

Public Housing Development at Ka Wai Man Road

Purpose

This paper aims to brief the Central and Western District Council on the latest proposal of the Hong Kong Housing Authority (HA) for the public housing development at Ka Wai Man Road and seek Members' views on the proposal.

Background

2. According to the draft Kennedy Town & Mount Davis Outline Zoning Plan No.S/H1/20, the "R(A)5" site covering an area to the south of Victoria Road and to the west of Ka Wai Man Road is intended for public housing development.

3. The proposed public housing development has a site area of about 2.7 hectares. HA has preliminarily considered developing the site in two phases. The site of Phase 1 is located at the Ex-Police Married Officers Quarters and former school site for the Hong Kong Academy. The site of Phase 2 is located at the Ex-Mount Davis Cottage Area. Please refer to **Annex 1** for the site location plan.

4. In order to facilitate the public housing development, existing building of the Ex-Hong Kong Academy on Phase 1 site is being demolished by relevant government department. Civil Engineering and Development Department (CEDD) will carry out the site formation and infrastructure works for Phase 2 site prior to handing over the site to HA for housing construction.

Proposed Development

5. Phase 1 is proposed to comprise one block of subsidised sale flats (SSF) with approximately 340 flats and one block of public rental housing (PRH) with approximately 860 flats. Phase 2 is proposed to comprise one block of public rental housing with approximately 1140 flats. A total of about 2340 flats of public housing are proposed in Phase 1 and Phase 2 of which about 2000 flats are PRH.

6. Preliminary development parameters are summarized as follows:

	Phase 1		Phase 2
Type of Housing	Subsidised Sale Flats (SSF)	Public Rental Housing (PRH)	Public Rental Housing (PRH)
Gross Site Area	About 2.7 hectares		
Gross Floor Area (GFA)	Not exceeding 120000m ² (Excluding the community and welfare facilities as required by the Government and 25 nos. of light goods vehicle parking spaces for public use at Phase 2)		
Proposed no. of Flats	About 340	About 860	About 1140
	About 2340 in total		
Estimated Population	About 1000 persons	About 6500 persons	
	About 7500 persons in total		
No. of Blocks/ No. of Storeys / Building Height	1 SSF block of about 31 storeys (including ground floor podium); building height not exceeding +140mPD	1 PRH block of about 34 storeys (including ground floor) on top of a podium; building height not exceeding +140mPD	1 PRH block of about 37 storeys (including ground floor) on top of a podium; building height not exceeding +140mPD 1 ancillary facilities block with light goods vehicle park, of about 5 to 6 storeys; building height not exceeding +65mPD
Recreational Facilities	Landscaped open space and children's playground	Basketball court, badminton court, table-tennis table, landscaped open space and children's playground	
Community and Welfare Facilities	Not applicable	Community and welfare facilities will be located in the ancillary facilities block in Phase 2. The proposed community and welfare facilities are to be determined and will be supplemented in due course.	
Parking Facilities	In accordance with the upper limits of the Hong Kong	In accordance with the upper limits of the Hong Kong Planning Standards and Guidelines to provide about 80 nos. of private	

	Planning Standards and Guidelines to provide about 30 nos. of private car parking spaces and about 4 nos. of motorcycle parking spaces.	car parking spaces, about 17 nos. of motorcycle parking spaces and about 11 nos. of light goods vehicle parking spaces. In addition, to provide 25 nos. of light goods vehicle parking spaces in Phase 2 for public use.
Other Facilities	Estate Management Office	Kindergarten, retail and Estate Management Office
Remarks: The above information and annexes are for reference only. Particulars of the development are subject to detailed design.		

7. The development is situated in urban area. The retail, education and community facilities in the district and those to be provided by the proposed public housing development will be able to meet the daily needs of the residents. Please refer to **Annex 2** for the conceptual layout plan.

