

S.16 PLANNING APPLICATION FOR

Proposed Minor Relaxation of Building Height Restriction for
the Proposed Public Housing Development at To Kwa Wan
Road, Ma Tau Kok

Supporting Planning Statement

May 2024

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Executive Summary

This planning application is submitted by the Hong Kong Housing Authority (HA) as the project proponent to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of the building height (BH) restriction from 100mPD to 130mPD (+ 30%) for the public housing development at To Kwa Wan Road, Ma Tau Kok (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)” under the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, subject to a maximum domestic plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and BH restriction of +100mPD.

The Application site is small with about 4,100m². Given its various site constraints, a minor relaxation of the BH restriction from 100mPD to 130mPD is proposed with a view to maximise flat production and to provide about 5% of the total attainable domestic gross floor area for social welfare facilities by fully utilizing the permitted domestic and non-domestic PR of the Application Site. The proposed BH restriction is also compatible with the BH profile in the area. With the proposed minor relaxation, the Application Site is able to produce about 756 public housing units, representing an increase of 84 units (+12.5%).

The proposed minor relaxation of the BH restriction is in-line with Government’s policy to maximise the development potential of public housing land and address the space shortfall of the welfare sector while addressing site constraints. Findings of relevant technical assessments have indicated that the proposed development will not impose any insurmountable impacts in visual, air ventilation, traffic, sewerage, drainage, water supply, environmental, landscape and gas risk aspects.

In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of the BH restriction of the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，根據《城市規劃條例》第 16 條，向城規會申請規劃許可，略為放寬位於土瓜灣道公營房屋發展計劃（下稱「申請地盤」）的建築物高度限制由主水平基準上 100 米增加至 130 米（增加百分之三十）。

申請地盤位於根據《馬頭角分區計劃大綱核准圖編號 S/K10/30》上的「住宅(甲類)」地帶內，受限於最高地積比率整幢為住用建築物的為 7.5 倍，一幢建築物內住用與非住用各佔部分的為 9.0 倍以及建築物高度限制的主水平基準上 100 米。

申請地盤面積僅約 4,100 平方米。由於地盤狹小及受制於多種發展限制，建議申請略為放寬申請地盤的建築物高度限制由主水平基準上 100 米增加至 130 米，以充分運用允許的最大住用及非住用地積比率來提供更多公營房屋單位及約百分之五總住用樓面面積作社福設施用途。擬議建築物高度與該區的建築物高度概況兼容。申請地盤在擬議的略為放寬申請下，將可增建 84 個單位（增加百分之十二點五），即提供約 756 個為公營房屋單位。

擬議略為放寬非建築用地及建築物高度限制符合政府政策，在地盤限制下有效運用公營房屋地盤發展潛力，並應付社福設施的殷切需求。各項技術評估顯示擬議發展不會在視覺、空氣流通、交通、排污、排水、供水、環境、景觀及氣體風險方面構成不可克服的影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的非建築用地及建築物高度限制。

1. INTRODUCTION

- 1.1 This planning application seeks the Town Planning Board (TPB)'s approval under Section 16 of the Town Planning Ordinance for proposed minor relaxation of the building height (BH) restriction from 100mPD to 130mPD for the proposed public housing development at To Kwa Wan Road, Ma Tau Kok (**Plan 1**) (the Application Site).

2. SITE CONTEXT

Background

- 2.1 The Application Site, with a gross area of about 0.41 hectares (ha), is located at the eastern part of Ma Tau Kok. In response to the invitation in 2021 Policy Address (PA) to conduct a study on redevelopment of Ma Tau Wai Estate, the Application Site is intended to rehouse some affected tenants as the pump-priming reception resource to kick start the redevelopment process. The Application Site was occupied by Lok Sin Tong Benevolent Society (LST) as transitional housing and Agriculture, Fisheries and Conservation Department (AFCD) as Kowloon Animal Management Centre (KAMC). The portion of the site occupied for transitional housing has been handed over to HA for construction in December 2023. AFCD will vacate the animals and facilities to the new Animal Management and Animal Welfare Building Complex at Kai Tak and the portion of KAMC is scheduled to be handed over to HA by July 2024.

Planning Context

- 2.2 The Application Site has a net site area of about 0.41 ha. It is currently zoned "Residential (Group A)" under the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, subject to a maximum domestic plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic and BH restriction of +100mPD.

Surrounding Land Uses and Existing Building Height

- 2.3 The Application Site is located at the edge of high-density residential cluster. The surroundings are:
- To the northeast of the Subject Site is the "Other Specified Uses" annotated "Stadium" ("OU(Stadium)") zone on the Approved Kai Tak Outline Zoning Plan No. S/K22/8 and is subject to approved planning applications No. A/K22/17 and A/K22/28. The BH of the Main Stadium of Kai Tak Sports Park is 70mPD under approved application No. A/K22/17 while the BH of proposed hotel and office locating at the northern west of Main Stadium are 60.15mPD and 57mPD

respectively under the approved application No. A/K22/28.

- To the northwest of the Subject Site is a series of planned developments in the Comprehensive Development Area (“CDA”) zones including Application No. A/K10/256 and A/K10/259 submitted by the respective owners for proposed comprehensive residential development with ‘Shop and Services’ and ‘Eating Place’ in the “CDA(2)” zone, as well as Application No. A/K10/265 for proposed comprehensive residential and commercial (shop and services) development in the “CDA(3)” zone. All these applications are approved with a maximum BH of 100mPD. Across Sung Wong Toi Road is a planned public open space (i.e. Sung Wong Toi Park).
- To the southeast of the Subject Site, across To Kwa Wan Road is a Government, Institution or Community (GIC) facility of To Kwa Wan Road sewage pumping station at 13.4mPD, proposed Hong Kong Housing Society (HKHS)’s dedicated rehousing estate (DRE) at 100mPD and the Urban Renewal Authority Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019) at 120mPD.
- To the southwest, located next to the Subject Site is a proposed GIC redevelopment by the Hong Kong Society for the Blind (HKSB) for a welfare services block accommodating the existing HKSB’s facilities with additional welfare facilities. The proposed welfare block will be redeveloped with a BH of 61.2mPD. Across Mok Cheong Street is another planned CDA development of the “13 Streets” with a BH restriction of 100mPD.

Site Constraints

2.4 The constraints in the Application Site (**Plan 2**) include:

- a) the Application Site is small and congested;
- b) the domestic block has to be setback by 10m along To Kwa Wan Road and Sung Wong Toi Road in response to the severe traffic noise and air quality issue due to vehicular emission; and
- c) the domestic block has to be setback by 200m from the chimney of the Towngas Ma Tau Kok Control Centre at the southwest of the Application Site as per air quality control stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG).

3. DEVELOPMENT PROPOSAL

The Proposed Scheme for the Public Housing Development at To Kwa Wan Road

3.1 Taking into account the site constraints as mentioned in Para. 2.4 and the aim to optimise development potential, the Proposed Scheme proposes a BH restriction of 130mPD. The mean site formation level is +4.29mPD. The differences in key parameters of the Proposed Scheme as compared against the OZP-compliant Scheme are summarised in **Table 1** below.

Table 1 – Comparison between the OZP-compliant Scheme and the Proposed Scheme

Development Parameters	OZP-compliant Scheme[^] [A] (Plan 3a)	Proposed Scheme [B] (Plan 3b)	Difference [B] - [A]
Gross Site Area / Net Site Area (ha)	About 0.41	About 0.41	-
Achievable Total PR <i>Domestic</i> <i>Non-domestic</i>	About 6.70 <i>About 6.59</i> <i>About 0.11</i>	About 9.0 <i>About 7.5</i> <i>About 1.5</i>	+ 2.3 (+34.3%)
Maximum Building Height (main roof level)	Not exceeding +100mPD	Not exceeding +130mPD	+30m (+30%)
Flat Production	672	756	+84 (+12.5%)
Design Population	About 1,706	About 1,876	+170 (+9.96%)
Number of Social Welfare Facility	Nil	3	+3

[^] OZP-compliant Scheme is derived from the BH restriction under the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30.

3.2 The proposed public housing development consists of one public housing block (37 domestic storeys) on podium (4 storeys with podium garden). Garden and recreational facilities, welfare facilities, HA's office ('Government use') and car parking spaces would be provided as non-domestic facilities in the podium (**Plan 3**). Not less than 1,876m² local open space in accordance with the HKPSG requirement of 1m² per person will be provided. Please refer to **Plan 3a-1 to 4** for the OZP-compliant Scheme, **Plan 3b-1 to 7** for the Proposed Scheme and **Plan 4** for the Conceptual Landscape Master Plan.

3.3 The key development parameters of the Proposed Scheme are summarised in **Table 2** below.

Table 2 – Key Development Parameters of the Proposed Scheme

Development Parameters	Proposed Scheme
Site Area (about)¹	
Gross/Net	0.41 ha
Maximum PR	9.0
- Domestic	7.5
- Non-domestic	1.5
Maximum Total Gross Floor Area (GFA)	Domestic: About 30,750m ² Non-Domestic: About 6,150m ²
Maximum Building Height (main roof level)	+130mPD
Number of Blocks	1
No. of Storey	37 domestic storeys on 4 storeys podium
Maximum Site Coverage	37.5%
Flat Production	756
Design Population²	About 1,876
Green Coverage (% of Gross Site Area)	At least 20% and aim to provide 30% as far as feasible
Recreation Facilities	
Local Open Space	Not less than 1,876m ²
Children/Communal Play Area	Not less than 150.08m ²
Social Welfare Facilities	About 2,114 m ² GFA About 5% of total domestic GFA (subject to change as per SWD's request at detailed design stage)
Office Facilities	
HA's Office ('Government Use')	About 1,488m ² GFA
Retail Facilities	
Retails and Commercial	About 230 m ² GFA
Parking Facilities³	
Private Car Parking (Domestic)	64 (including 2 accessible parking spaces)
Private Car Parking (Visitor)	5
Private Car Parking (HA's Office)	5
Private Car Parking (Retail and	2

Development Parameters	Proposed Scheme
Commercial)	
Motorcycle Parking	6
Light Goods Vehicles (LGV) Parking (Domestic)	3
Loading/ Unloading (L/UL) (Domestic)	2 (L/UL for service vehicles; overnight shared-use parking ⁴ for M/HGV and coaches/buses are allowed in the podium of estate.)

