

PLANNING BRIEF

PROJECT NAME:	Public Housing Development at Chung Nga Road West, Tai Po		
Date of Preparation:	May 2026		
1. Site Particulars	Current Proposal		Remarks
	Phase 1	Phase 2	
1.1 District Location	Tai Po		
1.2 Site Location	Chung Nga Road West (CNRW), Tai Po		Include the adjoining school site to the west, which has been de-reserved for school use by Education Bureau, as an extension.
1.3 Site Area			
1.3.1 Gross Site Area (approx.) (ha)	0.99	0.64	Subject to detailed survey, development constraints and finalization of design layout.
1.3.2 Net Site Area (approx.) (ha)	0.93	0.64	Ditto.
1.4 Existing Zoning	“Residential (Group A)9”		As stipulated on the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/32.
1.5 Existing Land Use	Currently under site formation, infrastructure and foundation works	Currently under site formation and infrastructure works	
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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 No. of Flats Proposed (approx.)	920	627	Subject to detailed design. ±10% variation is allowed for design flexibility subject to pro-rata adjustment to the provision of ancillary facilities.

2. Development Parameters	Current Proposal		Remarks		
	Phase 1	Phase 2			
2.3 Design Population (approx.)	2,484	1,693	Based on average household size of 2.7. A $\pm 10\%$ variation of design population, or a reduction of design population exceeding 10% (as compared with the original design population stated in this PB) due to adjustment of flat mix / average household size while the decrease in flat numbers is within the 10% allowance, is allowed for design flexibility subject to adjustments to the provision of ancillary facilities on a pro-rata basis in accordance with the HKPSG.		
2.5 Maximum Plot Ratio (PR)	6.9	6.0	Phase 1 is subject to a max. PR of 6.9 (including a max. domestic PR of 6.23 and a max. non-domestic PR of 0.67) and a max. BH of 172 mPD under the s.16 planning application No. A/TP/700 approved by the Town Planning Board (TPB) on 25.10.2024.		
2.6 Maximum Building Height (BH)	+172 mPD (at main roof)	+140 mPD (at main roof)	Phase 2 is subject to a max. PR of 6.0 (including a max. non-domestic PR of 0.5) and a max. BH of 140 mPD as stipulated on the OZP. The current scheme has been optimised with PR of 6.81 and BH of +170 mPD for Phase 1 and PR of 5.96 and BH of +130 mPD for Phase 2 (subject to further refinement in detailed design).		
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal		Remarks
			Phase 1	Phase 2	
3.1 Education Facilities					
3.1.1 Nursery Class & Kindergarten (no. of classrooms)	500 half-day and 500 full-day places for every 1,000	3.0	0	0	Assuming 2.1% of design population aged 3-5 in 2027 in accordance with the HKPSG.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal		Remarks
			Phase 1	Phase 2	
	children in the age group of 3 to under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to under 6)				Demand to be met by the nearby provision.
3.1.2 Primary School (no.)	1 whole day classroom per 25.5 persons aged 6-11	0	0	0	Demand to be met by district provision.
3.1.3 Secondary School (no.)	1 whole day classroom per 40 persons aged 12-17	0	0	0	Demand to be met by district provision.
3.2 Local Open Space (approx.) (sq.m.)	1 sq.m. per person	Phase 1: 2,484 Phase 2: 1,693	Not less than 2,484	Not less than 1,693	Subject to design population in detailed design. Passive / active recreation facilities to be appropriately provided for all age groups and persons with disabilities.
3.3 Recreation Facilities					Subject to design population, detailed design and site constraints.
3.3.1 Children's Play Area (approx.) (sq.m.)	400 sq.m. per 5,000 persons	Phase 1: 199 Phase 2: 136	Not less than 199	Not less than 136	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 development.
3.3.2 Badminton Court (no.)	1 per 8,000 persons	0.5	0	0	
3.3.3 Basketball Court (no.)	1 per 10,000 persons	0.4	0	0	
3.3.4 Table Tennis Table (no.)	1 per 7,500 persons	0.6	1	0	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal		Remarks
			Phase 1	Phase 2	
3.4 Social Welfare / Community Facilities (no.)					
3.4.1 Integrated Vocational Rehabilitation Services Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above	-	1 (with NOFA of about 447 sq.m.)	-	As requested by the Social Welfare Department (SWD) and subject to confirmation on government funding availability by SWD and detailed design.
3.4.2 Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	-	1 (with NOFA of about 617 sq.m.)	-	The use of the premises and scale of the provision are subject to change to cope with the prevailing demand in consultation with the bureaux / departments concerned.
3.4.3 Community Rehabilitation Day Centre (CRDC)	One centre per 420,000 persons	-	1 (with NOFA of about 306 sq.m.)	-	All social welfare/ community facilities will be accountable for non-domestic GFA per the OZP.
3.5 Retail & Commercial (R&C) Facilities GFA (sq.m.)	To be determined by HD	-	409	-	With Internal Floor Area of about 360 sq.m. under the current proposal subject to detailed design. Provision of retail facilities is to be determined by HD, subject to review and detailed design.
3.6 Parking Facilities (no.)					Full PR exemption for all parking facilities under the OZP. Provision is subject to detailed design.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats, excluding 1P/2P flats	Phase 1: 66 - 115 Phase 2: 45 - 79	115	79	Based on 1 per 8 flats excluding 1P/2P flats, as agreed by Transport Department (TD). Include 2 accessible parking spaces for each phase. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal		Remarks
			Phase 1	Phase 2	
3.6.2 Car Parking (R&C)	1 per 150-300 sq.m. retail GFA	Phase 1: 2 - 3 Phase 2: 0	3	-	Based on 1 per 200sq.m. retail GFA, as agreed by TD.
3.6.3 Car Parking (Visitor)	5 per residential block	Phase 1: 5 Phase 2: 5	5	5	Based on 5 per residential block, as agreed by TD. Shared-use by van-type LGVs and taxis is allowed.
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats, excluding 1P/2P flats	Phase 1: 4 - 9 Phase 2: 3 - 6	9	6	Based on 1 per 110 flats excluding 1P/2P flats, as agreed by TD.
3.6.5 Light Goods Vehicle Parking (Domestic)	1 per 260 flats, excluding 1P/2P flats	Phase 1: 4 Phase 2: 3	4	3	Based on 1 per 260 flats, excluding 1P/2P flats, as agreed by TD. Shared-use LGV and light bus parking.
3.6.6 Loading/ Unloading (Domestic)	2 per residential block	Phase 1: 2 Phase 2: 2	2	2	Based on 2 per residential block, as agreed by TD. Shared-use coaches / buses and medium / heavy goods vehicles loading / unloading (L/UL) bays for service vehicles and overnight parking, subject to due consideration of site constraint and local situation.
3.6.7 Loading/ Unloading (R&C)	1 per 800-1,200 sq.m. retail GFA	Phase 1: 1 Phase 2: 0	1	-	Based on 1 per 800sq.m. retail GFA, as agreed by TD.
3.6.8 Bicycle Parking	Within a 0.5-2 km radius of a rail station: 1 per 15 flats	Phase 1: 62 Phase 2: 40	62	42	Based on 1 per 15 flats, as agreed by TD.
3.7 Welfare Parking	-	-	3 (1 Light Goods Vehicle Parking Space and 2 Private Light Bus Parking Spaces)	-	Provision as requested by SWD. Subject to confirmation on government funding availability by SWD and detailed design.

