

Addendum to the Approved Planning Brief for Public Housing Development
at Choi Shun Street

(February 2025)

	Approved Planning Brief (as at 16 December 2022)	Amendment to Planning Brief
Planning Requirements		
Sheung Shui Social Security Field Unit	1	0

PLANNING BRIEF

PROJECT NAME: Choi Shun Street, Sheung Shui		
Date of Preparation: Dec 13, 2022 11:44:51 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Choi Shun Street	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.56	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.56	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Public open carpark and vacant land	
1.5 Existing Zoning	"Residential (Group A) 11"	As stipulated in the approved Fanling/Sheung Shui OZP No.S/FSS/26.
1.6 Existing Land Status	Government Land	
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	2,330	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 505 1P/2P flats subject to detailed design.
2.3 Design Population (approx)	5,496	Based on actual flat mix. A ±10% adjustment is allowed for flexibility in detailed design subject to

2. Development Parameters		Current Proposal			Remarks
					pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Total Plot Ratio		6.7			As stipulated in the approved Fanling/Sheung Shui OZP No.S/FSS/26.
2.5 Proposed Maximum Gross Floor Area (GFA) (sqm)		104,520 (about)			Subject to detailed survey and detailed design.
2.6 Maximum No. of Storeys or Building Height in mPD		Max. 160mPD (main roof level)			As stipulated in the approved Fanling/Sheung Shui OZP No.S/FSS/26.
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 CRs are required for every 1,000 children aged 3 to under 6)	3.9	6	Assume 2.1% of design population aged 3-5 according to the HKPSG in 2027. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned.
3.1.2 Primary School [no.]		1 whole-day classroom per 25.5 persons aged 6-11	9.8	-	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 and the proposed primary school at the site adjacent to the housing development.
3.1.3 Secondary School [no.]		1 whole-day classroom per 40 persons aged 12-17	7.3	-	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	5,496 sqm	Not less than 5,496 sqm	Subject to design population and detailed design.
3.3 Recreation Facilities [no.]				-	
3.3.1 Badminton Court		1 per 8,000 persons	0.69	1 no.	Subject to design population and detailed

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				design.
3.3.2 Basketball Court	1 per 10,000 persons	0.55	-	Subject to design population and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.73	1 no.	Subject to design population and detailed design.
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	440 sqm	Not less than 440 sqm	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.]			-	<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 premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.</p>
3.4.1 Residential Care Home for the Elderly (250-place) (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.	-	1 (NOFA of 3,032 sqm)	As requested by SWD.
3.4.2 Neighbourhood Elderly Centre (NEC) Sub-base	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons	-	1 (NOFA of 132 sqm)	As requested by SWD.
3.4.3 Office Base of On-site Pre-school Rehabilitation Services (OPRS) (serving 100	-	-	1 (NOFA of 166 sqm)	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
children)				
3.4.4 Small Group Homes (30-place) (SGH) comprising of three 8-place SGH and one 6-place SGH	-	-	1 (NOFA of 506 sqm)	As requested by SWD.
3.4.5 Sheung Shui Social Security Field Unit	-	-	1 (NOFA of 495 sqm)	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities [sqm]	To be determined by HD	N.A.	1,200 sqm GFA	Subject to review and detailed design.
3.6 Ancillary Parking Requirements [no.]			-	Full plot ratio exemption under OZP for all parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excluding 1P/2P flats)	131 - 229	229	Based on HKPSG at 1 per 8 flats, excluding 1P/2P flats as per TD's request. Subject to detailed design. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.6.2 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats (excluding 1P/2P flats)	8	8	Shared-use of LGV and light buses parking. Based on HKPSG at 1 per 260 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.3 Car Parking (R&C)	1 per 150-300sqm retail GFA	4 - 8	8	Based on HKPSG at 1 per 150sqm retail GFA as per TD's request. Subject to review and detailed design. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats (excluding 1P/2P flats)	8 - 17	17	Based on HKPSG at 1 per 110 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.5 Loading/ Unloading (L/UL) (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	6	6	Based on HKPSG at 2 per residential block as per TD's request. 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

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	Coaches			overnight parking. The L/UL standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.6 Loading/ Unloading (R&C)	1 per 800-1,200sqm retail GFA	1 - 2	2	Based on HKPSG at 1 per 800sqm retail GFA as per TD's request. Subject to review and detailed design.
3.6.7 Visitor Parking (Domestic)	5 per residential block	15	15	Based on HKPSG at 5 per residential block as per TD's request. Subject to detailed design. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.6.8 Bicycle Parking (Domestic)	Within 2km radius of a rail station: 1 per 15 flats	156	156	Based on HKPSG at 1 per 15 flats as per TD's request. Subject to detailed design.
3.6.9 Parking (Welfare Facilities)	-	-	2	As requested by SWD. One designated parking space for one private light bus with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m is required for the RCHE. One designated parking space with 8m L x 3m W x minimum 3.3m headroom for a private light bus mobile training centre is required for OPRS.
3.6.10 Loading/ Unloading (Welfare Facilities)	-	-	1	As requested by SWD. A shared L/UL area (11m L x 3.5m W x 4.7m minimum headroom) for the private light buses and ambulance or other vehicles of the development in the close proximity to the