¹ Subject to detailed survey.

² Based on actual flat mix.

³ Parking provisions as agreed with TD.

⁴ Overnight parking requirement should be applied with due consideration of the site constraint and local situation.

Implementation Programme

- 3.4 HA commenced piling works in February 2024 for building completion in 2028/29 tentatively.

4. JUSTIFICATIONS AND PLANNING MERITS

Provide more public housing units

- 4.1 As at the first quarter of 2024, the average waiting time for general applicant was 5.7 years. The proposed minor relaxation of BH restriction would increase the public housing production, which is in line with the Government's policy to better utilize land resources in order to meet the imminent housing need.

Optimising Development Potential

- 4.2 Site-specific domestic block design has been adopted responding to site constraints and opportunities whilst optimizing development potential. The domestic block has to be setback for 10m in response to the severe traffic noise and air quality issue due to vehicular emission at To Kwa Wan Road and Sung Wong Toi Road, and 200m from the chimneys of the Towngas Ma Tau Kok Control Centre at the southwest of the site as per air quality control stipulated in the HKPSG. In order to fully utilise the permitted domestic and non-domestic PR of the Application Site to accommodate non-domestic uses, including social welfare facilities, parking provision at high-end of the HKPSG, retails and HA's office without compromising flat production, a Section 16 planning application for minor relaxation of BH restriction from 100mPD to 130mPD would be required.

In Line with Government's Policy to Address the Space Shortfall of the Welfare

Sector

- 4.3 The 2020 PA invited the Hong Kong Housing Authority to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in public housing projects for the provision of social welfare facilities to address the space shortfall of the welfare sector. In response to the PA's initiative, social welfare facilities with about 5% of the total attainable domestic GFA as agreed with Social Welfare Department will be provided, subject to change as per SWD's request at detailed design stage and confirmation on funding.

Compatible with Surrounding Development Context

- 4.4 The Application Site, which is zoned "R(A)", is intended primarily for high density development. It is located in the high-rise cluster of existing/ planned residential developments along the Sung Wong Toi Road (including Sky Tower (159mPD), CDA Developments (100mPD) (Planning Applications No. A/K10/256, 259 and 265) and To Kwa Wan Road (including HKHS's DRE (100mPD), URA's Development Schemes KC-018 & KC-019 (120mPD) and Grand Waterfront (175.5mPD) in the vicinity. Therefore, the proposed BH at the Application Site (i.e. 130mPD) will be compatible with its surroundings in terms of building heights, massing and land use.

No Adverse Visual, Air Ventilation and Technical Implications

No Adverse Impact on Visual Aspect

- 4.5 The proposed development will stand in harmony with the existing and planned visual townscape. A Visual Appraisal (**Appendix 1**) for the minor relaxation of maximum BH Restriction from 100mPD to 130mPD at the Application Site has been conducted and concluded that the overall visual impacts ranged from negligible to moderate. In consideration of the intended building height profile as mentioned in the Explanatory Statement of the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, a paper (TFKT/C06/2023) on Proposed Minor Relaxation of Building Height Restriction for the Public Housing Development at To Kwa Wan Road, Ma Tau Kok was submitted to the Task Force on Kai Tak Harbourfront Development (KTTF) in June 2023 to seek Members' views on the proposal. The KTTF had no objection to the proposed minor relaxation of BH restriction of the proposed development. Furthermore, to ameliorate the visual impact, the design measures like façade treatment and color will be adopted and studied to enhance the aesthetic quality of the building outlook at the later stage. Associated green measures would be applied where appropriate. With implementation of the above mitigation measures, the visual impacts due to the increase in BH restriction

will be acceptable.

No Adverse Impact on Air Ventilation Aspect

- 4.6 The Application Site does not fall within the categories of which an Air Ventilation Assessment (AVA) is required in accordance with the joint HPLB-ETWB Technical Circular No. 1/06 on AVAs. With reference to the AVA Expert Evaluation on Ma Tau Kok Area (2008), the Application Site does not fall within any identified air path. As such, it is not anticipated that the proposal would induce any significant adverse air ventilation impact on the surrounding pedestrian wind environment. A quantitative AVA will be carried out to assess the air ventilation impact of the proposed development at the detailed design stage.

No Adverse Impact on Environmental Aspect

- 4.7 An Environmental Assessment Study (EAS) based on the current housing layout has been conducted to evaluate and address the potential road traffic noise, fixed noise and air quality (**Appendix 2**). No insurmountable impact on the environmental aspect is anticipated. EPD has no adverse comments to the proposed development from environmental point of view.

No Adverse Impact on Gas Risk Associated with Potentially Hazardous Installations

- 4.8 The proposed public housing development partially falls within the 300-meter consultation zone (CZ) of the Ma Tau Kok Gas Plant, which is a potentially hazardous installation (PHI) as defined in Chapter 12 of the HKPSG. Given the potential increase in population within the CZ, a Quantitative Risk Assessment (QRA) was prepared to assess the risk of the proposed development in relation to the PHI. The QRA was submitted to the Coordinating Committee on Land-use Planning and Control Relating to Potentially Hazardous Installations (CCPHI) for assessment on 27 March 2024. The QRA concluded that the risk associated with the PHI including the population of the proposed development and surrounding area are in compliance with Hong Kong Risk Guidelines. EMSD has no adverse comments to the proposed development from risk point of view.

No Adverse Traffic and Infrastructural Implications

- 4.9 Since there is no increase in plot ratio and GFA, no adverse impact on the traffic and infrastructural is anticipated.

5. CONCLUSION

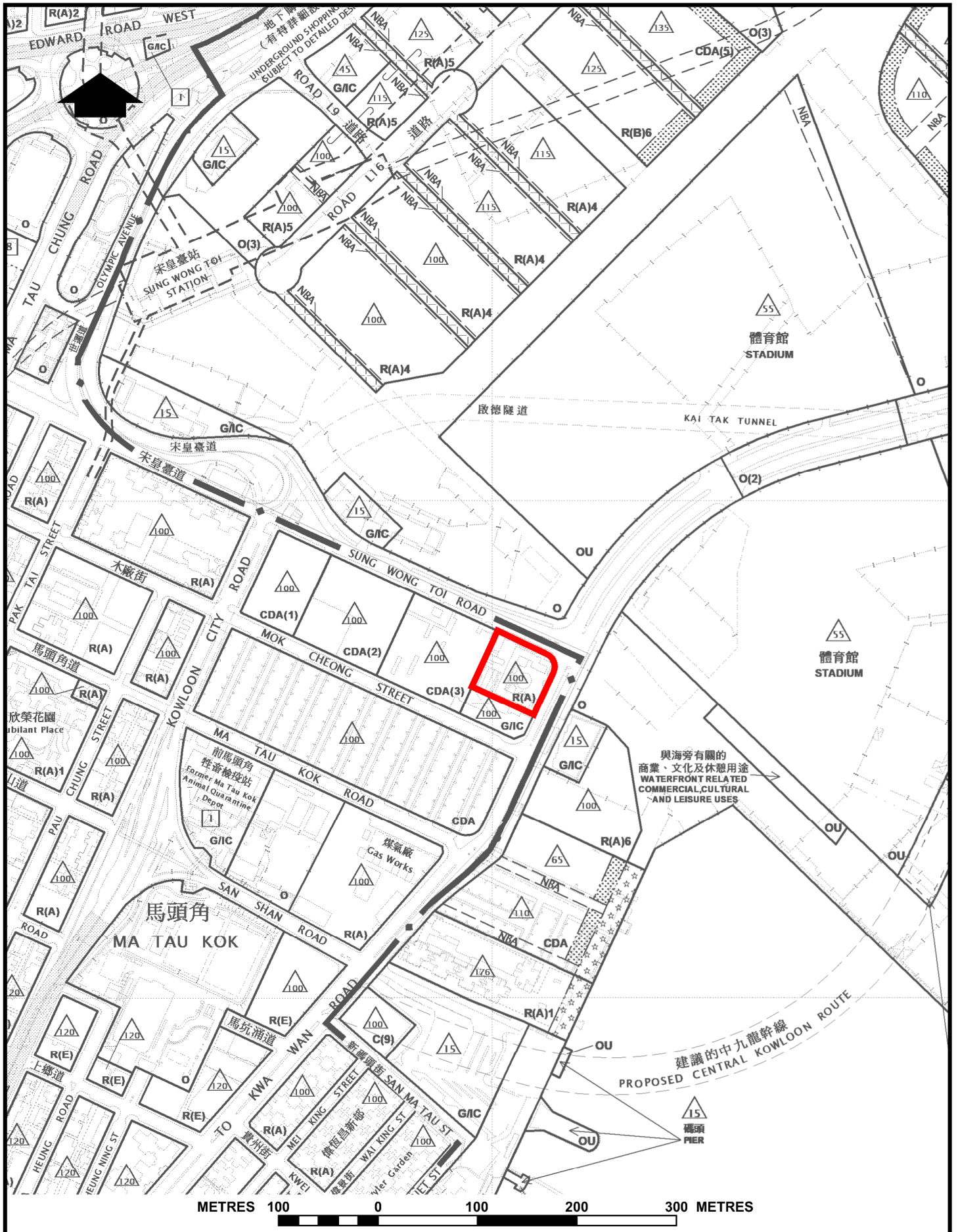
- 5.1 This planning application is submitted under Section 16 of the Town Planning Ordinance

for the proposed minor relaxation of BH Restriction from 100mPD to 130mPD for the public housing development at To Kwa Wan Road in order to fully utilize the permitted domestic and non-domestic PR of the Application Site. The proposed development is in line with the Government's initiatives in meeting the pressing demand for affordable housing and providing social welfare facilities equivalent to about 5% of the total attainable domestic GFA.