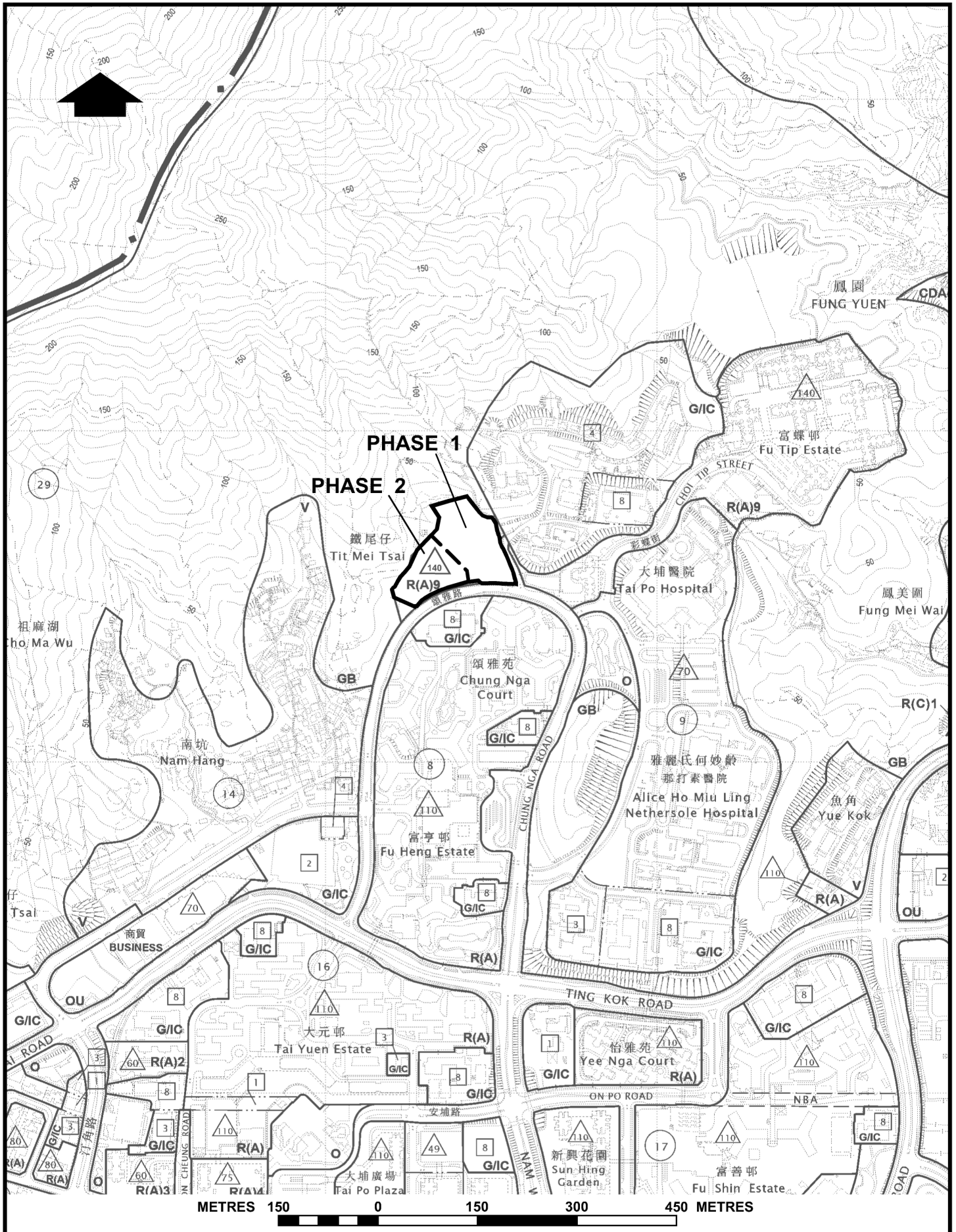
4. Technical Considerations / Constraints	Current Proposal	Remarks
4.1 Environmental		
4.1.1 Noise	To implement mitigation measures, if required, and address road traffic noise impacts from the surrounding area as recommended in Environmental Assessment Study (EAS). No insurmountable problem is envisaged.	For Phase 1, updating of the Environmental Assessment Study (EAS) is required. For Phase 2, submission of EAS is required.
4.1.2 Air	To provide adequate buffer distance from the emission sources. No insurmountable problem is envisaged.	Ditto.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	To be connected to the existing network. No insurmountable problem is envisaged.	The Sewerage Impact Assessment (SIA) for the original design population of Phase 1 was approved by the Environmental Protection Department (EPD) and Drainage Services Department (DSD) in March 2016. For Phase 2, a SIA will be agreed with EPD and DSD, covering the design population from both Phase 1 and Phase 2.
4.2.2 Water Supply	No insurmountable problem is envisaged.	A Water Supply Impact Assessment (WSIA) is not required based on the design population from both Phase 1 and Phase 2.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD would liaise with utility companies as and when necessary.
4.2.4 Roads / Traffic Improvement	No significant adverse impacts are envisaged.	The Traffic Review for the original flat number of Phase 1 was approved by TD in January 2023, and the improvement works were completed by Civil Engineering and Development Department (CEDD) in December 2022. For Phase 2, a Traffic Review will be agreed with TD, covering the flat numbers for both Phase 1 and Phase 2.