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				entrance / lift lobby of the RCHE.
3.7 Public Vehicle Parking (PVP)	-	-	58 HGV parking spaces	Full plot ratio exemption under OZP for public vehicle parking facilities. As requested by TD and subject to Government's confirmation on funding and agreement in taking up the future management, operation and maintenance of the PVP.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	Noise mitigation measures are not required under the PER conducted by CEDD. 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 incorporate the 15m wide building separation recommended in the AVA(E). Open spaces that may be linked and aligned in a way to form breezeways or wind corridors and stepped building height profile will also be considered.			Further quantitative AVA(s) would be conducted for optimizing the measures recommended in the AVA(E) at detailed design stage.
4.1.4 Ecology	To implement mitigation measures such as appropriate glass and façade treatments and eliminating unnecessary lighting as far as practicable at detailed design stage.			
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	To implement planned infrastructure according to the planned population threshold undertaken by the Government.			HD will liaise with relevant departments and utility companies when appropriate.
4.2.2 Water Supply	To implement planned infrastructure according to the planned population threshold undertaken by the Government.			HD will liaise with relevant departments and utility companies when appropriate.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.			HD will liaise with utility companies when

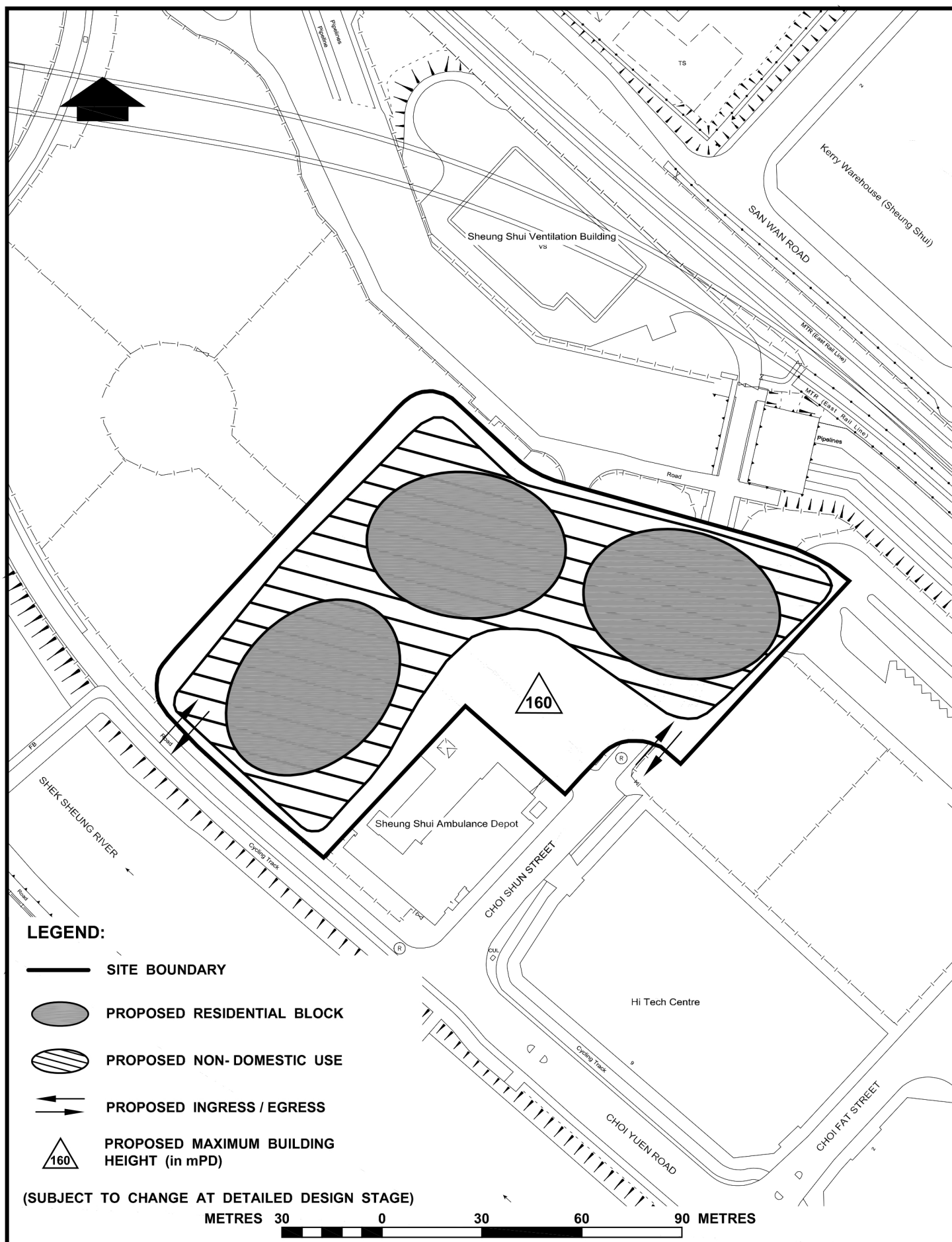
4. Technical Considerations/Constraints	Current Proposal	Remarks
		appropriate.
4.2.4 Roads/Traffic Improvement	To implement the road and junction improvement works in the district undertaken by the Government.	HD will liaise with relevant departments when appropriate.
4.3 Urban Design, Visual and Landscape	Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures such as staggered building heights, tree planting and careful design on building orientation as far as practicable at detailed design stage.	To be addressed at design stage.
4.4 Geotechnical	No insurmountable problem is envisaged.	To continue to liaise with CEDD on the design and construction of geotechnical works.
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 assessable to residents. Subject to detailed design, a minimum of 3 trees per 100 sqm of the overall green coverage would be provided.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2025/26	Tentative date.
5.2 Building Completion Date	2029/30	Tentative date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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.

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.



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT CHOI SHUN STREET



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
24. 8. 2022