- 5.2 The proposed BH restriction of 130mPD is optimised taking into consideration the site constraints and it is compatible with the surrounding area. The proposed development will have no insurmountable impacts in terms of visual, air ventilation, traffic, sewerage, drainage, water supply, environmental and landscape aspects.
- 5.3 In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of the BH restriction of the Application Site.

HOUSING DEPARTMENT

May 2024

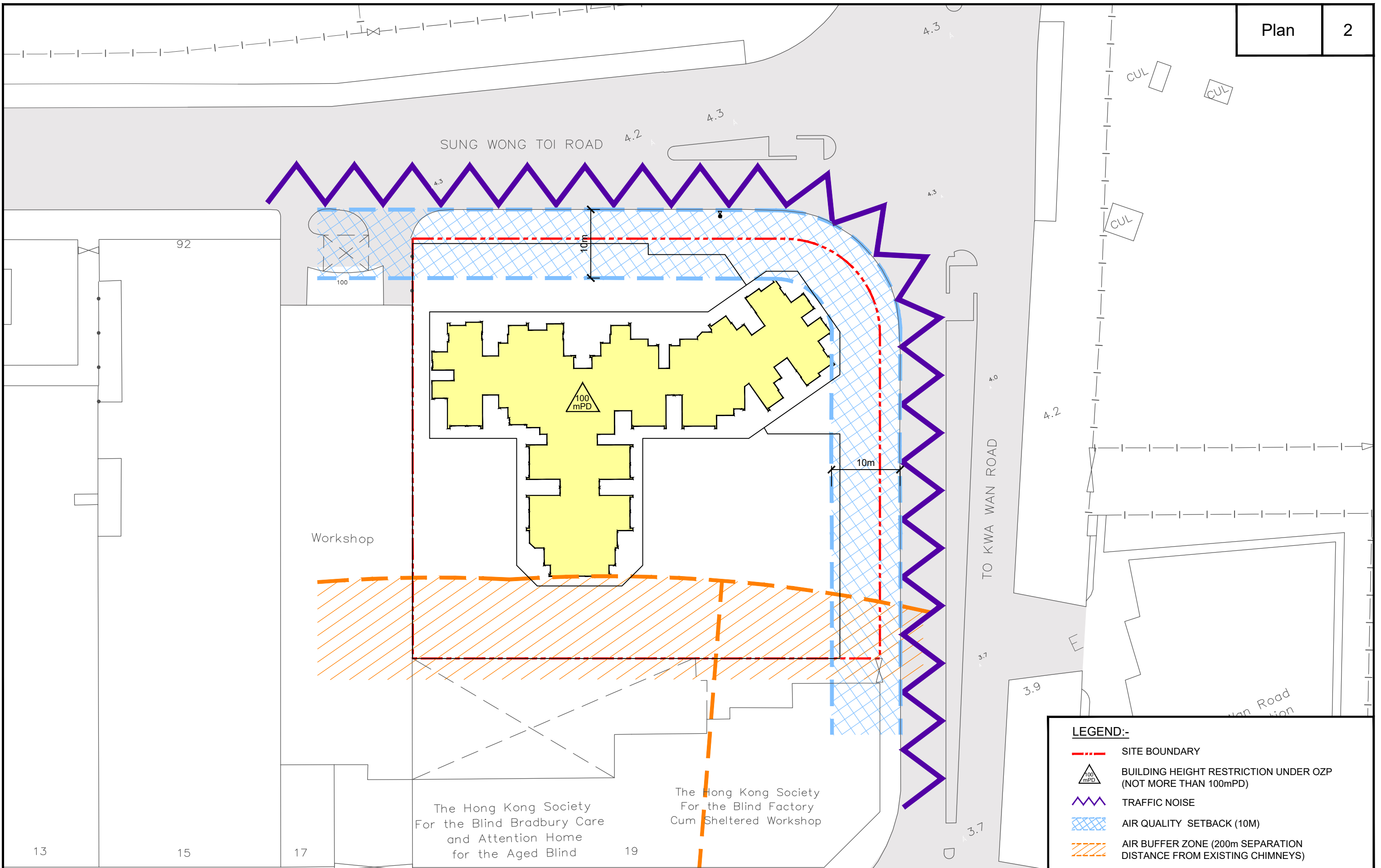


LOCATION PLAN TO KWA WAN ROAD

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
5. 3. 2024



LEGEND:-

	SITE BOUNDARY
	BUILDING HEIGHT RESTRICTION UNDER OZP (NOT MORE THAN 100mPD)
	TRAFFIC NOISE
	AIR QUALITY SETBACK (10M)
	AIR BUFFER ZONE (200m SEPARATION DISTANCE FROM EXISTING CHIMNEYS)

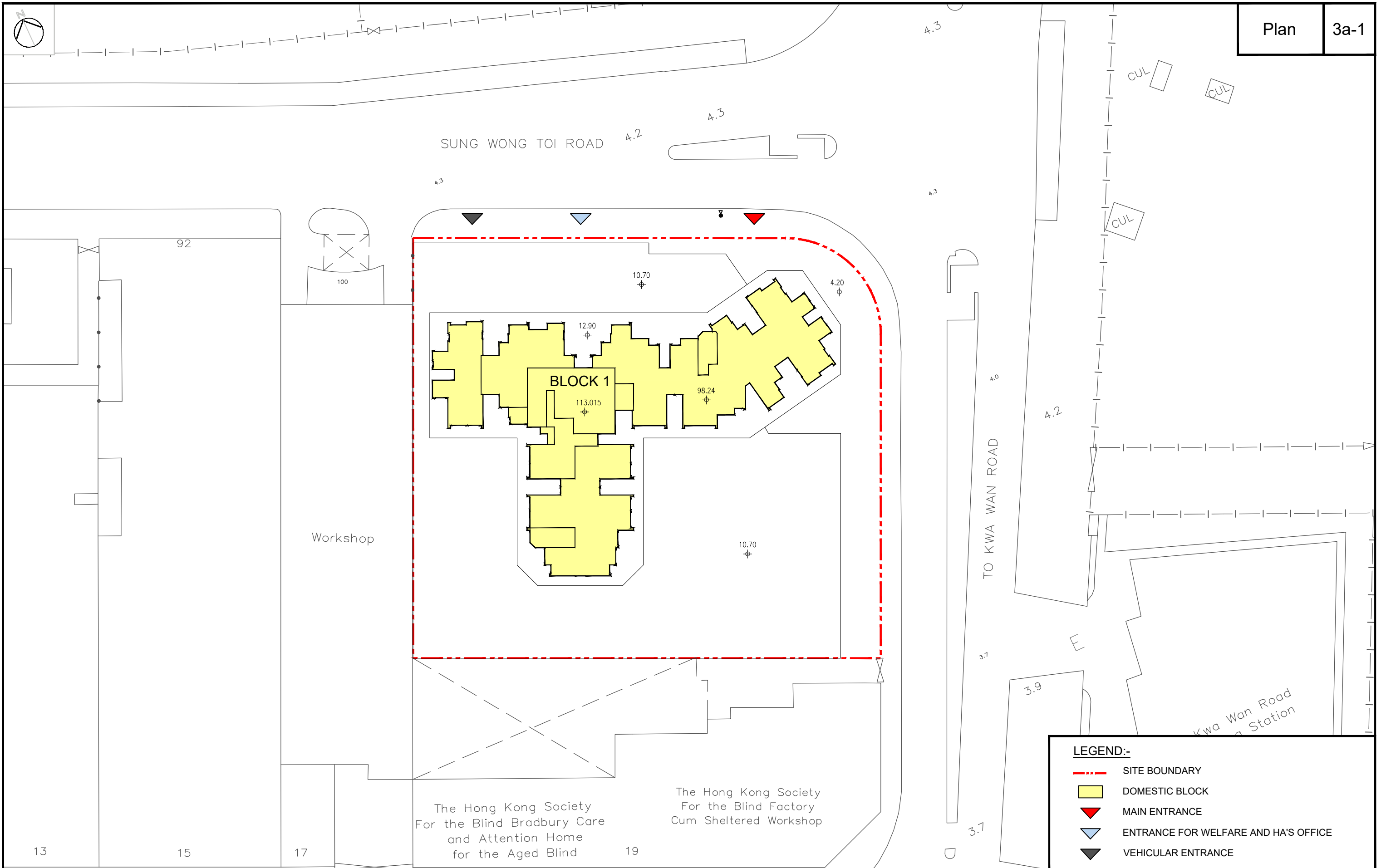
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PROPOSED PUBLIC HOUSING DEVELOPMENT AT TO KWA WAN ROAD, KOWLOON CITY

DRAWING TITLE
SITE CONSTRAINTS PLAN

SCALE 1:500(A3)