4. Technical Considerations / Constraints	Current Proposal	Remarks
4.2.5 Geotechnical Requirement	Site formation works comprising creating new slopes and retaining structures for building platforms, improvement / upgrading works to the existing slopes, and mitigation and stabilization works to natural terrain was agreed with Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD). No insurmountable problem is envisaged.	Site formation works and natural terrain hazard mitigation measures are being constructed.
4.3 Urban Design, Visual and Landscape	<p>A 20m wide visual corridor from Chuen On Road Garden to Cloudy Hill is reserved. Upon detailed design, the layout and disposition of the proposed housing developments would be carefully considered with due regard to its surrounding environment to enhance visual permeability and improve visual compatibility with the adjacent uses.</p> <p>To optimize the opportunity for greening and tree planting, landscape planting at street level, on podium/roofs and vertical greening on facades would be provided as appropriate. Mitigation measures such as planting area will be provided where practicable along the northern part of the site as landscape buffer between the development and the “GB” zone to the north.</p>	
4.4 Air Ventilation (Pedestrian Wind Environment)	No significant adverse air ventilation impact arising from the current proposal on the surrounding pedestrian wind environment is anticipated.	
4.5 Greenery Coverage	Overall minimum of 20% of site coverage of greenery will be provided.	
5. Development Programme		
5.1 Foundation Commencement Date	Phase 1: 2023/24 Phase 2: 2027/28	Subject to review.
5.2 Building Completion Date	Phase 1: 2029/30 Phase 2: 2030/31	Subject to review.
6. Attachment		
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 and unless otherwise specified under the Remarks column, $\pm 10\%$ adjustment for the number of flats and design population, or a reduction of design population exceeding 10% (as compared with the original design population stated in this PB) due to adjustment of flat mix / average household size while the decrease in flat numbers is within the 10% allowance, are allowed for design flexibility subject to adjustments to the provision of ancillary facilities on a pro-rata basis in accordance with the HKPSG or the requirements of client departments. If a project remains within the aforementioned 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.

