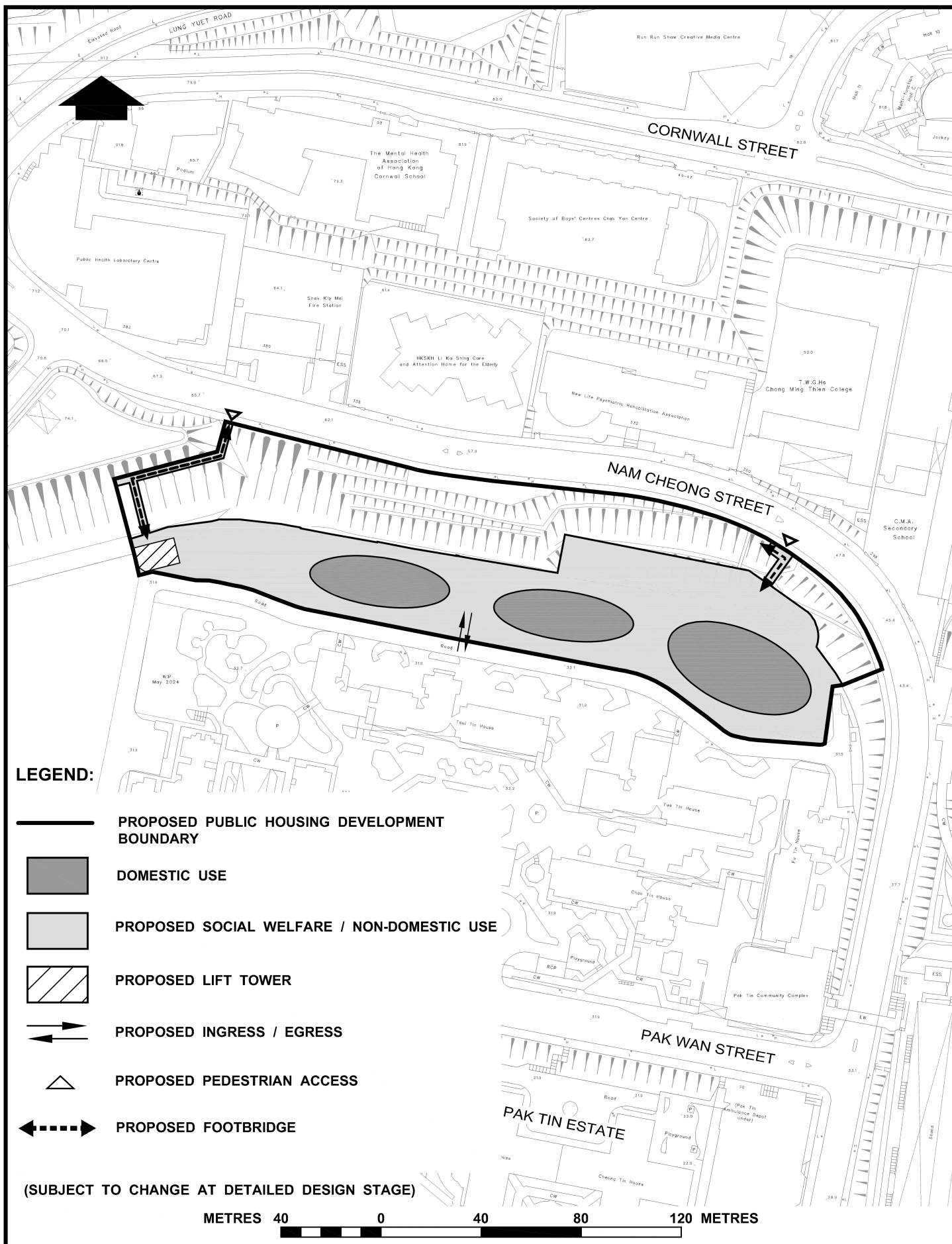


Addendum to the Approved Planning Brief for Public Housing Development
at Pak Tin Estate Redevelopment Phase 12
(Feb 2025)

	Approved Planning Brief (as at 21 Feb 2023)	Amendment to Planning Brief (based on s.16 planning application approved on 16 Jul 2024)
Site Particular		
Gross Site Area (approx.)	1.81	1.92
Net Site Area (approx.)	1.05	1.14
Development Parameters		
Proposed No. of Flats	1,944	2,091
Design Population (approx.)	5,250	5,646
Domestic GFA (sqm)	78,675	85,500
Non-domestic GFA (sqm)	15,735	17,100
Total GFA (sqm)	94,410	102,600
Planning Requirement		
Local Open Space (sqm)	5,250	Not less than 5,646
Children's Play Area (sqm)	420	Not less than 452
Private Car Parking Space (Domestic)	125	135
Motorcycle Parking Space	13	14



