

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Ching Hiu Road, Sheung Shui					
Date of Preparation: Jan 12, 2024					
1. Site Particulars		Current Proposal		Remarks	
1.1	District Location	North			
1.2	Site Location	Ching Hiu Road, Sheung Shui			
1.3	Site Area				
1.3.1	Gross Site Area (approx) (ha)	0.43		Subject to detailed survey.	
1.3.2	Net Site Area (approx) (ha)	0.43		Subject to detailed survey and detailed design.	
1.4	Existing Land Use	Open air car park			
1.5	Existing Zoning	“Residential (Group A) 9”		As stipulated in the draft Fanling/Sheung Shui OZP No. S/FSS/27.	
1.6	Existing Land Status	Government land and private lots			
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 provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).	
2.2	Proposed No. of Flats (approx)	624		±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.	
2.3	Design Population (approx)	1,685		Based on average household size of 2.7. A ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.	
2.4	Maximum Plot Ratio				
2.4.1	Total Plot Ratio	6.6		As stipulated in the draft Fanling/Sheung Shui OZP No. S/FSS/27.	
2.4.2	Domestic Plot Ratio	6.5			
2.4.3	Non-Domestic Plot Ratio	0.1			
2.5	Proposed Maximum Gross Floor Area (GFA) (sqm)	28,380 sqm (about)		Based on the PR of 6.6. Subject to detailed survey and detailed design on net site area.	
2.6	Maximum No. of Storeys or Building Height in mPD	Max. 140 mPD		As stipulated in the draft Fanling/Sheung Shui OZP No. S/FSS/27.	
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)	1.2	-	Assume 2.1% of design population aged 3-5 according to the HKPSG in 2027. Demand to be met by existing provision in vicinity.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1.2 Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	3	-	Assume 4.57% of design population aged 6-11 according to the HKPSG in 2027. Demand to be met by existing provision in the district.
3.1.3 Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	2.2	-	Assume 5.3% of design population aged 12-17 according to the HKPSG in 2027. To be provided on a territory-wide basis.
3.2 Local Open Space [sqm]	1 sqm per person	1,685 sqm	Not less than 1,685 sqm	Subject to design population and detailed design. 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	0.2	-	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.2	-	Subject to design population and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.2	-	Subject to design population and detailed design.
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	135 sqm	Not less than 135 sqm	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.]				<p>Subject to Social Welfare Department (SWD)'s agreement and confirmation on funding availability and detailed design.</p> <p>Government, institution or community facilities as required by the Government are exempted from plot ratio calculation under OZP.</p> <p>The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.</p>
3.4.1 Neighbourhood Elderly Centres (NEC)	1 NEC per 15,000 to 20,000 persons	-	1 (NOFA of 328 sqm)	As requested by SWD.
3.4.2 Multi-disciplinary Outreaching Support Team for the Elderly (MOSTE)	-	-	1 (NOFA of 292 sqm)	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities [sqm]	To be determined by HD	N.A.	-	To be met by existing and planned provision in vicinity.
3.6 Ancillary Parking Requirements [no.]				Full plot ratio exemption under OZP for all parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500 m radius of rail station: 1 per 8-14 flats	45 - 78	78	Based on HKPSG at 1 per 8 flats as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.2 Light Goods Vehicle (LGV) (Domestic)	1 per 260 flats	3	3	<p>Shared-use of LGV and private light buses parking.</p> <p>Based on HKPSG at 1 per 260 flats. Subject to detailed design.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.3 Motor-cycle Parking (Domestic)	1 per 110-250 flats	2 - 6	6	Based on HKPSG at 1 per 110 flats. Subject to review and detailed design, feasibility to provide one additional motor-cycle parking space as per TD's request shall be further studied.
3.6.4 Loading/ Unloading for M/HGV (Domestic)	2 per residential block, allowing use of such L/UL bays for overnight shared-use parking for Medium/ Heavy Goods Vehicles (M/HGV) and Coaches	2	2	Based on HKPSG at 2 per residential block. Subject to detailed design. The provision of L/UL is "shared-use" by coaches/buses and M/HGV L/UL bays for service vehicles and overnight parking. The L/UL standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.5 Visitors Parking (Domestic)	5 per residential block	5	5	Based on HKPSG at 5 per residential block. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.6 Bicycle Parking (Domestic)	Within 0.5-2 km radius of a rail station: 1 per 15 flats	42	42	Based on HKPSG at 1 per 15 flats. Subject to detailed design.
4. Technical	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement mitigation measures as recommended in the Preliminary Environmental Review (PER) conducted by CEDD where appropriate. An Environmental Assessment Study (EAS) will be carried out to review any potential noise issues associated with the development for EPD's agreement.			
4.1.2 Air	No mitigation measures for air quality are required. An EAS will be carried out to review any potential air quality issues associated with the development for EPD's agreement.			
4.1.3 Air Ventilation (Pedestrian Wind Environment)	To provide mitigation measures such as 15m-wide building separations in conjunction with the adjoining buildings as recommended in the AVA(EE) conducted by CEDD.			Further quantitative AVA(s) would be conducted for optimising the measures recommended in the AVA(EE) at the detailed design stage.
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	No insurmountable problem on the drainage and sewerage aspects has been identified in the EFS conducted by CEDD.			HD will liaise with relevant departments and utilities companies when appropriate.
4.2.2 Water Supply	No insurmountable problem on the water supply has been identified in the EFS conducted by CEDD.			HD will liaise with relevant departments and utilities companies when appropriate.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem on the utilities has been identified in the EFS conducted by CEDD. Existing utilities services are available in the vicinity of the site.			HD will liaise with relevant departments and utilities companies when appropriate.
4.2.4 Roads/Traffic Improvement	To implement the road and junction improvement works in the district undertaken by the Government.			Road/Junction improvement for Ching Hiu Road Site as recommended in the TIA conducted by CEDD will be completed by CEDD before the population intake.
4.3 Urban Design, Visual and Landscape	Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures as far as practicable at detailed design stage.			To be addressed at design stage.
4.4 Geotechnical	No insurmountable problem is envisaged.			
4.5 Greening				
4.5.1 Green Coverage (% of Gross Site Area)	A minimum of 20%			At least 50% green coverage will be at grade or on levels easily accessible to residents.
5. Development Programme	Current Proposal			Remarks
5.1 Foundation Commencement Date	2024/25			Tentative date.