Technical Assessment

8. HA will carry out detailed technical assessment for the proposed public housing development including micro-climate study to ensure that the development will comply with environmental requirements in all respects. According to the traffic impact assessment, the traffic conditions of major road junctions in the district will operate in an acceptable level of service after the implementation of traffic improvement works.

9. In addition, HA will carry out road improvement works at Ka Wai Man Road, including construction of a layby and vehicular accesses for the public housing development in Phase 1. CEDD will construct a carriageway with vehicular ingress/egress at Victoria Road to serve the public housing development in Phase 2 and construct a footbridge connecting the housing site, and development and facilities at the north of Victoria Road in order to enhance pedestrian connectivity and road safety.

Proposed Development Schedule

10. According to the current proposal, the proposed development schedule for Phase 1 and Phase 2 are as follows:

	<u>Phase 1</u>	<u>Phase 2</u>
Commencement of housing works	2018/19	2023/24
Estimated completion of housing works	2024/25	2027/28

The proposed development schedule is subject to the actual conditions such as timely handover of the site to HA and may be further amended.

Consultation

11. Members are invited to offer their valuable views on the above development project.

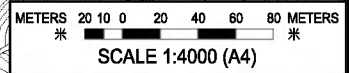
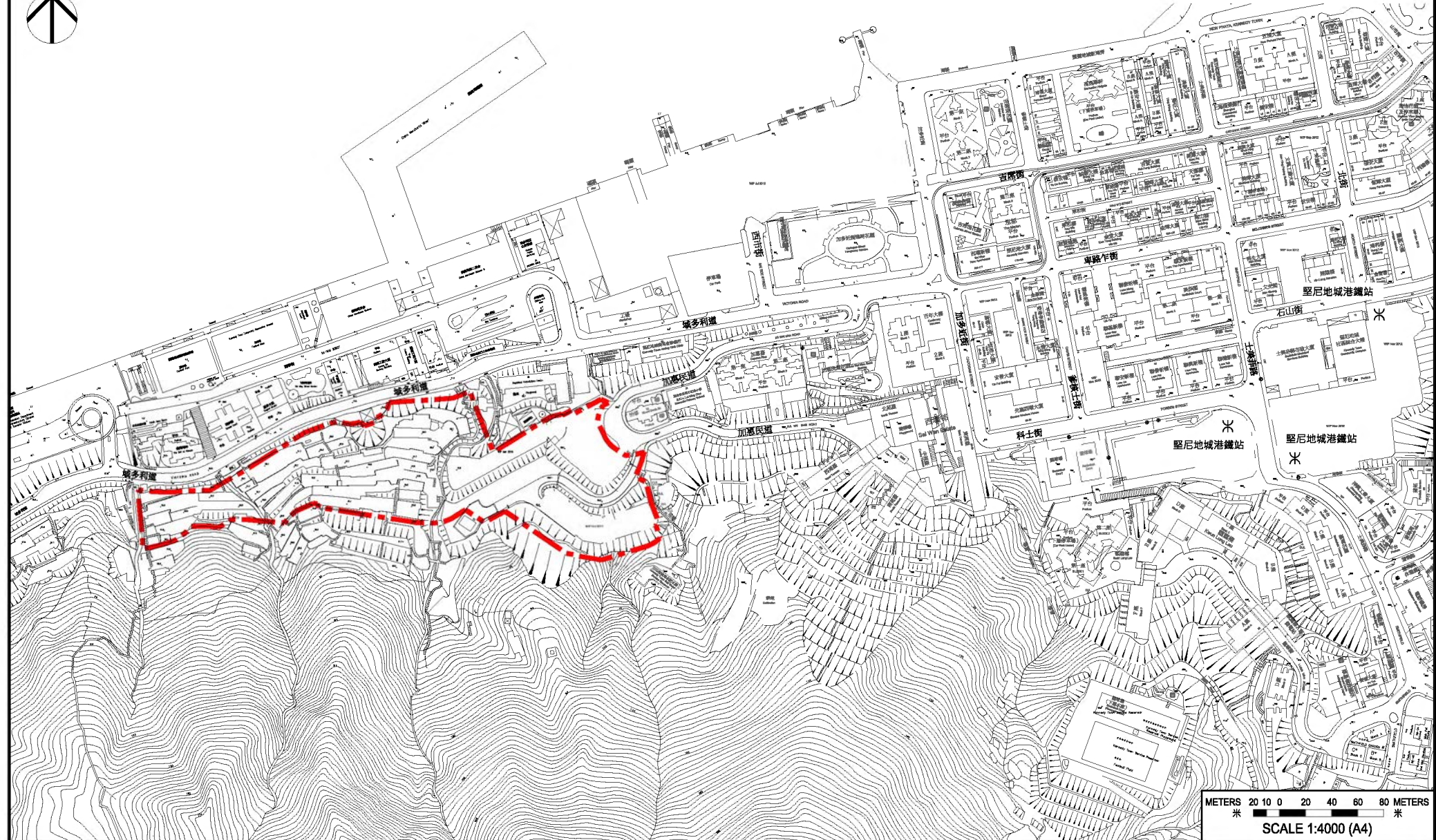
Housing Department
October 2017

