

PLANNING BRIEF

PROJECT NAME: Ping Tin Street, Lam Tin, Kwun Tong			
Date of Preparation: September, 2020			
1 Site Particulars	Approved Scheme for Lam Tin Redevelopment (LTR*)	Current Proposal	Remarks
1.1 District Location	Kwun Tong	Kwun Tong	
1.2 Site Location	Hong Yat Court Lam Tin Estate Ping Tin Estate On Tin Estate Kai Tin Estate	Ping Tin Street, Lam Tin	
1.3 Site Area (ha)			
1.3.1 Gross Site Area (approx) (ha)	15.8	0.26	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	11.0	0.26	Subject to detailed site survey and detailed design.
1.4 Existing Land Use	Public Housing Estate	Open Space with a Gateball Court within Lam Tin Estate	Managed by the Housing Department. The gateball court will be reprovided at Tak Tin Street public housing development.
1.5 Existing Zoning	Residential (Group A)	Residential (Group A)	According to the Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22.
1.6 Existing Land Status	Government Land	Portion of V.O.231	
2 Development Parameters	Approved Scheme for LTR	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Rental Housing (PRH) Home Ownership Scheme (HOS)	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).

*The Planning Brief for Lam Tin Redevelopment was approved by the then Kowloon District Planning Conference on 10 May 2006.

2 Development Parameters		Approved Scheme for LTR	Current Proposal		Remarks	
2.2 Proposed No. of Flats		13,426	About 434		±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities. Subject to change in detailed design.	
2.3 Design Population (approx)		42,340	About 1,220		Based on average household size of 2.8. Subject to change based on actual flat mix and detailed design. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.	
2.4 Maximum Gross Floor Area (GFA) (sqm)		-	23,400 m ² 19,500 m ²		Based on maximum permissible domestic plot ratio (PR) of 7.5/ total PR of 9.0 under the OZP. Subject to detailed survey on site area.	
2.4.1 Total GFA						
2.4.2 Domestic GFA						
2.5 Maximum Plot Ratio		9 7.5	9 7.5		As stipulated in the OZP.	
2.5.1 Total						
2.5.2 Domestic						
2.6 Maximum No. of Storeys or Building Height in mPD		About 205 mPD	220 mPD (main roof level)		No Building height restriction under the OZP.	
3 Planning Requirements		Approved Scheme for LTR	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities						
3.1.1 Kindergarten [no. of classrooms]		24 CR	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms (CRs) are required for every 1,000 children aged 3 to under 6).	1 classroom	-	Demand to be met by existing provision in vicinity.
3.1.2 Primary School [no. of classrooms]		3	1 whole day classroom per 25.5 persons aged 6-11	2 classrooms	-	Demand to be met by existing provision in the vicinity.

3 Planning Requirements	Approved Scheme for LTR	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1.3 Secondary School [no. of classrooms]	-	1 whole day classroom per 40 persons aged 12-17	2 classrooms	-	To be provided on a district / territorial basis.
3.2 Local Open Space [m ²]	Not less than 43,400	1 m ² per person	Not less than 1,220	Not less than 1,220	Subject to design population and detailed design.
3.3 Recreation Facilities [no.]					
3.3.1 Badminton Court	5	1 per 8,000 persons	0.2	-	
3.3.2 Basketball Court	4	1 per 10,000 persons	0.1	-	
3.3.3 Table Tennis Table	6	1 per 7,500 persons	0.2	-	
3.3.4 Children's Play Area/ Playground (m ²)	Not less than 3,480	400 m ² per 5,000 persons	Not less than 98 m ²	Not less than 98 m ²	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.
3.4 Social Welfare/ Community Facilities [no.]					
3.4.1 Integrated Children and Youth Services Centre (ICYSC)	1	1 per 12,000 persons in the 6-24 age group	-	-	Existing facility within LTR.
3.4.2 Residential Care Home for the Elderly (RCHE)	1	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	-	-	Existing facility within LTR.
3.4.3 Neighbourhood Elderly Centre (NEC)	1	NA	-	-	Existing facility within LTR.