房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-01
 DATE: 03/04/2024



LEGEND:-

- - - SITE BOUNDARY
- DOMESTIC BLOCK
- ▼ MAIN ENTRANCE
- ▼ ENTRANCE FOR WELFARE AND HA'S OFFICE
- ▼ VEHICULAR ENTRANCE

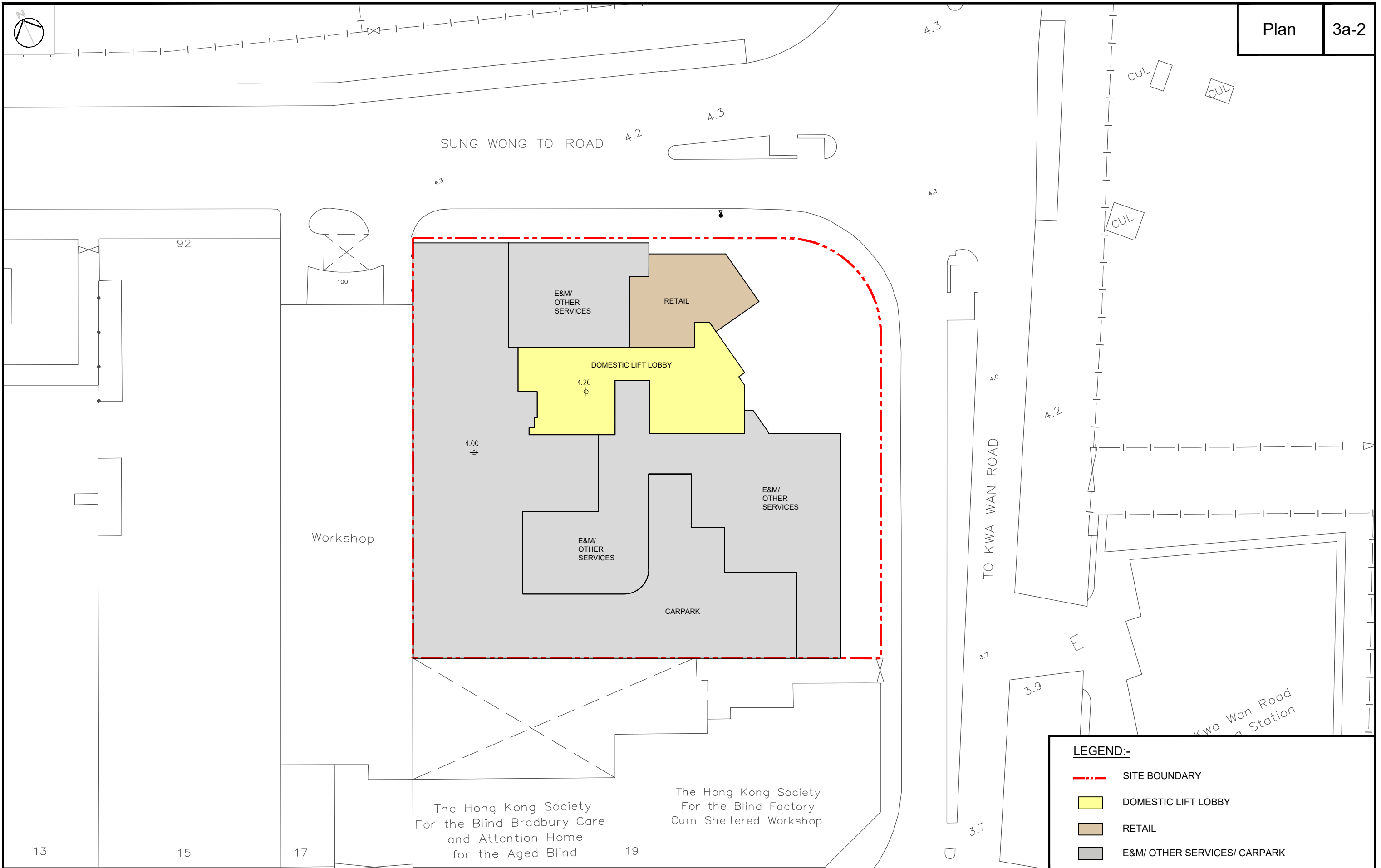
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**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**INDICATIVE MASTER LAYOUT PLAN
 (OZP-COMPLIANT SCHEME)**

SCALE 1:500(A3)

房屋署
HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-11	DATE: 03/04/2024
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PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**GROUND FLOOR PLAN
 (OZP-COMPLIANT SCHEME)**

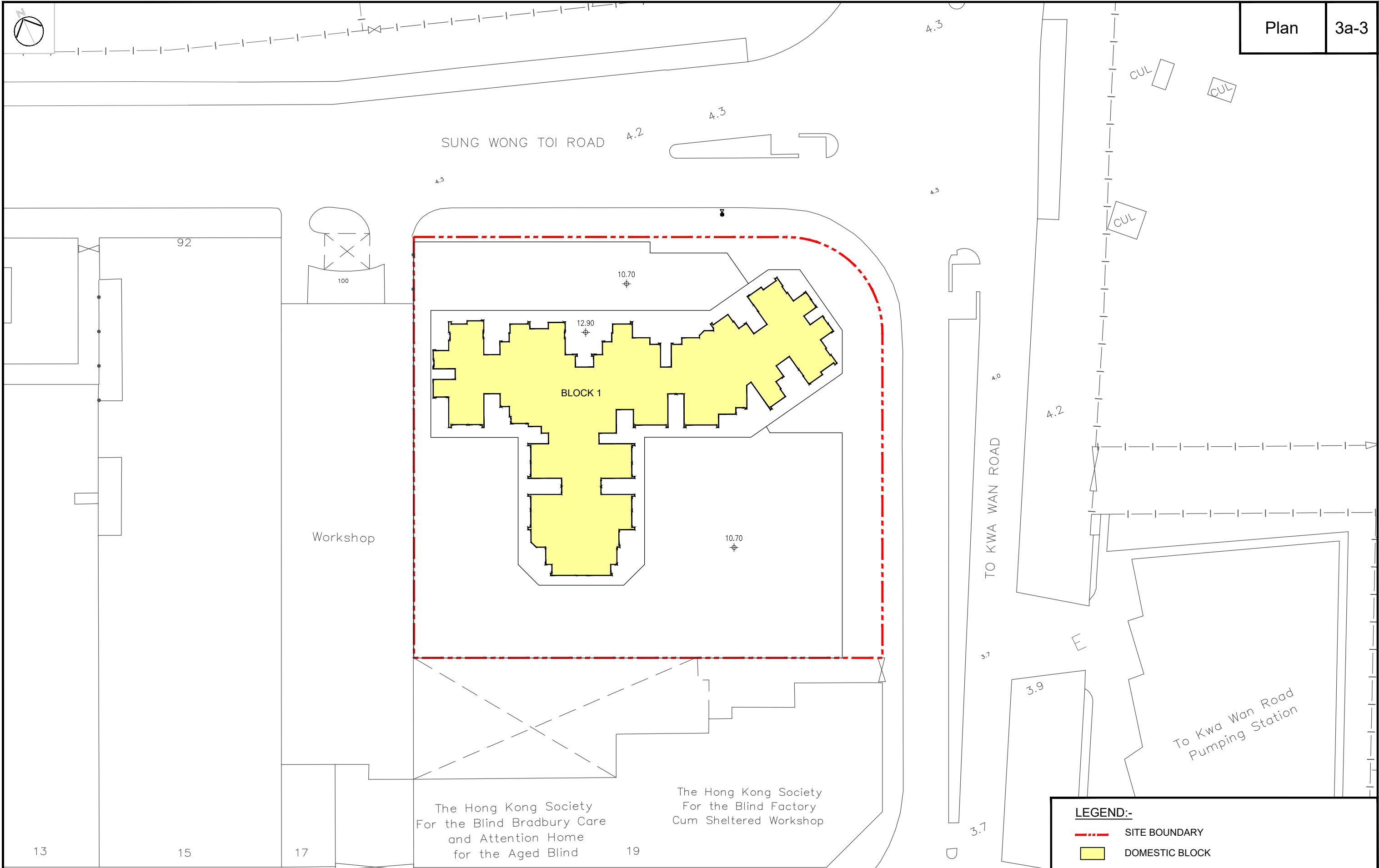
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LEGEND:-

- - - - SITE BOUNDARY
- DOMESTIC LIFT LOBBY
- RETAIL
- E&M/ OTHER SERVICES/ CARPARK

**房屋署
 HOUSING DEPARTMENT**

DRAWING NO. KC06/A/LO-12
 DATE: 03/04/2024



PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**FIRST FLOOR PLAN
 (OZP-COMPLIANT SCHEME)**