Annexes

- Annex 1 Site Location Plan of the Proposed Public Housing Development at Ka Wai Man Road
- Annex 2 Conceptual Layout Plan of the Proposed Public Housing Development at Ka Wai Man Road



備註 Remarks:
1. 地盤界線或須在詳細設計階段，有所調整。
Site boundary may be subject to adjustment at detailed design stage.



擬建公營房屋地盤界線
PROPOSED PUBLIC HOUSING
SITE BOUNDARY

加惠民道公營房屋發展計劃-位置圖
PROPOSED PUBLIC HOUSING DEVELOPMENT AT KA WAI MAN ROAD -
SITE LOCATION PLAN

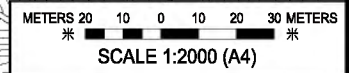
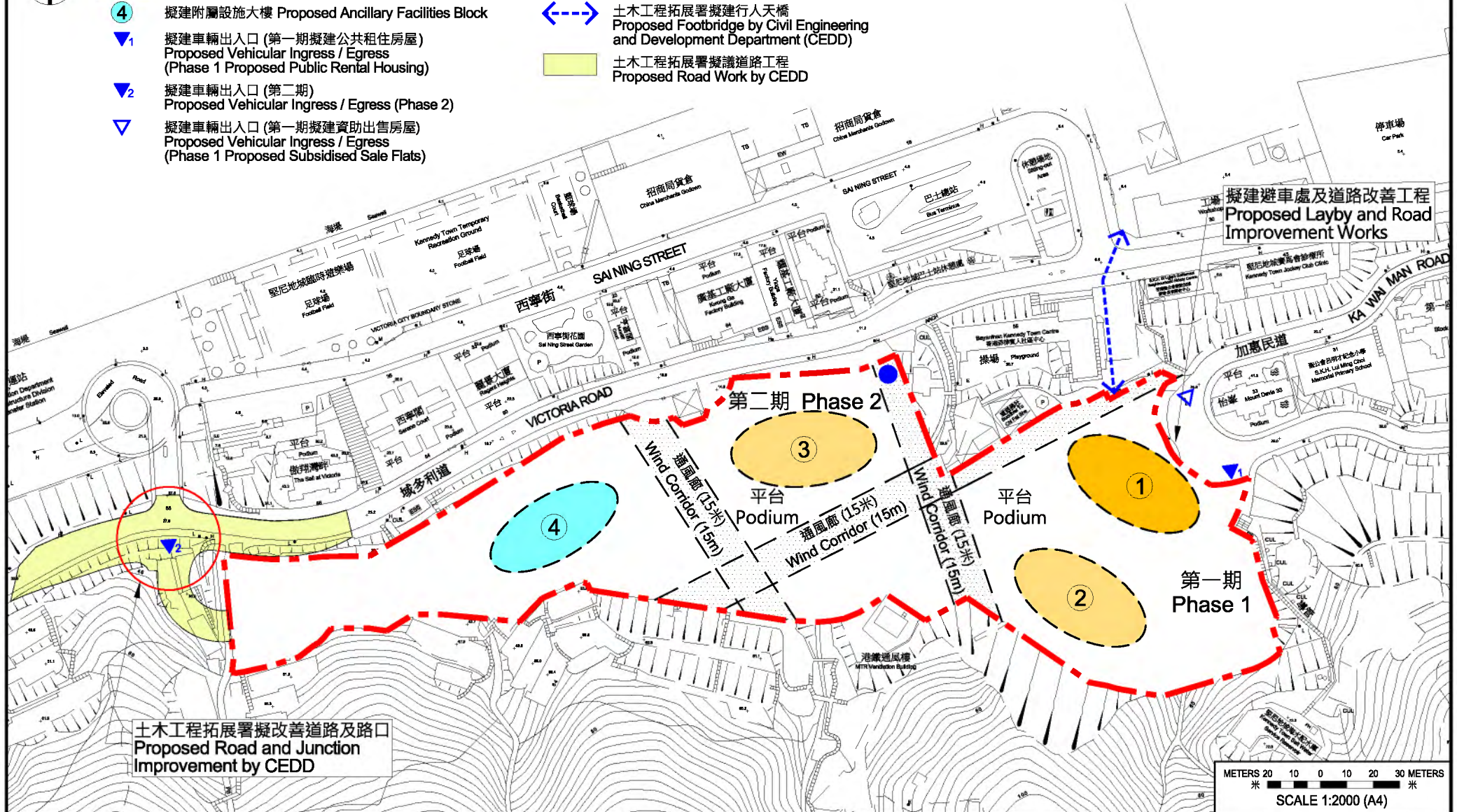
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HOUSING DEPARTMENT
附件一 日期 DATE
ANNEX 1 10/2017

圖例 Legend

- ① 擬建資助出售房屋 Proposed Subsidised Sale Flats
- ② ③ 擬建公共租住房屋 Proposed Public Rental Housing
- ④ 擬建附屬設施大樓 Proposed Ancillary Facilities Block
- ▼₁ 擬建車輛出入口 (第一期擬建公共租住房屋)
Proposed Vehicular Ingress / Egress (Phase 1 Proposed Public Rental Housing)
