

PLANNING BRIEF

| PROJECT NAME: Fanling Area 48 | | |
|--|---|---|
| Date of Preparation: May 24, 2023 | | |
| 1. Site Particulars | Current Proposal | Remarks |
| 1.1 District Location | North | |
| 1.2 Site Location | Tai Wo Service Road West, Fanling | |
| 1.3 Site Area | | |
| 1.3.1 Gross Site Area (approx) (ha) | 3.42 | Subject to detailed survey. |
| 1.3.2 Net Site Area (approx) (ha) | 2.74 | Subject to detailed survey and detailed design. |
| 1.4 Existing Land Use | Squatters and temporary workshops/ structures | |
| 1.5 Existing Zoning | “Residential (Group A) 3” | As stipulated in the draft Fanling/ Sheung Shui OZP No. S/FSS/27. |
| 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 HKPSG. |
| 2.2 Proposed No. of Flats | 4,200 | ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 945 1P/2P flats subject to detailed design. |
| 2.3 Design Population (approx) | 10,800 | Based on actual flat mix. A ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and |

| 2. Development Parameters | | Current Proposal | | | Remarks |
|---------------------------|--|--|------------------------------------|------------------|--|
| | | | | | consultation with departments concerned. |
| 2.4 | Proposed Maximum Gross Floor Area (GFA) | Total: 198,000sqm Domestic: 178,100sqm Non-domestic: 19,900sqm (Subject to TPB's approval of planning application to be submitted by CEDD for minor relaxation of GFA and BHR, and detailed design) | | | A total maximum GFA of 178,100sqm is stipulated in the OZP. In order to increase the respective domestic PR from 6 to 6.5 and to provide the welfare facilities as specified in Item 3.4 to meet the requirement of non-domestic GFA equivalent to at least 5% of attainable domestic GFA, a planning application will be submitted by CEDD to the TPB for minor relaxation of total GFA to 198,000sqm, subject to TPB's approval and detailed design. |
| 2.5 | Maximum No. of Storeys or Building Height in mPD | Max. 175mPD (Subject to TPB's approval of planning application to be submitted by CEDD for minor relaxation of GFA and BHR, and detailed design) | | | The maximum BHR of 140mPD is stipulated in the OZP. In order to increase the respective domestic PR from 6 to 6.5 and to provide the welfare facilities as specified in Item 3.4 to meet the requirement of non-domestic GFA equivalent to at least 5% of attainable domestic GFA, a planning application will be submitted by CEDD to the TPB for minor relaxation of BHR to 175mPD, subject to TPB's approval and detailed design. |
| 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 childrens aged 3 to under 6) | 7 | 7 | 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 |

| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
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| | | | | the bureau / departments concerned. |
| 3.1.2 Primary School [no.] | 1 whole-day CR per 25.5 persons aged 6-11 | 19 | - | 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.] | 1 whole-day CR per 40 persons aged 12-17 | 14 | - | 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 | 10,800 | Not less than 10,800 | Subject to design population and detailed design. |
| 3.3 Recreation Facilities [no.] | | | | |
| 3.3.1 Badminton Court | 1 per 8,000 persons | 1.35 | 1 no. | Subject to design population and detailed design. |
| 3.3.2 Basketball Court | 1 per 10,000 persons | 1.08 | 1 no. | Subject to design population and detailed design. |
| 3.3.3 Table Tennis Table | 1 per 7,500 persons | 1.44 | 1 no. | Subject to design population and detailed design. |
| 3.3.4 Children's Play Area / Playground [sqm] | 400 sqm per 5,000 persons | 864 | Not less than 864 | 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.] | | | | Subject to SWD's agreement and confirmation on funding availability and detailed design. All social welfare/ community facilities will be regarded as non-domestic uses and accountable for the calculation of non- |

| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
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| | | | | domestic GFA. The proposed provision is subject to TPB's approval of planning application to be submitted by CEDD for minor relaxation of GFA and BHR. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned. |
| 3.4.1 50-p Hostel for Moderately Mentally Handicapped Persons (HMMH) | 36 service places per 10,000 persons aged 15 or above | - | 1 (50-place) (about 617sqm in NOFA) | As requested by SWD. |
| 3.4.2 80-p Integrated Vocational Rehabilitation Services Centre (IVRSC) | 23 service places per 10,000 persons aged 15 or above | - | 1 (80-place) (about 447sqm in NOFA) | As requested by SWD. |
| 3.4.3 Neighbourhood Elderly Centre (NEC) | One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing | - | 1 (328sqm in NOFA) | As requested by SWD. |
| 3.4.4 30-p Supported Hostel for Mentally/ Physically Handicapped Persons [SHOS(MPH)] | 36 service places per 10,000 persons aged 15 or above | - | 1 (30-place) (about 355sqm in NOFA) | As requested by SWD. |
| 3.4.5 150-p Residential Care Home for the Elderly (RCHE) cum 30-p Day Care Unit (DCU) | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above for RCHE and 17.2 subsidised community care service places per 1,000 elderly persons aged 65 or above for DCU. | - | 1 (about 2,003sqm in NOFA) | As requested by SWD. |
| 3.5 Retail and Commercial (R&C) Facilities (sqm) | To be determined by HD | N.A. | 3,500sqm GFA | Subject to review and detail design. |
| 3.6 Ancillary Parking Requirements | | | | Full GFA exemption under |

| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
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| (no.) | | | | OZP for all ancillary parking facilities. |
| 3.6.1 Car Parking (Domestic) | Outside 500m radius of rail station: 1 per 8-14 flats (excluding 1P/2P flats) | 233-407 | 407 | Based on HKPSG at 1 per 8 flats excluding 1P/2P 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) Parking (Domestic) | 1 per 260 flats (excluding 1P/2P flats) | 13 | 13 | 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 | 12-24 | 24 | Based on HKPSG at 1 per 150sqm retail GFA as per TD's request. Shared-use by van-type LGV or Taxis is allowed. Subject to review and detailed design. |
| 3.6.4 Motor-cycle Parking (Domestic) | 1 per 110-250 flats (excluding 1P/2P flats) | 13-30 | 30 | 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 Coaches | 14 | 14 | 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 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 | 3 – 5 | 5 | Based on HKPSG at 1 per 800sqm retail GFA as per TD's request. Subject to review and detailed design. |