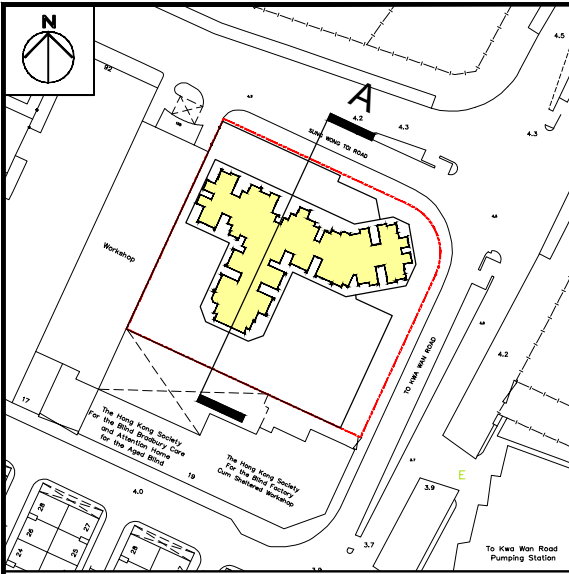
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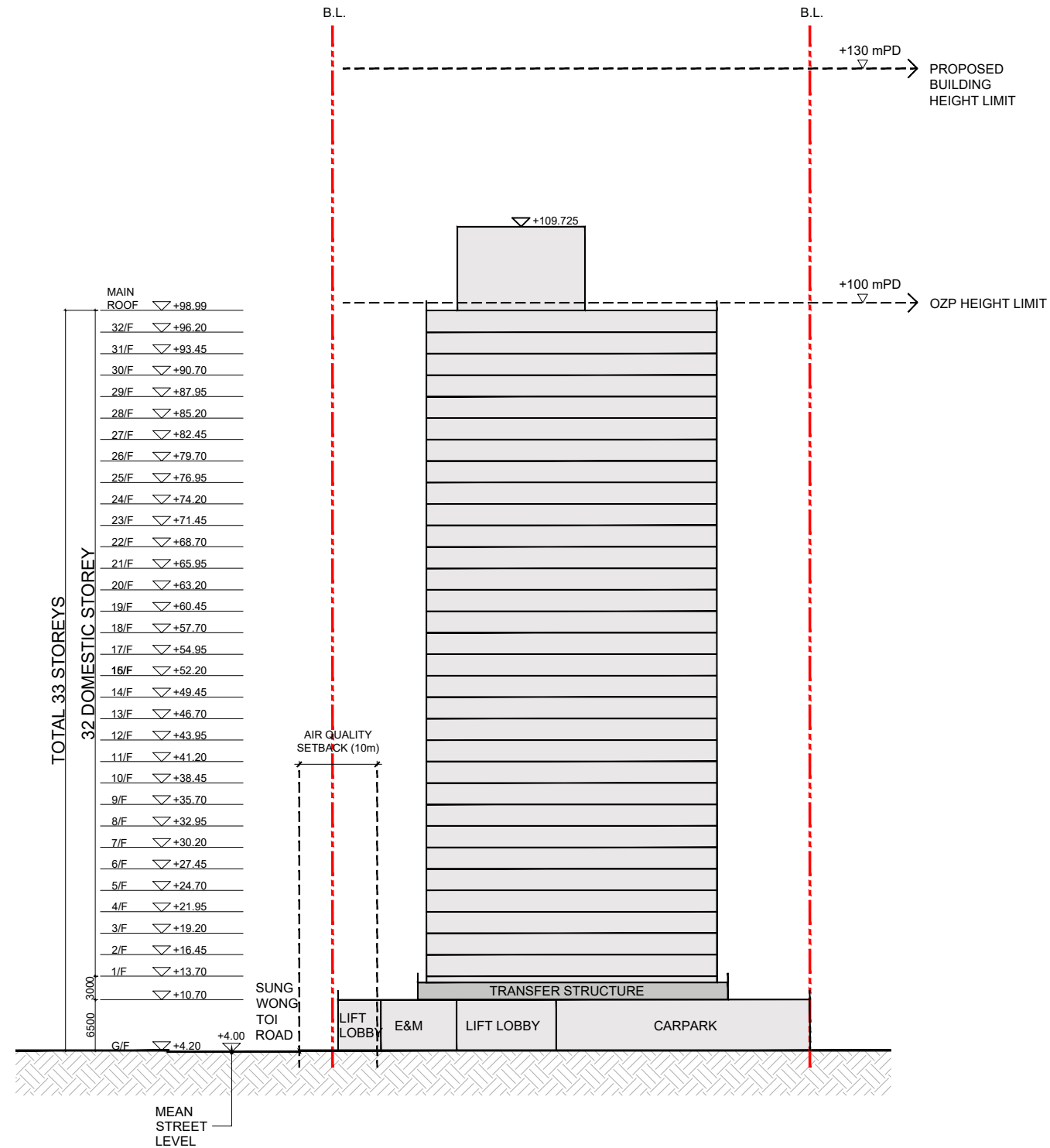
- SITE BOUNDARY
- DOMESTIC BLOCK

房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-13	DATE: 03/04/2024
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KEY PLAN SCALE 1:2000 (A3)



LEGEND:-
- - - - SITE BOUNDARY

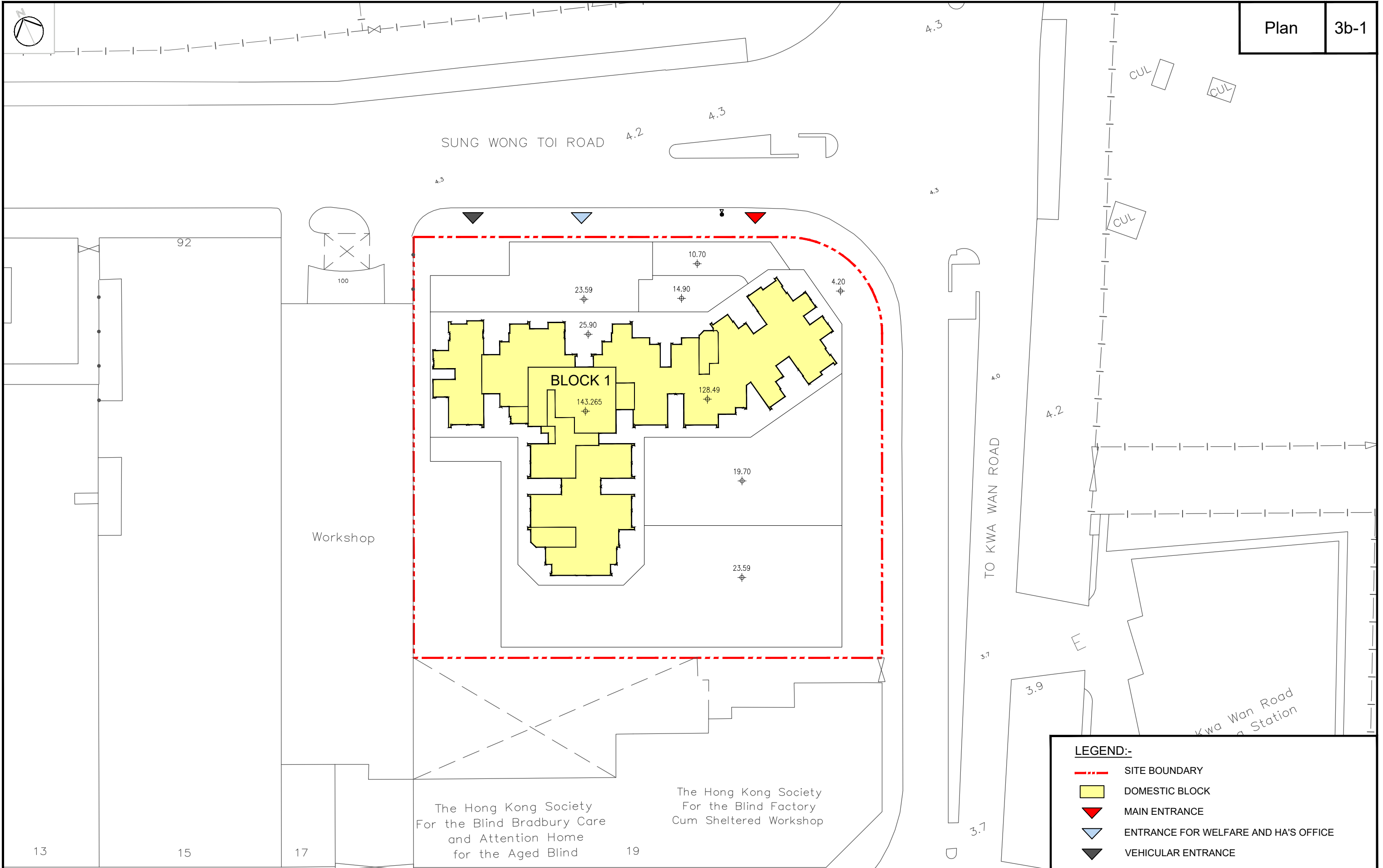
房屋署
HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-14	DATE: 03/04/2024
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



PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**SITE SECTION
 (OZP-COMPLIANT SCHEME)**

SCALE 1:750(A3)