- ▼₂ 擬建車輛出入口 (第二期)
Proposed Vehicular Ingress / Egress (Phase 2)
- ▼ 擬建車輛出入口 (第一期擬建資助出售房屋)
Proposed Vehicular Ingress / Egress (Phase 1 Proposed Subsidised Sale Flats)
- 擬建升降機連接域多利道與第二期平台
Proposed Lift connecting Victoria Road and podium of Phase 2
- ↔ 土木工程拓展署擬建行人天橋
Proposed Footbridge by Civil Engineering and Development Department (CEDD)
- 土木工程拓展署擬議道路工程
Proposed Road Work by CEDD

備註 Remarks:

1. 地盤界線或須在詳細設計階段，有所調整。
Site boundary may be subject to adjustment at detailed design stage.
2. 通風廊或須在詳細設計階段，有所調整，並符合空氣流通表現的要求。
Wind corridors may be subject to adjustment at detailed design stage and comply with the requirement of air ventilation performance.



擬建公營房屋地盤界線
PROPOSED PUBLIC HOUSING SITE BOUNDARY

加惠民道公營房屋發展計劃-概念設計圖
PROPOSED PUBLIC HOUSING DEVELOPMENT AT KA WAI MAN ROAD - CONCEPTUAL LAYOUT PLAN

房屋署
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附件二 日期 DATE
ANNEX 2 10/2017