5. Development Programme		Current Proposal	Remarks
5.2	Building Completion Date	2028/29	Tentative date.
6. Attachments			
6.1	Location Plan (Plan 1)		
6.2	Development Concept Plan (Plan 2)		

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 regraded 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. 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.

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.

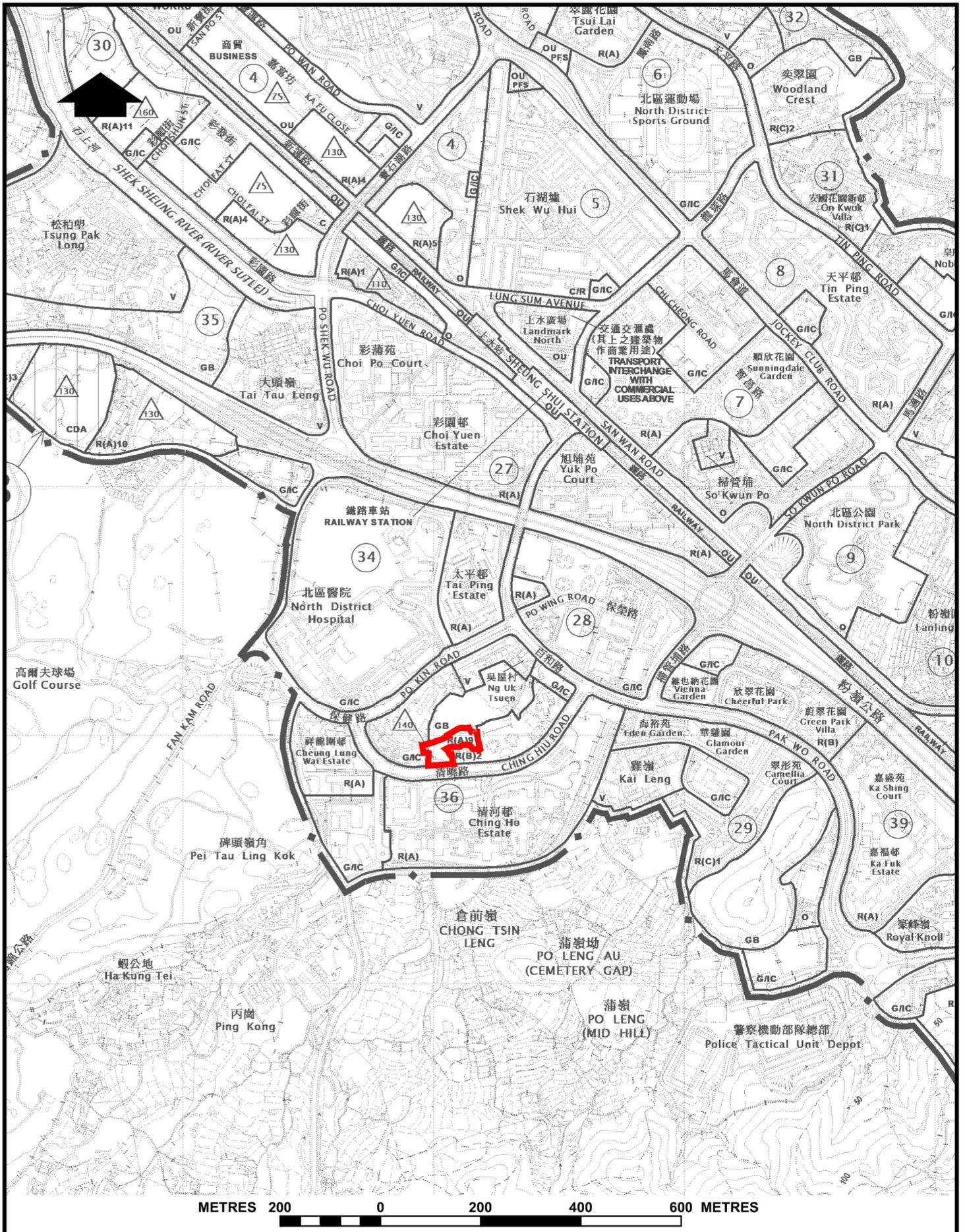
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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.