LEGEND:-

-  SITE BOUNDARY
-  DOMESTIC BLOCK
-  MAIN ENTRANCE
-  ENTRANCE FOR WELFARE AND HA'S OFFICE
-  VEHICULAR ENTRANCE

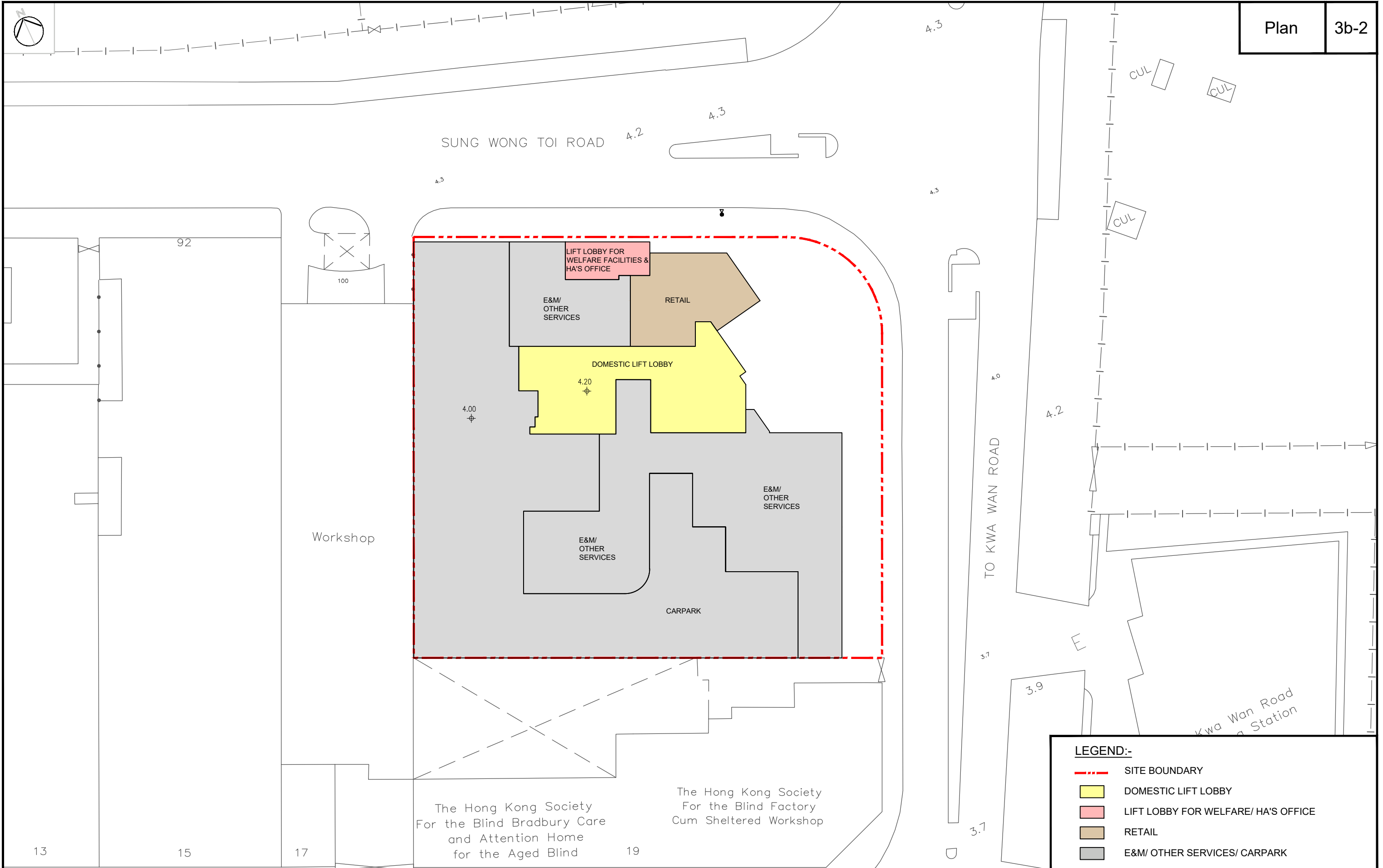
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**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**INDICATIVE MASTER LAYOUT PLAN
 (PROPOSED SCHEME)**

SCALE 1:500(A3)

 房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-21
 DATE: 03/04/2024



LEGEND:-

- - - SITE BOUNDARY
- DOMESTIC LIFT LOBBY
- LIFT LOBBY FOR WELFARE/ HA'S OFFICE
- RETAIL
- E&M/ OTHER SERVICES/ CARPARK

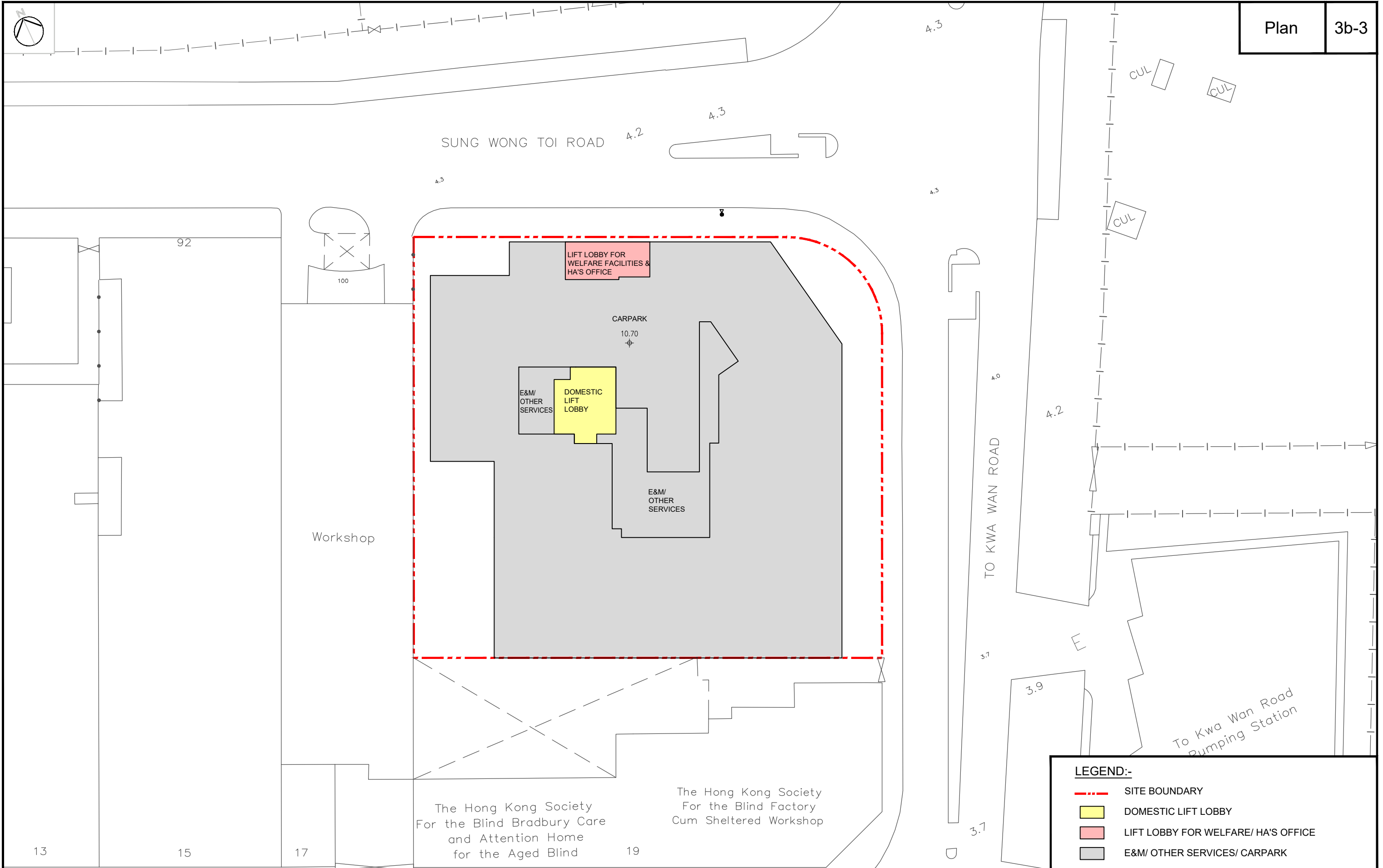
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**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**GROUND FLOOR PLAN
 (PROPOSED SCHEME)**

SCALE 1:500(A3)


 房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-22	DATE: 03/04/2024
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PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**FIRST FLOOR PLAN
 (PROPOSED SCHEME)**

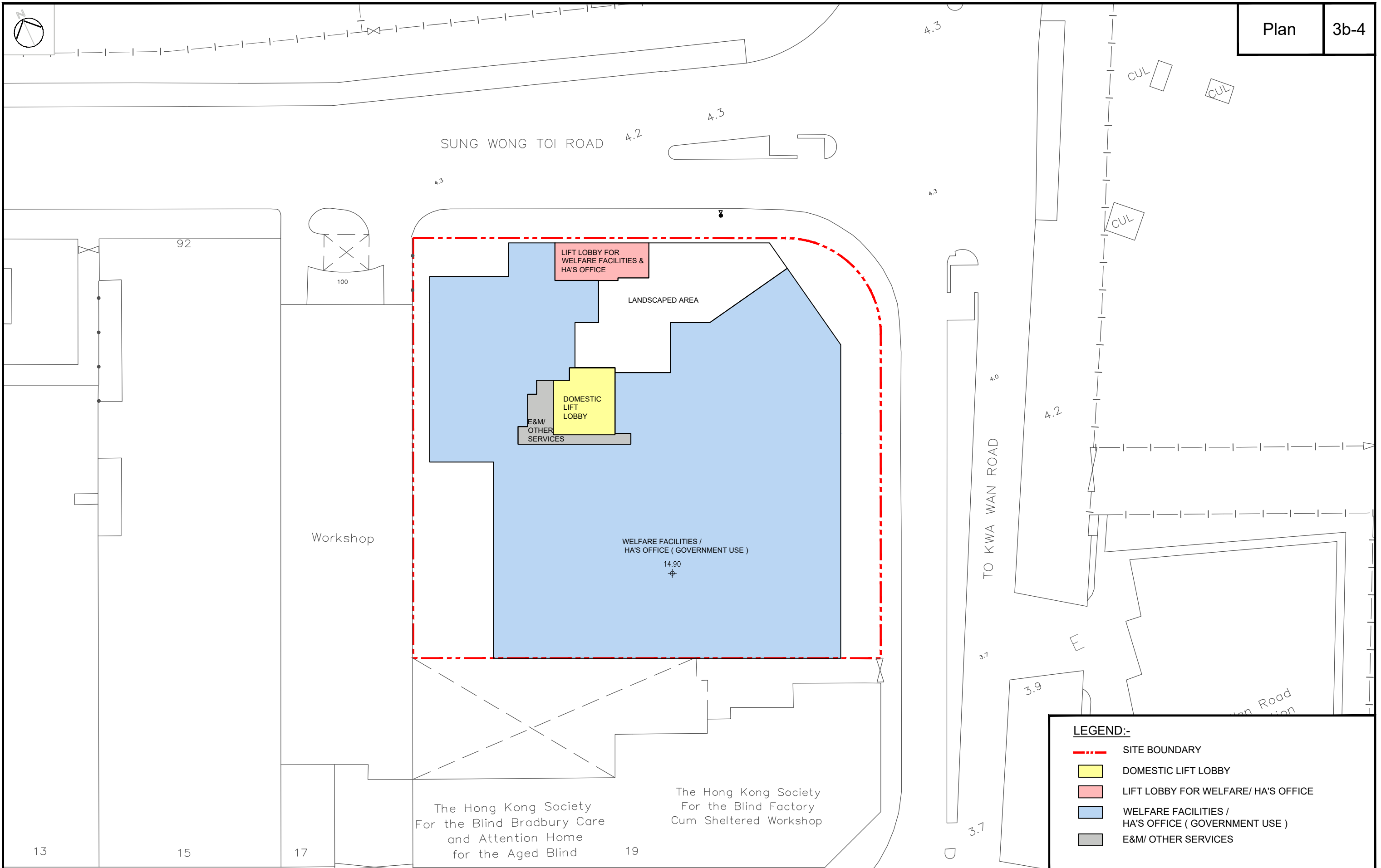
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LEGEND:-