3 Planning Requirements	Approved Scheme for LTR	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.4 Neighbourhood Elderly Centre Sub-base (NEC Sub-base)	-	One in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons, including public and private housing.	-	1 (About 150 m ² Net Operational Floor Area (NOFA))	As requested by the Social Welfare Department (SWD) to meet the area shortfall of an NEC. Subject to detailed design and confirmation on the availability of government funding. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.5 Office Bases of On-site Pre-school Rehabilitation Services (OPRS)	-	No set standard	-	1 (About 166 m ² Net Operational Floor Area (NOFA))	As requested by SWD. Subject to detailed design and confirmation on the availability of government funding. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.5 Estate Management Office (EMO)	As required by HD	No set standard	-	1 no.	Subject to detailed design.
3.6 Retail and Commercial (R&C) Facilities [sqm]	35,700 m ²	To be determined by HD	-	-	To be met by existing nearby ample provision of retail facilities including wet market stalls, catering shops and food outlets.
3.7 Parking Requirements [no.]					Full GFA exemption for all parking spaces and facilities.
3.7.1 Car Parking (Domestic)	PRH and R&C: 716 HOS: As required by lease	Within 500m radius of rail station: 1 per 31 – 46 flats (excluding 1P/2P flats, i.e. Type A flats)	9-14	35 (Including 2 accessible parking spaces)	Based on the proposed new HKPSG of 1 per 9 -16 flats excluding 1P/2P flats (i.e. Type A flats) (within 500m radius of rail station) as agreed with the Transport Department (TD).

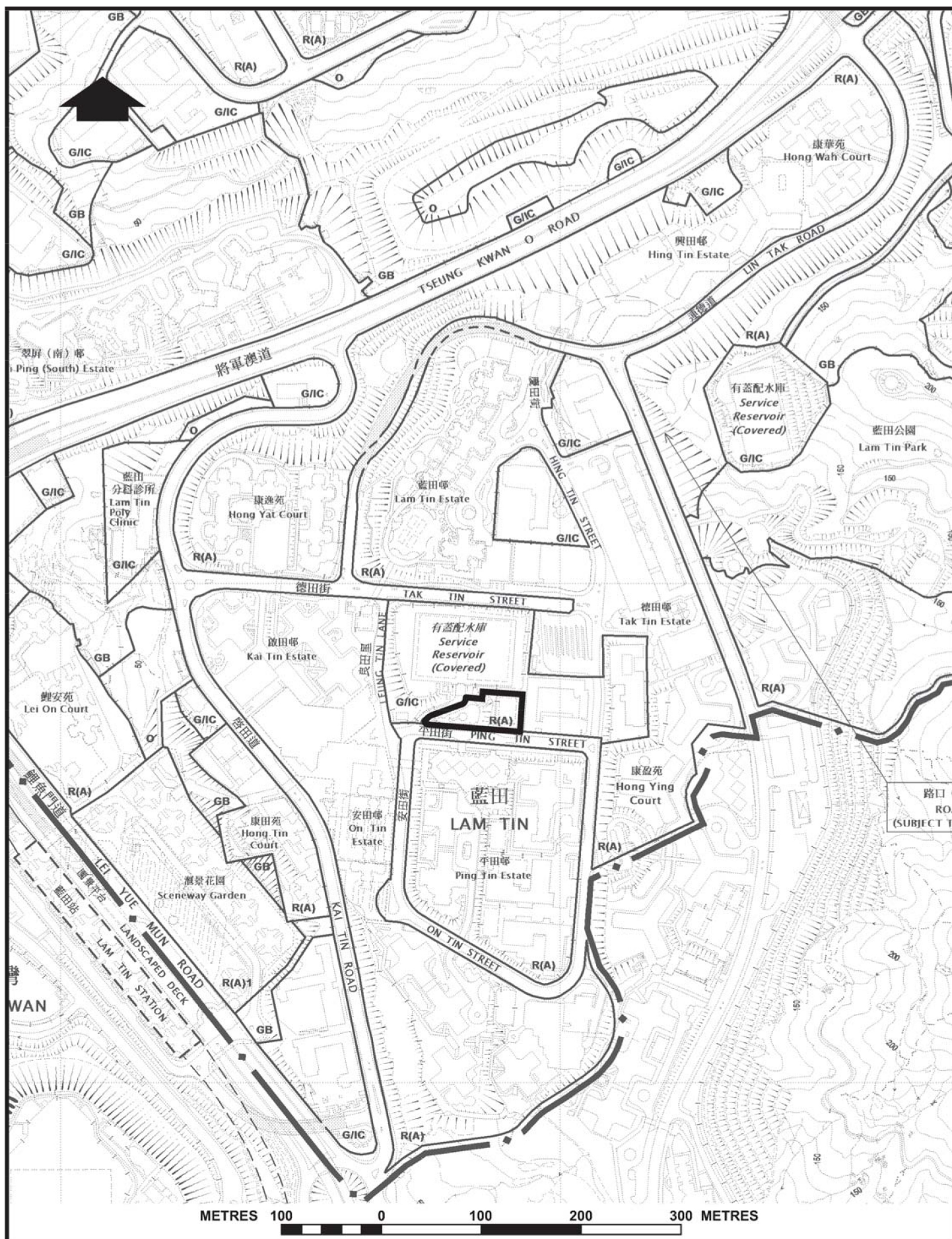
3 Planning Requirements	Approved Scheme for LTR	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7.2 Car Parking (Visitor)	-	-	-	10 (including 1 accessible parking space)	Based on 5 nos. visitor carparking spaces per residential block as agreed with TD. In addition, 5 visitor parking spaces at a ratio of 5 per residential block for Tak Tin Street will be provided in the development as agreed with TD. Subject to detailed design.
3.7.3 Motor-cycle Parking	PRH: 126 HOS: As required by lease	Within 500m radius of rail station: 1 per 110 – 250 flats (excluding 1P/2P flats, i.e. Type A flats)	2-4	4	Based on 1 per 110 flats excluding 1P/2P flats (i.e. Type A flats) as agreed with TD.
3.7.4 Light Goods Vehicle (LGV)	60 (domestic)	1 per every 200 – 600 flats (excluding 1P/2P flats, i.e. Type A flats)	0-2	2	Based on the proposed new HKPSG of 1 per 260 flats excluding 1P/2P flats (i.e. Type A flats) as agreed with TD.
3.7.5 Loading/ Unloading (Domestic)	-	1 per residential block	1	2	Based on the proposed new HKPSG of 2 per residential block as agreed with TD.
3.7.6 Parking Facilities for Welfare Facilities	-	No set standard		1 (Parking space for 24-seater van)	As requested by SWD, 1 designated parking space for 1 24-seater van measuring 8m x 3m with minimum headroom of 3.3m for OPRS. Subject to detailed design.
4 Technical Consideration/ Constraints	Current Proposal			Remarks	
4.1 Environmental					
4.1.1 Noise	An Environmental Assessment Study (EAS) to assess the potential noise impacts will be submitted to the Environmental Protection Department (EPD) for agreement separately.			Potential noise issues such as road traffic noise from the nearby roads and operational noise of existing fixed noise sources will be addressed in the EAS.	
4.1.2 Air	An EAS to assess the potential air quality impacts will be submitted to the EPD for agreement separately.			Potential air quality issues such as vehicular emission and chimney emission will be addressed in the EAS.	