*** End of Report ***



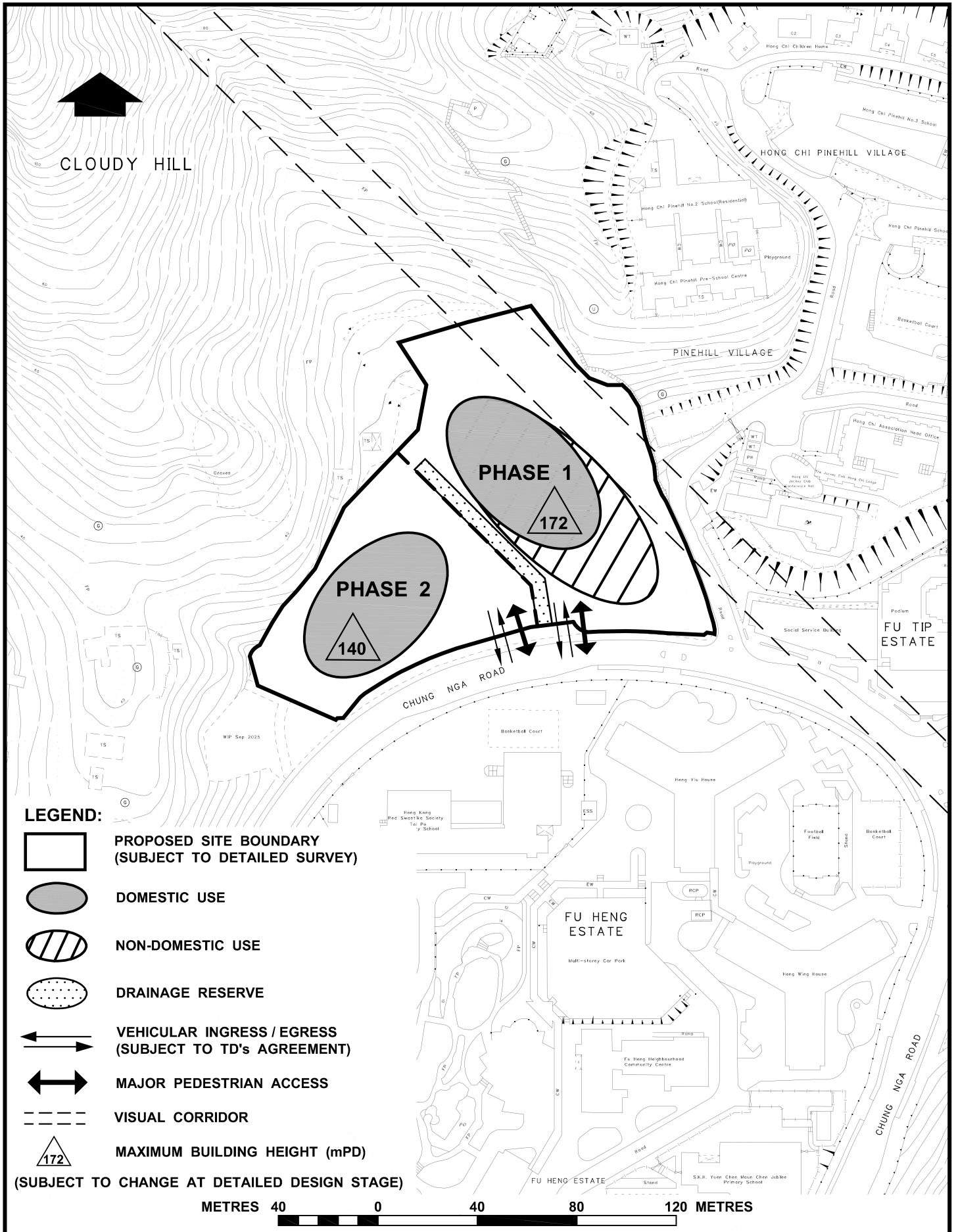
**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
CHUNG NGA ROAD WEST, TAI PO**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
22. 4. 2026**



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
CHUNG NGA ROAD WEST, TAI PO**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
22. 4. 2026**