- - - - SITE BOUNDARY
- DOMESTIC LIFT LOBBY
- LIFT LOBBY FOR WELFARE/ HA'S OFFICE
- E&M/ OTHER SERVICES/ CARPARK

 **房屋署
HOUSING DEPARTMENT**

DRAWING NO. **KC06/A/LO-23** DATE: **03/04/2024**



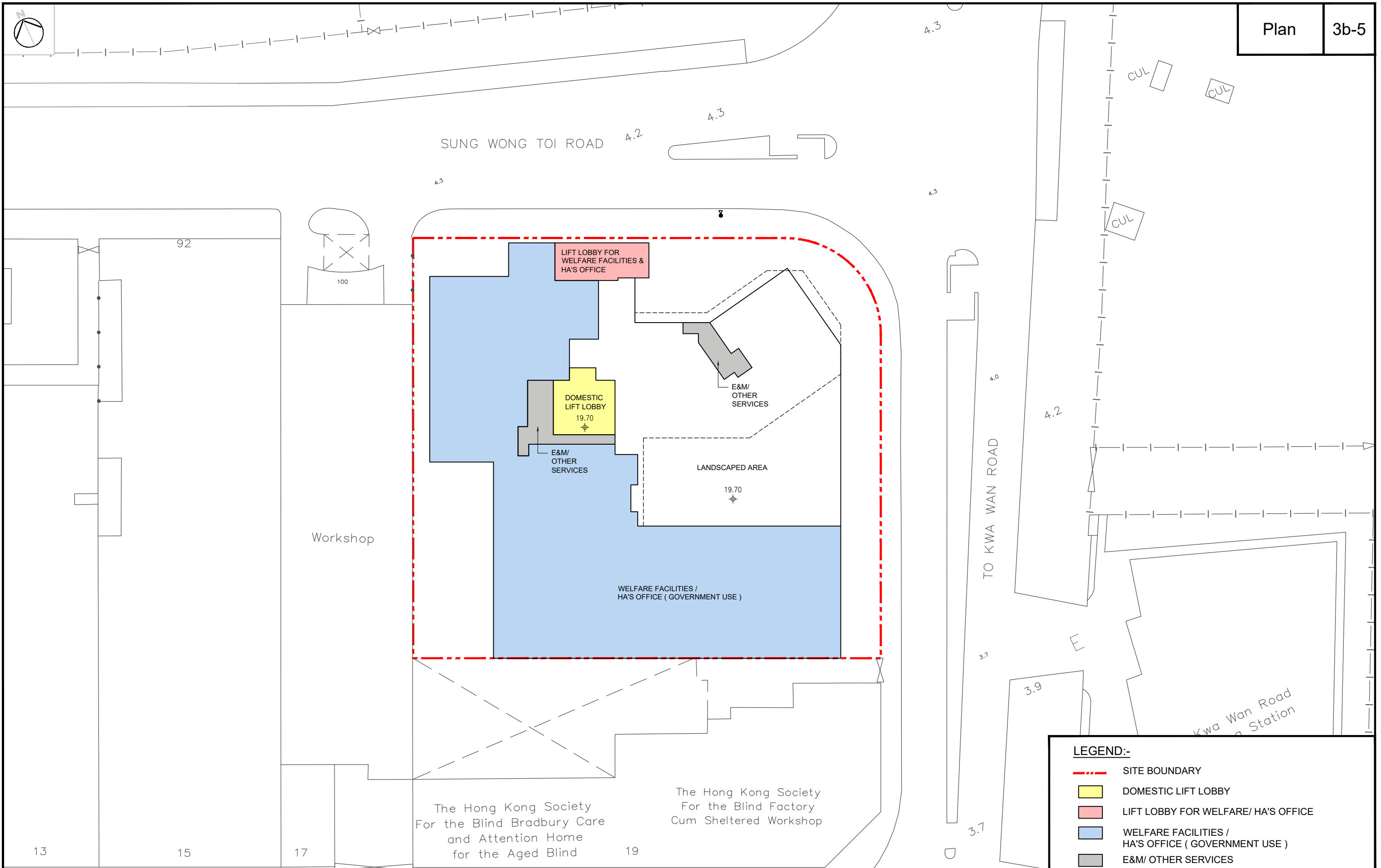
PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**SECOND FLOOR PLAN
 (PROPOSED SCHEME)**

SCALE 1:500(A3)


 房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-24	DATE: 03/04/2024
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LEGEND:-

- - - - SITE BOUNDARY
- DOMESTIC LIFT LOBBY
- LIFT LOBBY FOR WELFARE/ HA'S OFFICE
- WELFARE FACILITIES / HA'S OFFICE (GOVERNMENT USE)
- E&M/ OTHER SERVICES

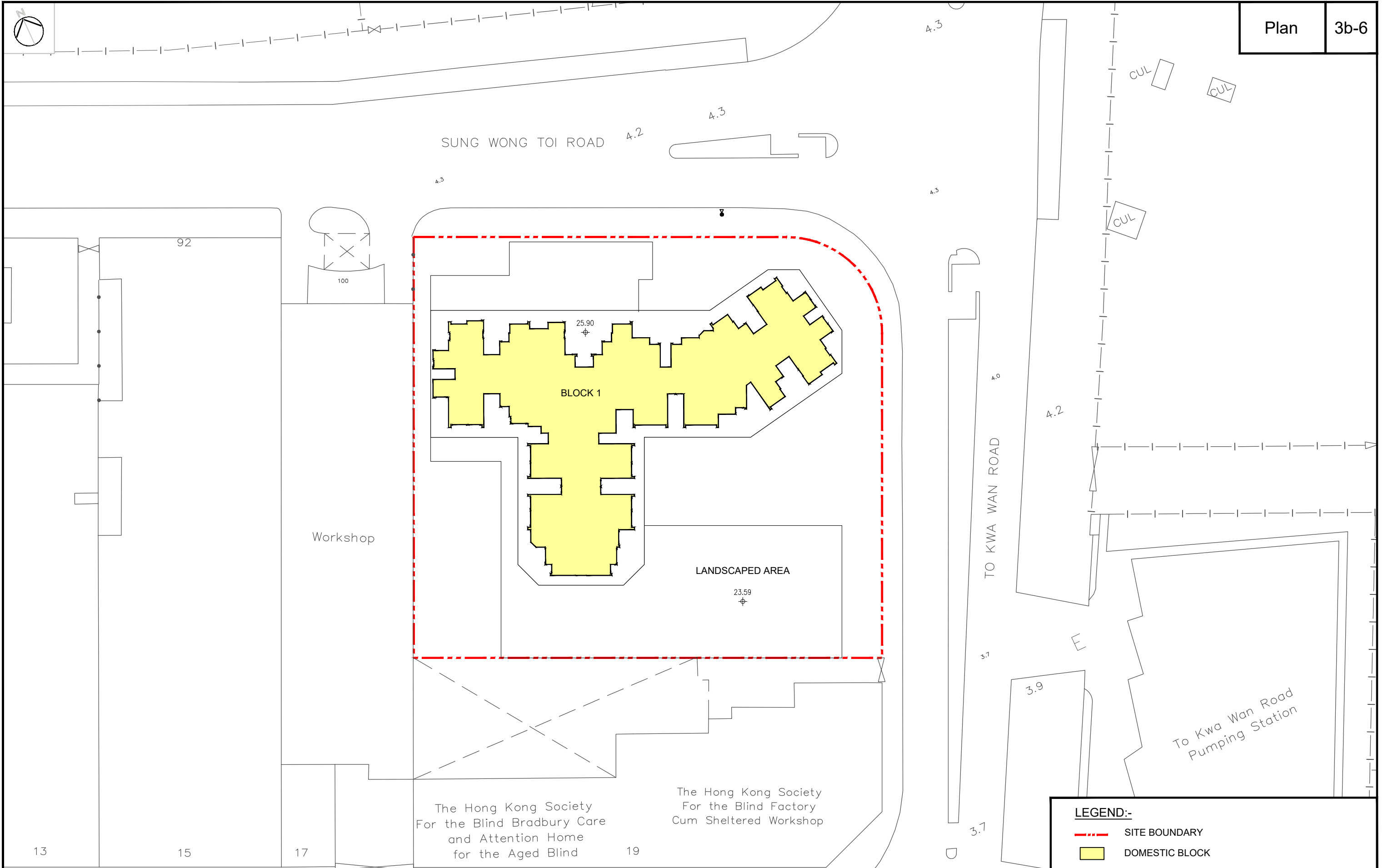
PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**THIRD FLOOR PLAN
 (PROPOSED SCHEME)**

SCALE 1:500(A3)


 房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-25	DATE: 03/04/2024
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PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**FORTH FLOOR PLAN
 (PROPOSED SCHEME)**