DEVELOPMENT CONCEPT PLAN **PAK TIN ESTATE PHASE 12 REDEVELOPMENT**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
11. 2. 2025**

PLANNING BRIEF

PROJECT NAME: Pak Tin Estate Redevelopment Phase 12		
Date of Preparation: Feb 15, 2023 3:53:22 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sham Shui Po	
1.2 Site Location	Shek Kip Mei	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.81	<p>Subject to detailed survey and the detailed design scheme.</p> <p>Including the proposed podium decks over the non-building area (NBA) which is subject to Town Planning Board (TPB)'s approval.</p> <p>A s.16 planning application for minor relaxation of the NBA and BHR from 120mPD to 160mPD will be submitted to TPB.</p>
1.3.2 Net Site Area (approx) (ha)	1.05 (including podium decks over some slope area)	Ditto.
1.4 Existing Land Use	Vacated Public Rental Housing Block and one Vacant School Premises (i.e. Ex-Pak Tin Catholic Primary School)	
1.5 Existing Zoning	"Residential (Group A)" ("R(A)") and designated NBA at its northern portion.	As stipulated in the approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31.
1.6 Existing Land Status	Vesting Order (V.O.) 25	VO boundary would be adjusted after all redevelopment phases are completed.
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Housing	Flexibility in housing type should be allowed to cater for the demand change between Public Rental Housing / Green Form Subsidised Home Ownership Scheme and other Subsidised Sale Flats subject to pro-rata adjustments of provision of ancillary facilities in

2. Development Parameters	Current Proposal	Remarks
		accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with concerned government departments.
2.2 Proposed Number of Blocks	3	Subject to design.
2.3 Proposed No. of Flats (approx.)	1,944	Includes 540 1p/2p flats. $\pm 10\%$ variation in flat production is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities.
2.4 Design Population (approx.)	5,250	Subject to change based on an average household size of 2.7 and $\pm 10\%$ adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.5 Maximum Gross Floor Area (GFA)		
2.5.1 Domestic GFA [sqm]	About 78,675	Based on the net site area of 10,490 sqm, subject to detailed survey and confirmation of site boundary.
2.5.2 Non-domestic GFA [sqm]	About 15,735	Ditto.
2.5.3 Total GFA [sqm]	About 94,410	Ditto.
2.6 Maximum Plot Ratio		
2.6.1 Domestic Plot Ratio	7.5	As stipulated in "R(A)" of the OZP.
2.6.2 Non-Domestic Plot Ratio	1.5	Ditto.
2.6.3 Total Plot Ratio	9	Ditto.
2.7 Maximum No. of Storeys or Building Height (BH) in mPD	160mPD (BH restriction of 120mPD stipulated in the OZP)	The proposed BH is subject to TPB's approval. A s.16 planning application for minor relaxation of the NBA and BH restriction from 120mPD to 160mPD would be submitted to TPB.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 Nursery Class & Kindergarten [no. of Classrooms (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 aged 3 to under 6)	3.7	0	Demand to be met by provision in vicinity.
3.1.2 Primary School [no. of CRs]	1 whole-day CR per 25.5 persons aged 6-11	9.4	0	Ditto.
3.1.3 Secondary School [no. of CRs]	1 whole-day CR per 40 persons aged 12-17	7	0	Ditto.
3.2 Local Open Space [sqm]	1 sqm per person	5,250	Not less than 5,250	Subject to design population at detailed design stage. 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	0.66	1 no.	
3.3.2 Basketball Court	1 per 10,000 persons	0.53	0	Due to site constraints and subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.7	1 no.	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	420	Not less than 420	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.]				As requested by Social Welfare Department (SWD) and subject to SWD's confirmation on funding availability and detailed design. All social welfare/ community facilities will be regarded as non-domestic uses and

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				accountable for the calculation of non-domestic GFA. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.
3.4.1 Integrated Community Centre for Mental Wellness sub-base	1 standard scale centre per 310,000 persons	-	1 (about 412 sqm NOFA)	Ditto.
3.4.2 Community Rehabilitation Day Centre (CRDC)	1 centre per 420,000 persons	-	1 (about 306.4 sqm NOFA)	Ditto.
3.4.3 District Support Centre for Persons with Disabilities (DSC)	1 centre per 280,000 persons	-	1 (about 448 sqm NOFA)	Ditto.
3.4.4 Multi-disciplinary Outreaching Support Team for the Elderly	-	-	1 (about 166 sqm NOFA)	Ditto.
3.4.5 Home Care Services (HCS) for Frail Elderly Persons	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above. In general, 60% of the community care services will be provided by home-based services.	-	1 (about 207 sqm NOFA) 3-team size non-kitchen-based.	Ditto.
3.4.6 District Elderly Community Centre sub-base	-	-	1 (about 87 sqm NOFA)	Ditto.
3.5 HD's Office [sqm]	To be determined by HA	-	About 2,200	Subject to detailed design. HD's office will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA.
3.6 Parking Requirements [no.]				Full GFA exemption for all ancillary parking facilities.
3.6.1 Private Car (Domestic)	Global Parking	104-183	125	To adopt the HKPSG at