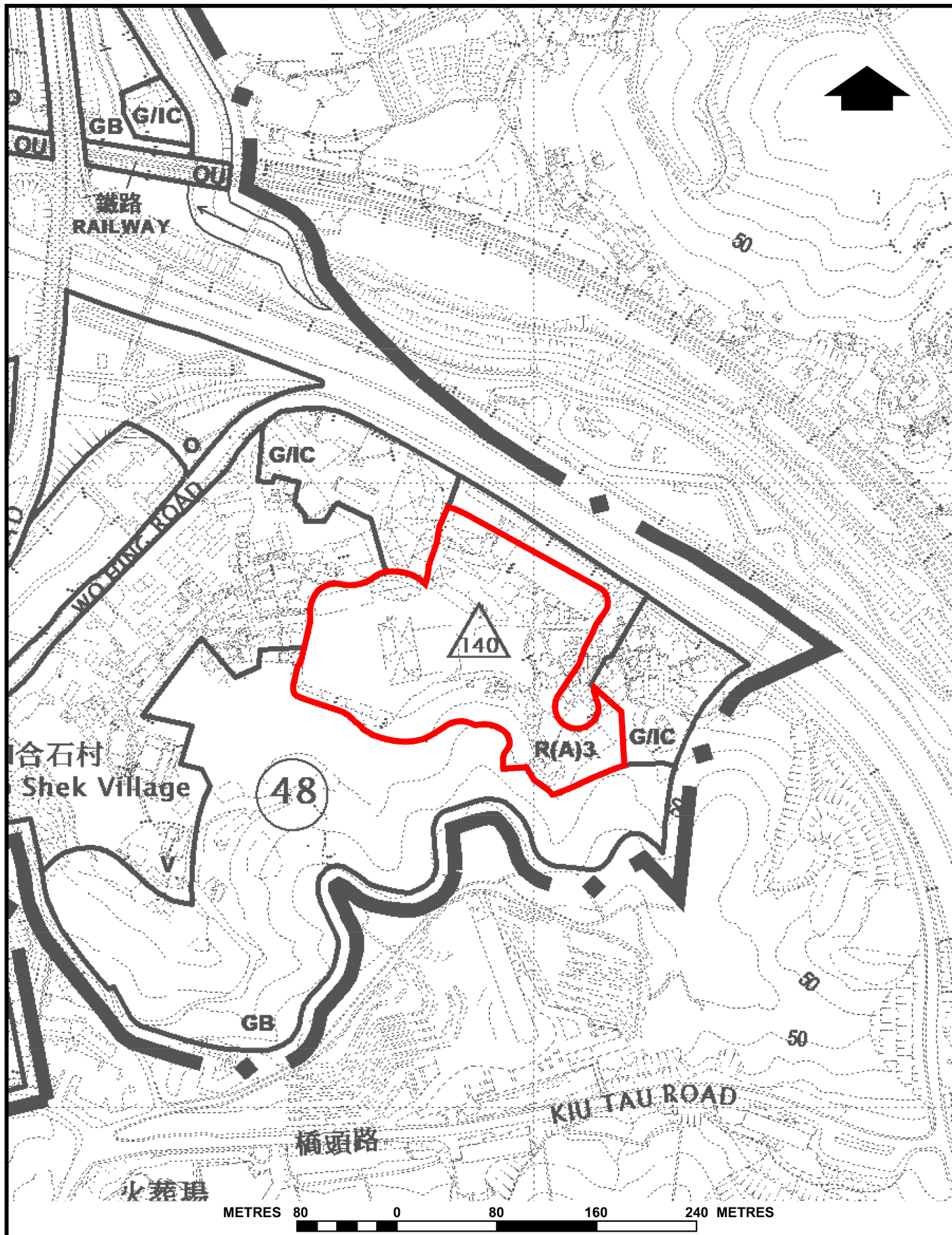
| 3. Planning Requirements | HKPSG Standards | Provision in accordance with HKPSG | Current Proposal | Remarks |
|---|--|------------------------------------|------------------|--|
| 3.6.7 Visitor Parking (Domestic) | 5 per residential block | 35 | 35 | Based on HKPSG at 5 per residential block as per TD's request. Shared-use by van-type LGV or Taxis is allowed. Subject to detailed design. |
| 3.6.8 Bicycle Parking (Domestic) | Within 0.5-2km radius of a rail station: 1 per 15 flats | 280 | 280 | Based on HKPSG at 1 per 15 flats as per TD's request. Subject to detailed design. |
| 3.6.9 Parking (Welfare) | 2 nos. designated parking space for the RCHE private light bus with tail-lift measuring 8m(L) x 3m(W) with minimum headroom on 3.3m 1 no. designated parking space for a 5.5 ton goods vehicle for IVRSC measuring 7m(L) x 3.5m(W) x 3.6m(H) | - | 3 | Requested by SWD |
| 3.6.10 L/UL (Welfare) | 1 no. of shared L/UL bay measuring 11m(L) x 3.5m(W) with minimum headroom of 4.7m for the use of RCHE cum DCU, IVRSC. | - | 1 | Requested by SWD. The L/UL bay to be arranged in close proximity to the entrance / lift lobby to reach RCHE cum DCU and IVRSC. |
| 4. Technical Considerations/Constraints | Current Proposal | | | Remarks |
| 4.1 Environmental | | | | |
| 4.1.1 Noise | To implement the noise mitigation measures such as acoustic window, as proposed under CEDD's Preliminary Environmental Review (PER) if applicable to the development. An Environmental Assessment Study (EAS) will be carried out to review the noise mitigation measures, if any, for EPD's agreement. | | | Subject to CEDD's PER in supporting the planning application. |
| 4.1.2 Air | No mitigation measures for air quality are required according to CEDD's PER. An EAS will be carried out to review the air quality mitigation measures, if any, for EPD's agreement. | | | Subject to CEDD's PER in supporting the planning application. |
| 4.1.3 Air Ventilation | To incorporate the building separations of at least 15m between housing blocks as far as practicable as | | | Subject to CEDD's AVA(E) in supporting the planning |

| 4. Technical Considerations/Constraints | Current Proposal | Remarks |
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| | recommended in Air Ventilation Assessment (Expert Evaluation) (AVA(E)). | application. |
| 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 relevant utility companies when appropriate. |
| 4.2.4 Roads/Traffic Improvement | To implement the road and junction improvement works in the district and to provide public transport facilities in the vicinity undertaken by the Government as recommended under CEDD's Traffic and Transport Impact Assessment (TTIA). | HD will liaise with relevant departments when appropriate. Subject to CEDD's TTIA in supporting the planning application. |
| 4.3 Urban Design, Visual and Landscape | Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures, including variation in building heights, as far as practicable at detailed design stage. | To be addressed at design stage. Subject to CEDD's Landscape and Visual Impact Assessment in supporting the planning application. |
| 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) | Target 30% | 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 | 2025/26 and 2027/28 | Tentative date. |
| 5.2 Building Completion Date | 2029/30 and 2031/32 | 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. 36B.
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.



