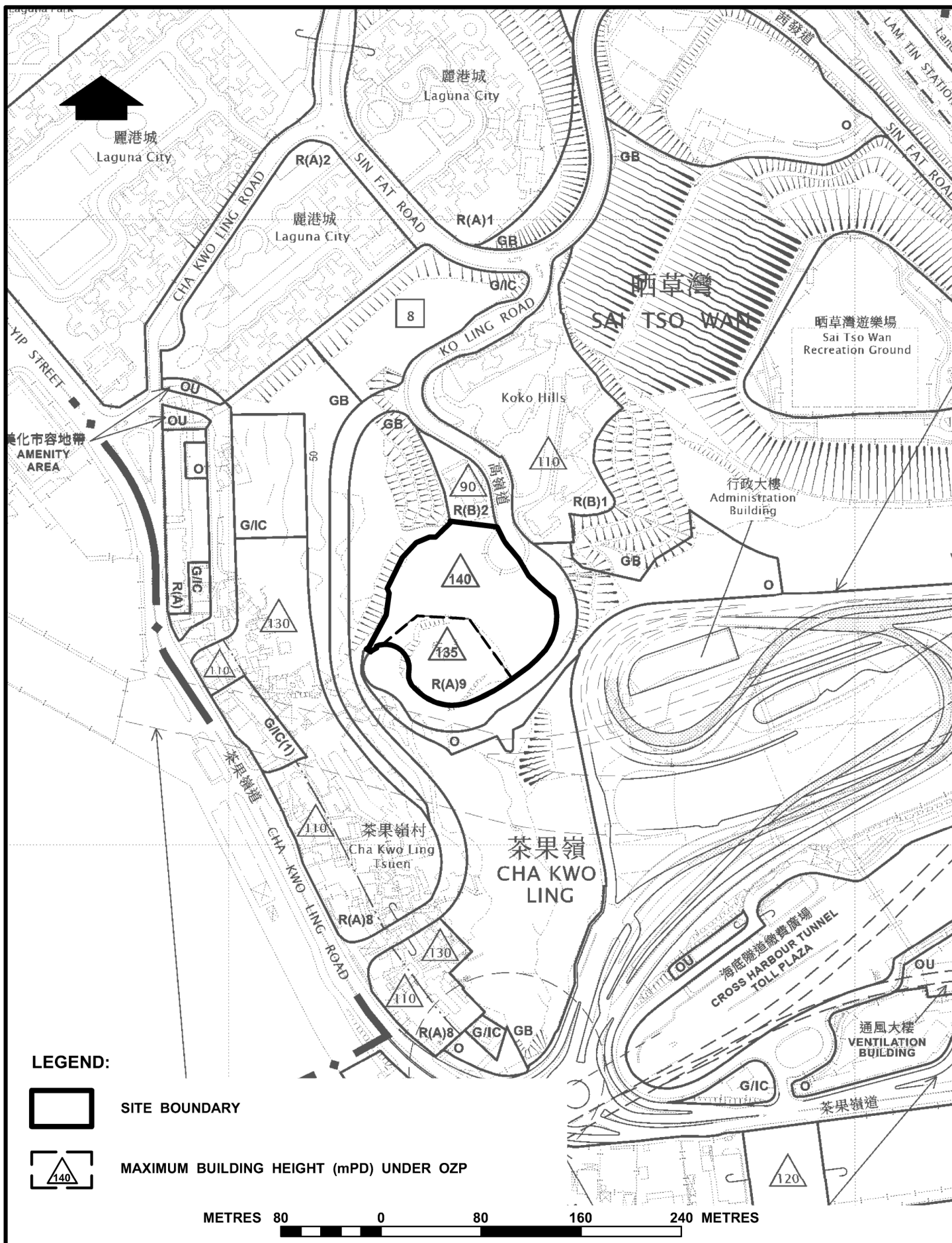
Notes

1. **NET SITE AREA (NSA):** Refer to Chapter 2 of the Hong Kong Planning Standards and Guidelines (HKPSG) for NSA.
2. **NUMBER OF FLATS AND DESIGN POPULATION:**

To allow design flexibility, the following adjustments, unless otherwise specified under the Remarks column are allowed with corresponding adjustments to the ancillary facilities in line with the HKPSG:

 - (a) $\pm 10\%$ adjustment in the number of flats; or
 - (b) $\pm 10\%$ variation in the design population; or a downward adjustment to design population exceeding 10% due to adjustment of flat mix/ average household size. In any case, pro-rata adjustments to the ancillary facilities in accordance with the HKPSG are required.