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	<p>Standard (GPS) of 1 parking space per 4-7 flats; Demand adjustment ratio (R1) of 0.52 for all subsidised housing;</p> <p>Accessibility adjustment ratio (R2) of 1.0 for sites outside a 500m-radius of rail station, 1p/2p flats excluded from the calculation</p>			<p>ratio of 1 per 11.2 flats, excluding 1P/2P flats as agreed with Transport Department (TD).</p> <p>Included provision of parking spaces for disabled persons in accordance with HKPSG.</p> <p>Shared-use by van-type Light Goods Vehicles or Taxis is allowed.</p>
3.6.2 Private Car (Visitors)	Up to 5 per block	15	15	<p>To adopt the HKPSG at ratio of 5 per residential block as agreed with TD.</p> <p>Shared-use by van-type Light Goods Vehicles or Taxis is allowed.</p>
3.6.3 Private Car (HD's office)	1 per 150-200 sqm GFA	11-15	11	<p>Subject to detailed design.</p> <p>To adopt the HKPSG at ratio of 1 per 200 sqm GFA as agreed with TD.</p>
3.6.4 Motorcycle Parking Space (Domestic)	1 per 110 flats (excluding 1P/2P flats)	13	13	To adopt the HKPSG at ratio of 1 per 110 flats, excluding 1P/2P flats as agreed with TD.
3.6.5 Light Goods Vehicle / Light Bus (Domestic)	1 per 260 flats (excluding 1P/2P flats)	6	6	To adopt the HKPSG at ratio of 1 per 260 flats, excluding 1P/2P flats as agreed with TD.
3.6.6 Light Goods Vehicle / Light Bus (Welfare Facilities)	-	-	4 (1 for HCS; 2 for CRDC; and 1 for DSC)	Parking provision of private light bus (with tail-lift) as requested by SWD.
3.6.7 Loading/ Unloading (L/UL) Bay (Domestic)	2 bays per residential block	6	6	<p>To utilise L/UL bays at estate commercial centres and around residential blocks for overnight parking in estates.</p> <p>The L/UL standard including the overnight parking requirement</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				should be applied with due consideration of the site constraint and local situation.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	An Environmental Assessment Study (EAS) is being carried out for agreement with the Environmental Protection Department (EPD) under separate cover. Potential noise issues such as traffic noise from nearby roads will be addressed in the EAS.			No insurmountable noise problem is envisaged.
4.1.2 Air	An EAS is being carried out for agreement with EPD under separate cover. Potential air quality issues such as vehicular emission and chimney emission will be addressed in the EAS.			No adverse air quality impacts due to vehicular emissions are anticipated.
4.1.3 Air Ventilation (Pedestrian Wind Environment)	A quantitative Air Ventilation Assessment (AVA) will be carried out to assess the air ventilation impact of the proposed development at the detailed design stage.			No insurmountable problem is anticipated with the mitigation measures.
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	A revised Sewage Impact Assessment is being carried out for agreement with DSD and EPD under separate cover.			No insurmountable problem is envisaged.
4.2.2 Water Supply	A revised Water Supplies Impact Assessment for the public housing development and associated foundation construction has been submitted to the Water Supplies Department for approval.			Ditto.
4.2.3 Electricity, Telephone, Gas	To be connected to existing infrastructure.			Ditto.
4.2.4 Roads/Traffic Improvement	A revised Traffic Impact Assessment (TIA) is being carried out for agreement with the TD under separate cover.			Ditto.
4.3 Geotechnical Requirement	Man-made slopes within the site (feature no. 11NW-B/C98(1), 11NW-B/FR281, 11NW-B/C593, 11NW-B/F292 and 11NW-B/FR406) will be modified to suit the proposed development and upgraded to meet the prevailing standards. HD will submit details of permanent geotechnical works to Geotechnical Engineering Office (GEO) of Civil Engineering and Development Department in accordance with ETWBTC(W) No. 29/2002.			No insurmountable Geotechnical problem is anticipated.
4.4 Urban Design, Visual and Landscape	Visual Appraisal will be conducted with the proposed public housing development with maximum building height of 160mPD. The development is however in line with the housing policy to optimise the development potential and to increase the public housing land supply. Mitigation			No insurmountable problem is envisaged.