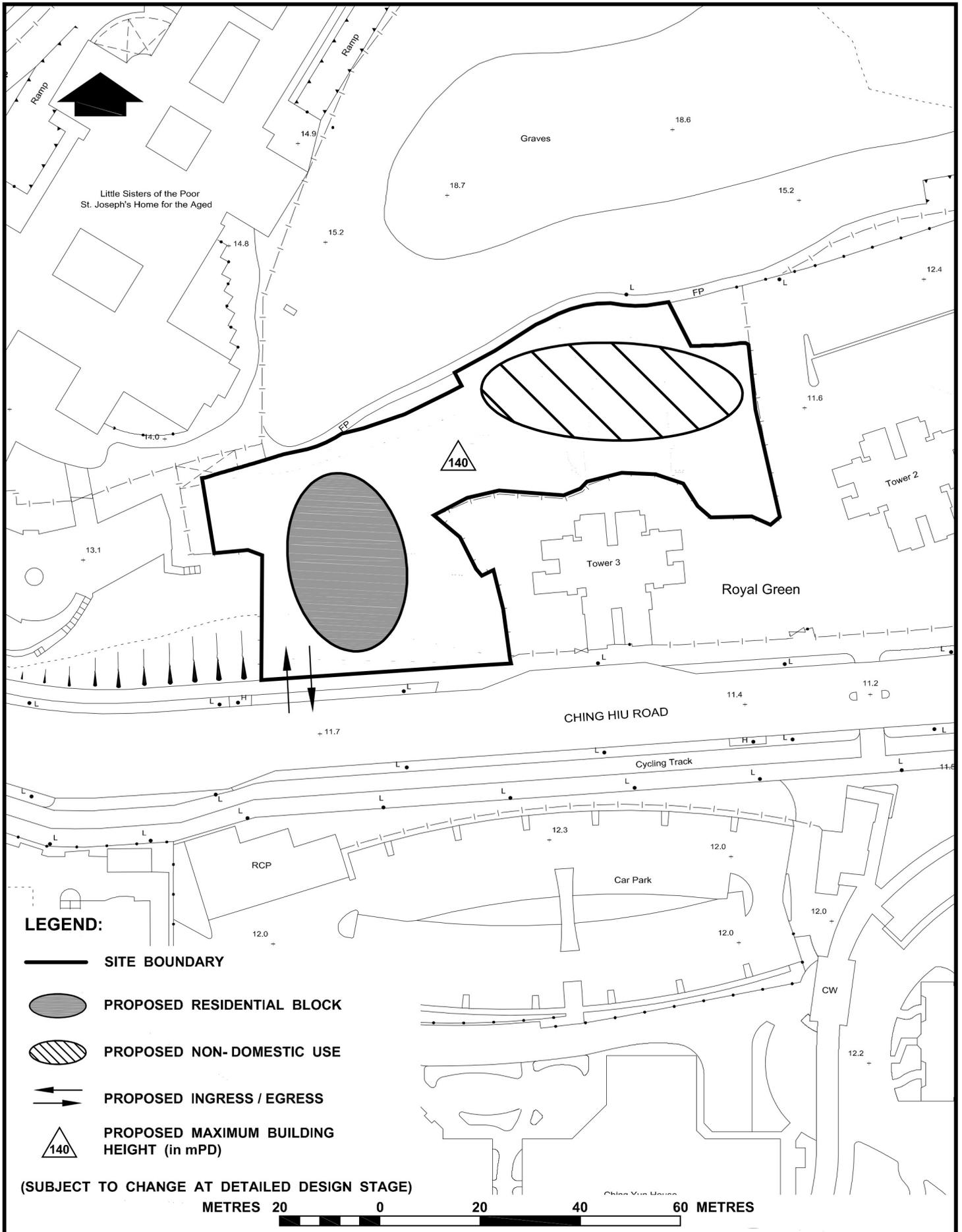
**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
CHING HIU ROAD**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
13. 9. 2023**



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT CHING HIU ROAD



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
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