4 Technical Consideration/ Constraints	Current Proposal	Remarks
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No insurmountable problem is envisaged.	HD will liaise with EPD and the Drainage Services Department on the drainage and sewerage connection points. Sewerage Impact Assessment (SIA) will be carried out to assess any potential impacts on the local/nearby public sewers and recommend appropriate mitigation measures for implementation, if necessary.
4.2.2 Water Supply	No insurmountable problem is envisaged.	Water Supply Impact Assessment for the public housing development will be separately submitted to the Water Supplies Department for approval.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD will liaise with utilities supplier as and when necessary.
4.2.4 Roads/ Traffic Aspect	No insurmountable problem is envisaged.	Traffic Impact Assessment will be submitted to TD for agreement separately.
4.2.5 Geotechnical Requirements	No insurmountable problem is envisaged.	Geotechnical design/ works to be agreed with the relevant department(s) as and when necessary.
4.3 Urban Design, Visual and Landscape	Building design would be compatible with the surrounding developments as far as practicable.	The Sustainable Building Design Guidelines would be taken into consideration as far as practicable.
4.3.1 Pedestrian Wind Environment	To conduct Air Ventilation Assessment-Initial Study at the detailed design stage in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version) and adopt mitigation measures as appropriate.	
4.4 Green Coverage (% of Gross Site Area)	At least 20% green coverage will be provided, half of which will be provided at grade, accessible roof or on levels easily accessible by pedestrians.	Subject to detailed design. The overall green coverage target of 20% should be achieved in consideration of site constraints and special circumstances. A minimum of 3 trees per 100sqm of the total green coverage would be provided.
5 Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement	2026/27	Tentative date.
5.2 Building Completion	2030/31	Tentative date.
6 Attachment	Current Proposal	Remarks
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 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 roads; and
 - (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regarded 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. 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.
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.