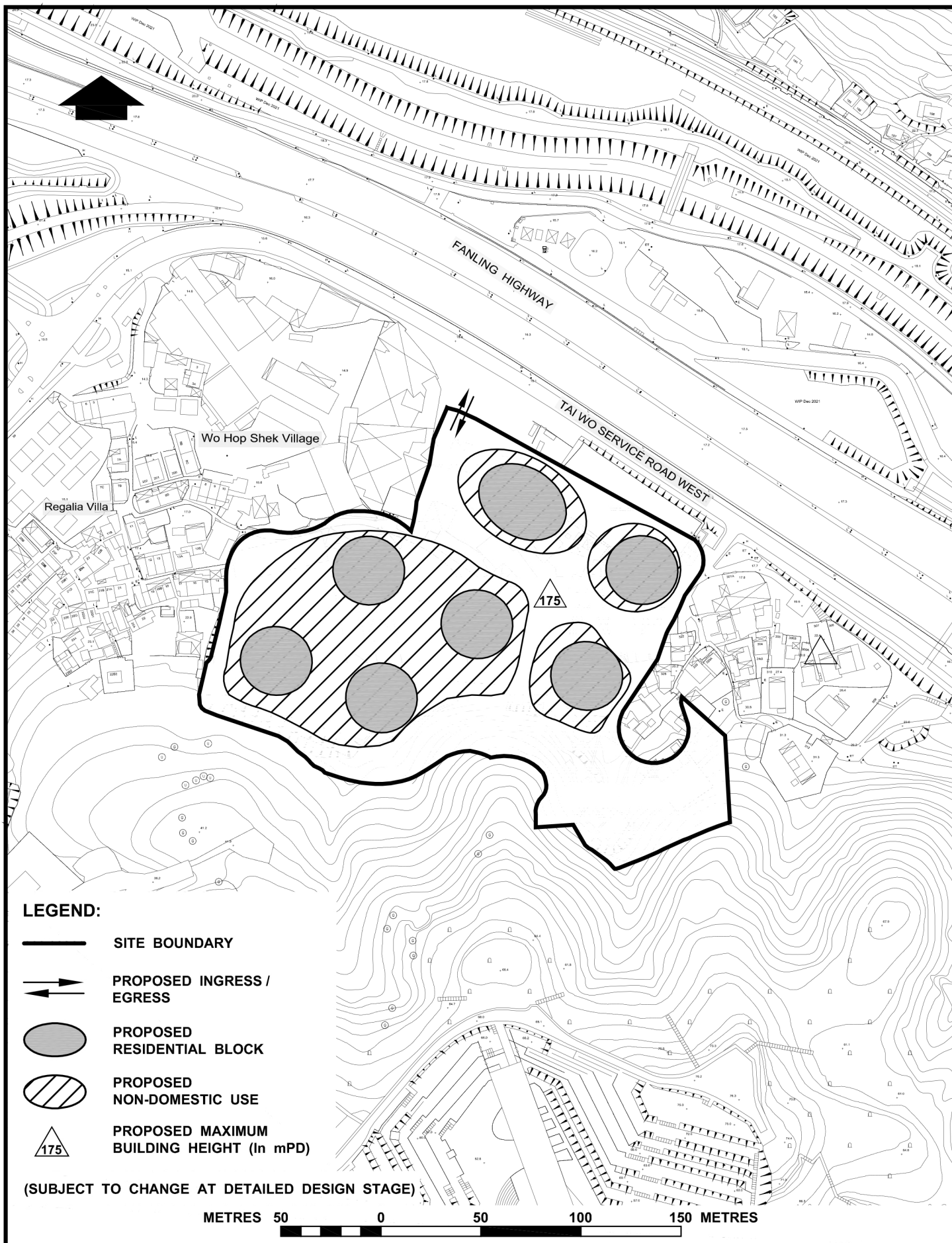
LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT FANLING AREA 48



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
24.5.2023



DEVELOPMENT CONCEPT PLAN **PUBLIC HOUSING DEVELOPMENT AT** **FANLING AREA 48**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
6. 9. 2022**