4. Technical Considerations/Constraints	Current Proposal	Remarks
	measures (e.g., buffer planting, building gap and aesthetic design of housing development, etc.) to alleviate the visual impacts are proposed.	
4.5 Greening Coverage (% of Gross Site Area)	At least 20% and aimed to provide 30% as far as feasible; 50% of which will be at grade or on levels easily accessible to pedestrians.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	Tentative programme subject to revision.
5.2 Building Completion Date	2028/29	Tentative programme subject to revision.
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

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).
- 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.
- PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
- 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.
- 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.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
- 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.

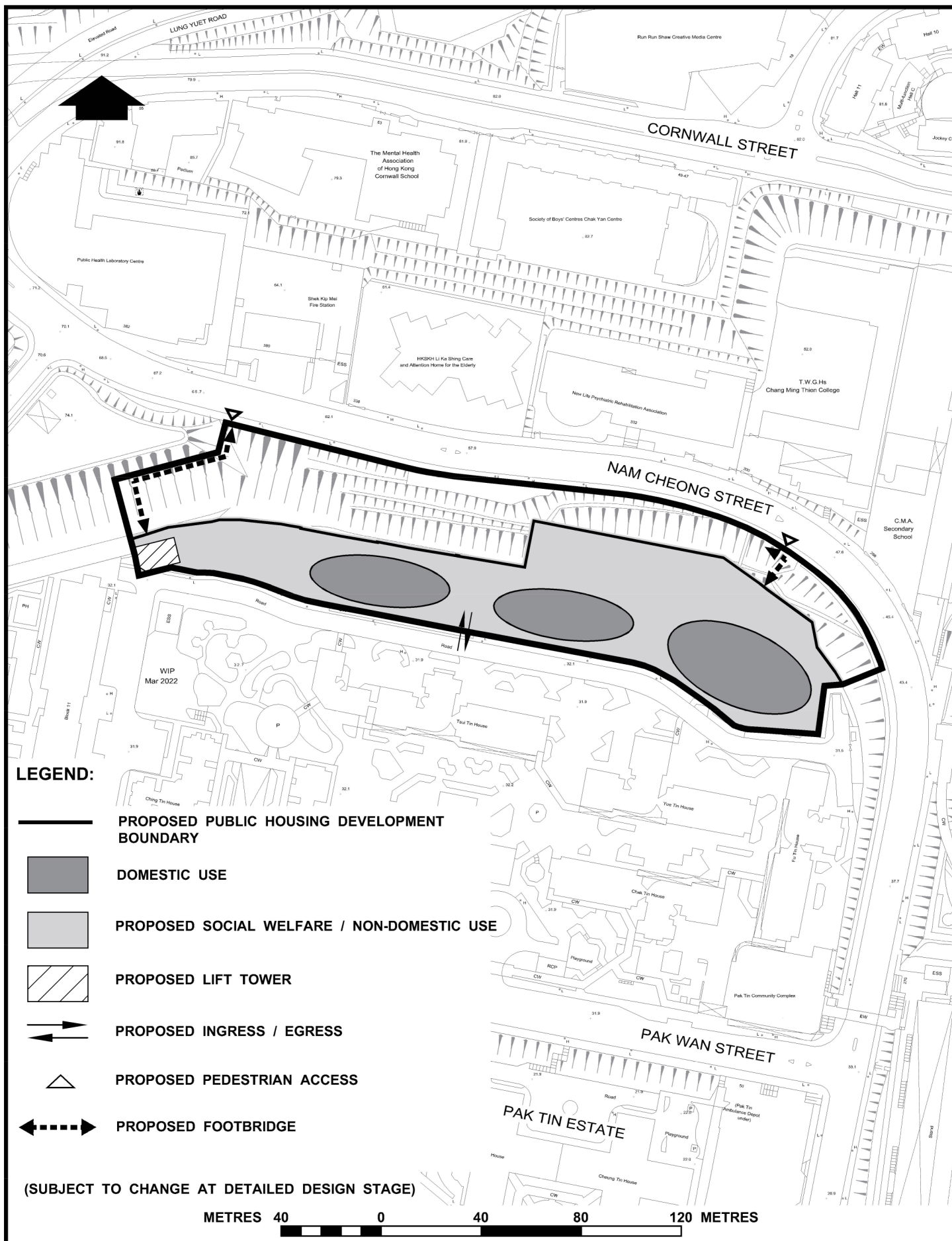
10. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion and with the changing needs from district and the locality, development parameters and design may alter providing such alteration is technically feasible 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.



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

DATE :
1. 2. 2023



**HOUSING DEPARTMENT
PLANNING SECTIONS**

DEVELOPMENT CONCEPT PLAN PAK TIN ESTATE PHASE 12 REDEVELOPMENT

PLAN 2

**DATE :
9. 1. 2023**