Prepared by Housing Department



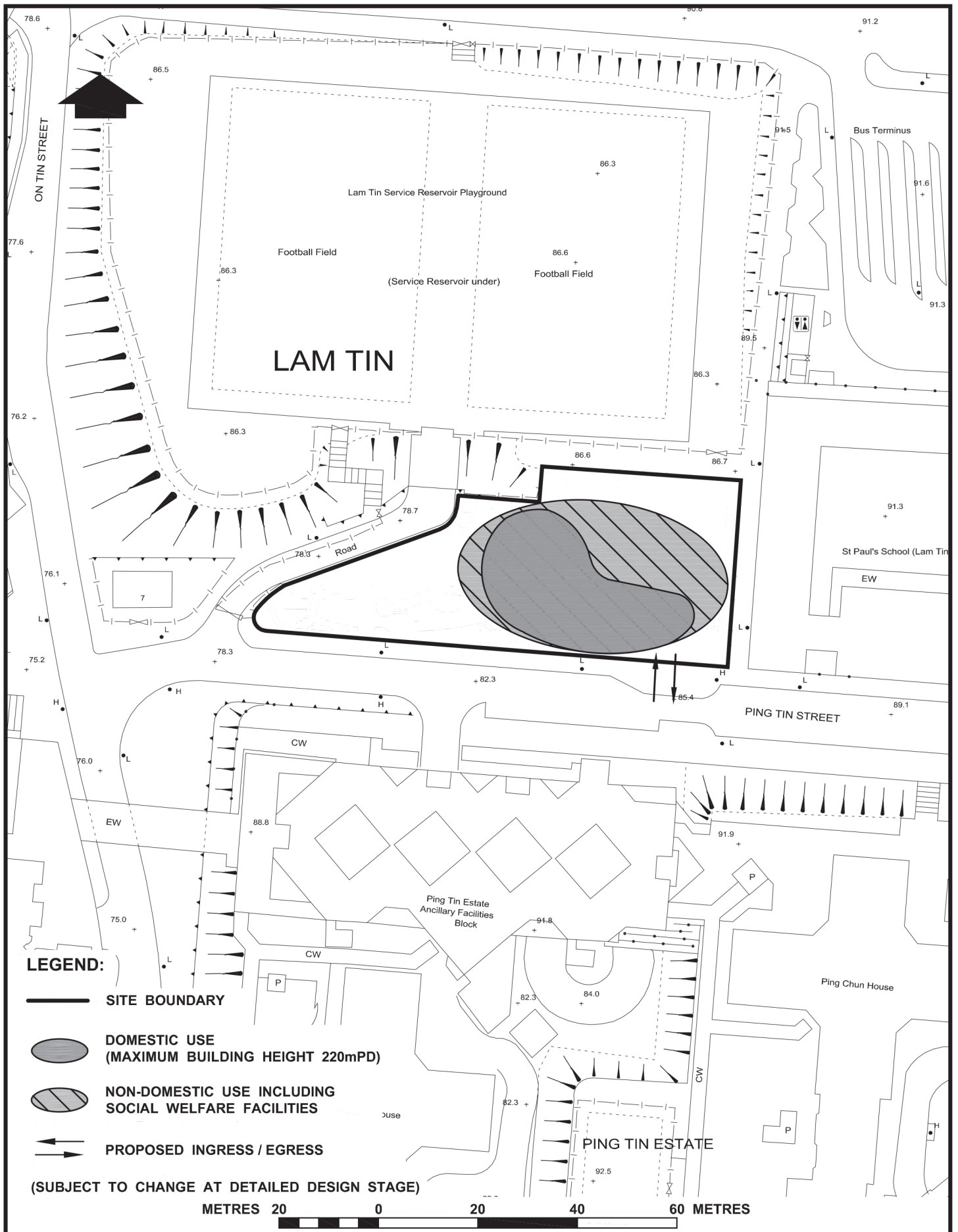
LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT PING TIN STREET



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2a

DATE :
6. 10. 2020



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT PING TIN STREET



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2b

**DATE :
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