For schemes approved by the TPB under s.16 of the Town Planning Ordinance, 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. In general, the proposed GFA, PR and no. of storeys or building height should not exceed the maximum permissible development parameters as stipulated under the OZP or approved planning application(s).
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 and the provision is subject to detailed design.
8. **PEDESTRIAN WIND ENVIRONMENT:** Housing, Planning and Lands Bureau (HPLB) and Environment, Transport and Works Bureau (ETWB) Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
9. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion, development parameters and design may still need to be altered to cope with changing needs provided that such alteration is technically feasible and accepted by concerned bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.



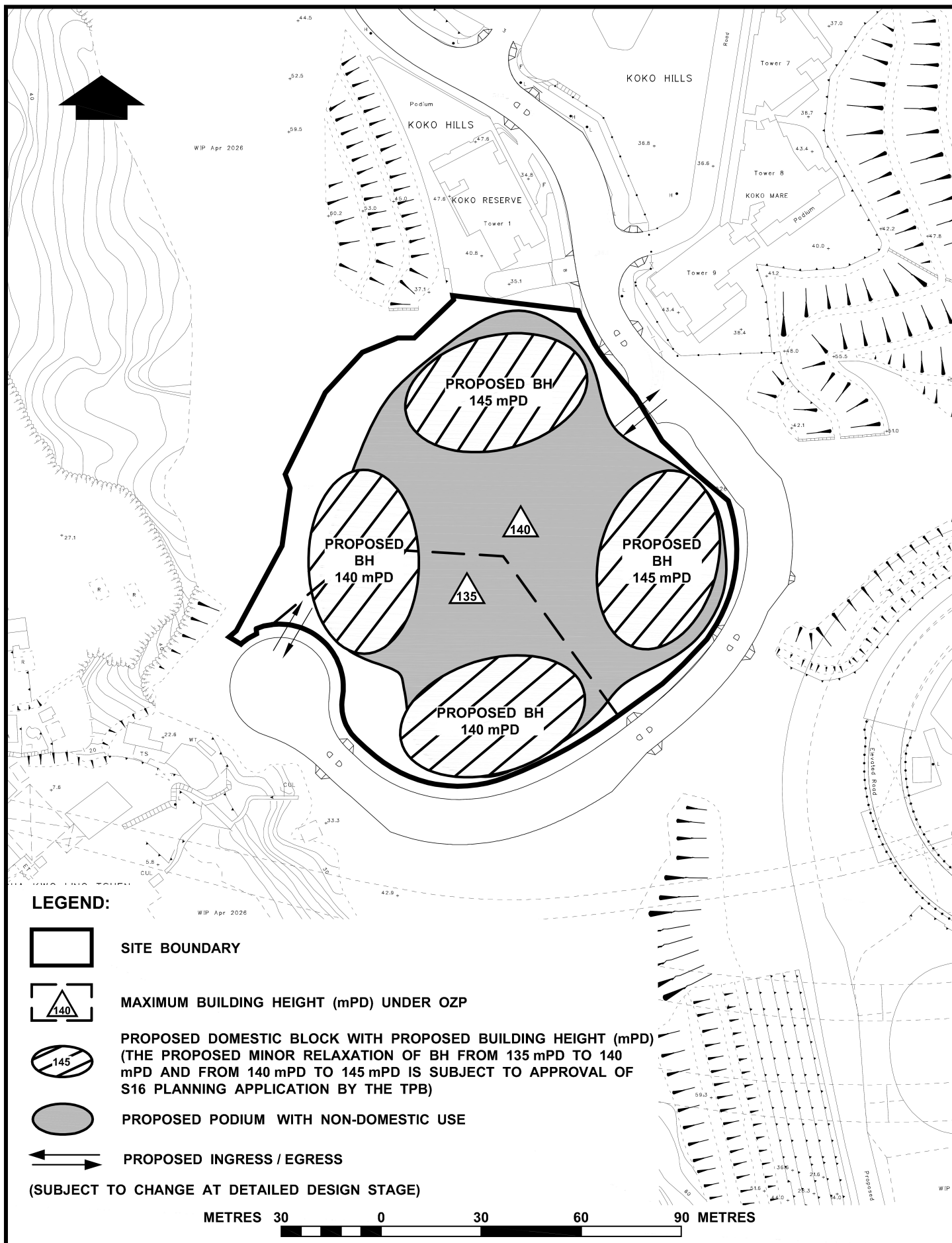
LOCATION PLAN - EX - CHA KWO LING KAOLIN MINE



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
15. 7. 2026



DEVELOPMENT CONCEPT PLAN - EX - CHA KWO LING KAOLIN MINE



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
15. 7. 2026**