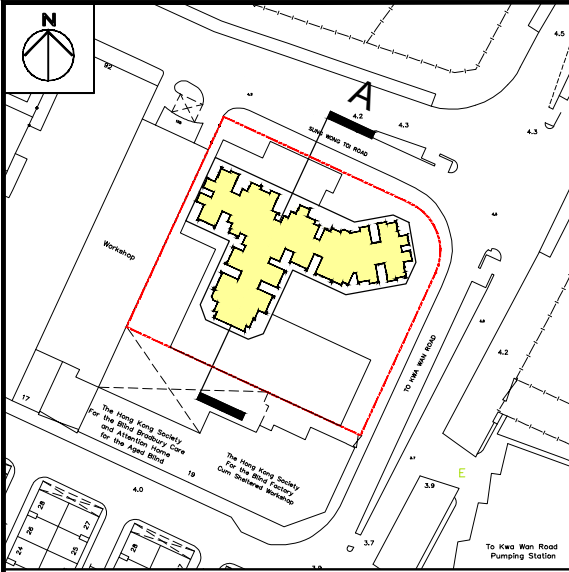
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LEGEND:-

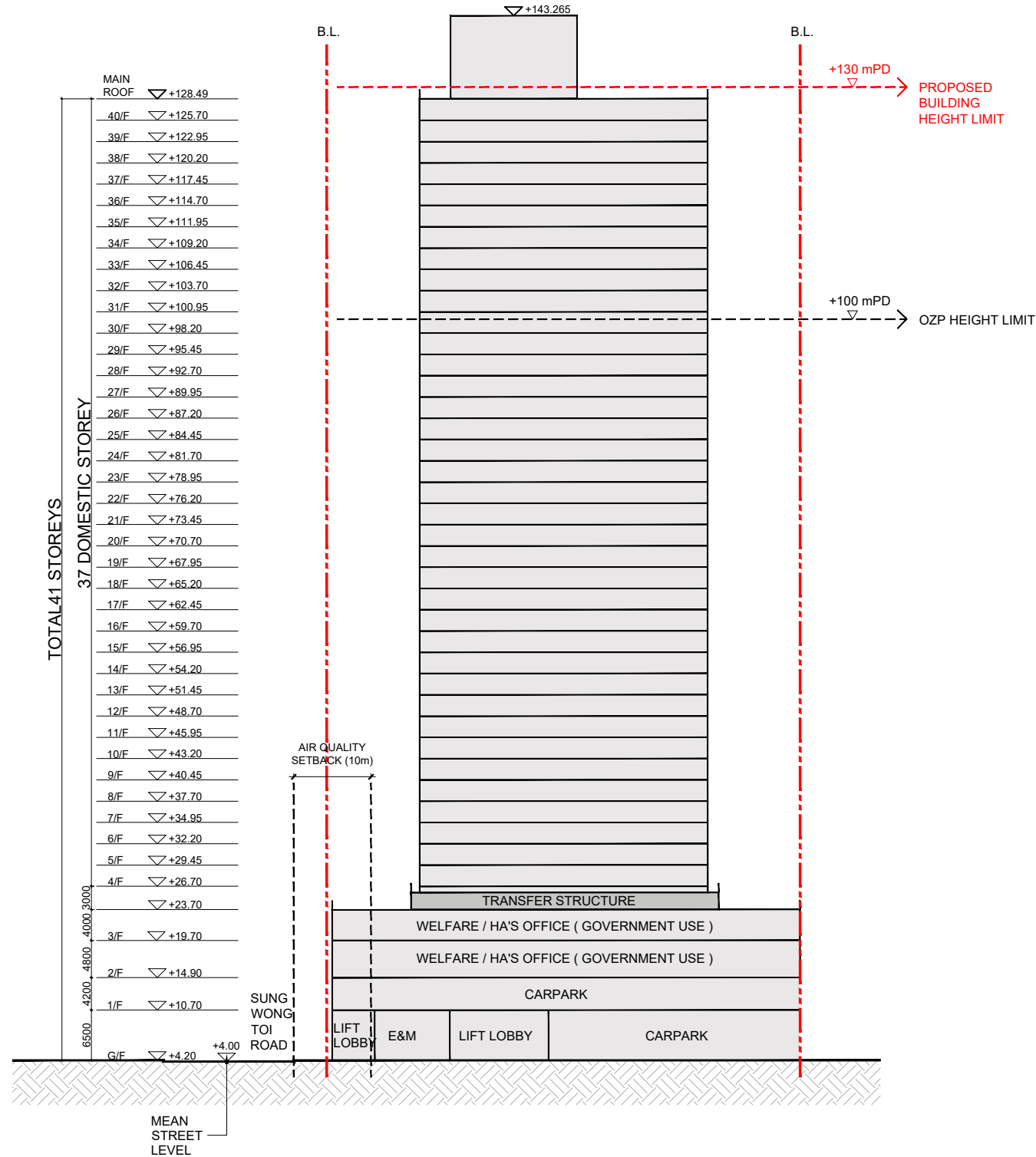
-  SITE BOUNDARY
-  DOMESTIC BLOCK

 房屋署
 HOUSING DEPARTMENT

DRAWING NO. KC06/A/LO-26	DATE: 03/04/2024
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KEY PLAN SCALE 1:2000 (A3)



LEGEND:-
 - - - - - SITE BOUNDARY

PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

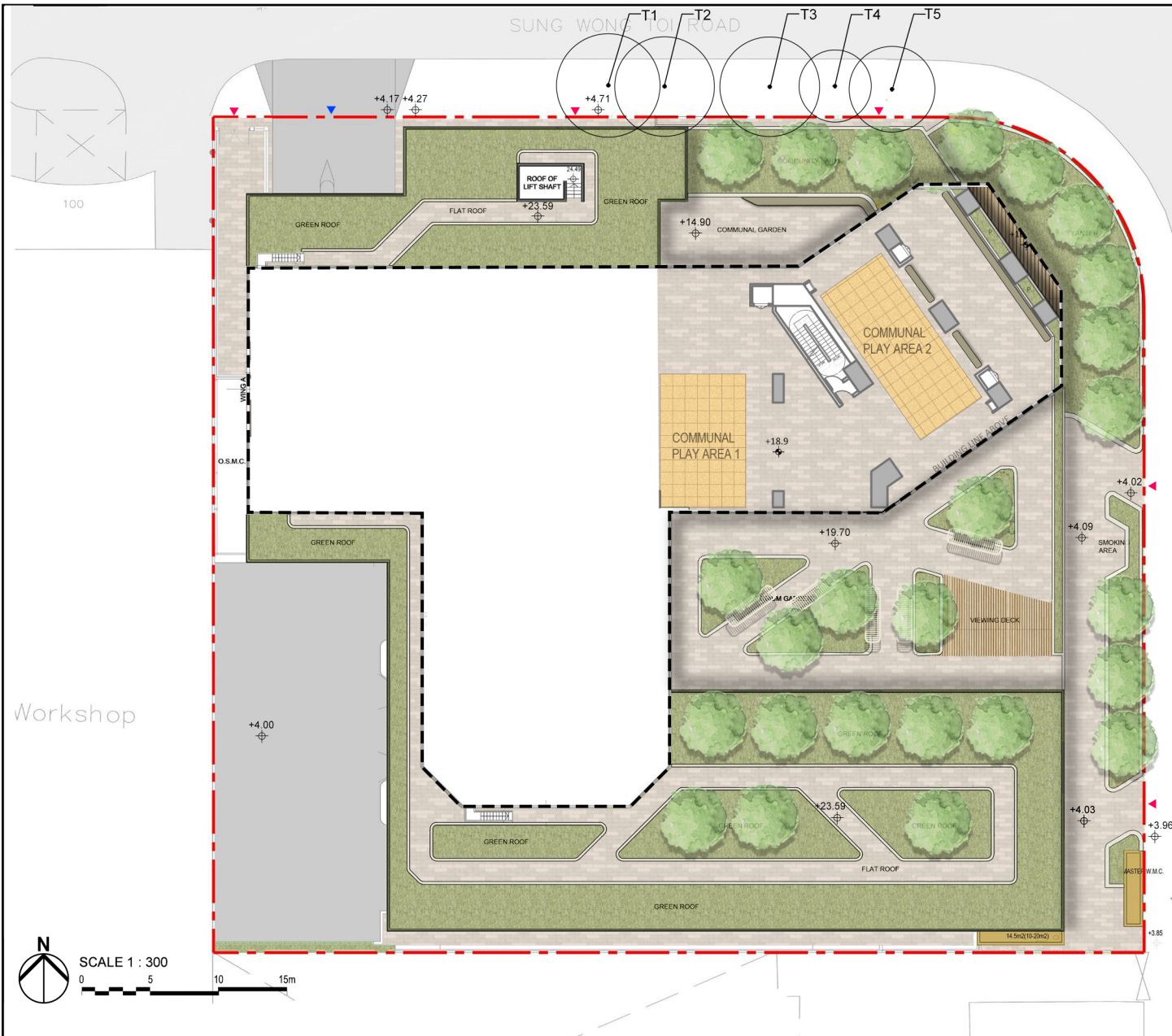
DRAWING TITLE
**SITE SECTION
 (PROPOSED SCHEME)**

SCALE 1:750(A3)



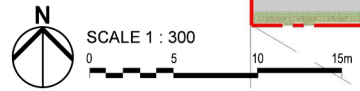
DRAWING NO.
 KC06/A/LO-27

DATE:
 03/04/2024



Legend

- - - Site Boundary
- Retained Tree
- New Tree
- Planting Area
- Timber Deck
- Communal Play Area
- Hard Paved Area
- EVA/ Vehicular Access
- ▲ Vehicular Entrance/Exit
- ▲ Pedestrian Entrance/Exit
- Sitting Benches
- Trellis
- ⊕ Spot Level



Site Area: **4131.698 m²**
 Note:
 Open space area not less than 1875m²
 Site coverage of greenery not less than 20% of the site area

PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
LANDSCAPE MASTER PLAN - OVERALL

SCALE 1:300(A3)

**房屋署
HOUSING DEPARTMENT**

DRAWING NO. KC06/L/LO-01	DATE: 03/04/2024
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