

PLANNING BRIEF

PROJECT NAME: Fanling North Area 15 East		
Date of Preparation: Jul 15, 2021 4:06:16 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Fanling North Area 15 East	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	4.54	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	4.54	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Under site formation by CEDD	
1.5 Existing Zoning	“Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (1)” (“OU (CRDPTI(1))”)	As stipulated in the Approved Fanling North OZP No.S/FLN/2 (OZP).
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	6,100	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 1,390 1P/2P flats subject to detailed design.
2.3 Design Population (approx)	15,250	Based on actual flat mix. Subject to change based on actual flat mix. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata

2. Development Parameters		Current Proposal			Remarks
					adjustments of ancillary facilities and consultation with departments concerned.
2.4 Proposed Maximum Plot Ratio					
2.4.1 Total Plot Ratio (PR)		6.09 (subject to Town Planning Board (TPB)'s approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)			A total maximum PR of 5 is stipulated in the OZP. According to the approved planning application No. A/KTN/54, total PR relaxed to 6. In order to provide the welfare facilities as specified in Item 3.4 to meet the requirement of 5% of attainable domestic GFA, a fresh s.16 planning application will be submitted to the TPB for minor relaxation of total PR to 6.09, subject to TPB's approval and detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)		Not exceeding 276,486 sqm (subject to TPB's approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)			Based on the PR of 6.09. Remarks of Item 2.4.1 refer.
2.6 Building Height Restriction (BHR)		Max. 128mPD (east) & 137mPD (west) (main roof level) (subject to TPB's approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)			The maximum BHRs of 105mPD (east) and 125mPD (west) are stipulated in the OZP. According to the approved planning application No. A/KTN/54, BHRs relaxed to 120mPD (east) and 130mPD (west). In order to provide the welfare facilities as specified in Item 3.4 to meet the requirement of 5% of attainable domestic GFA and high end parking provision, a fresh s.16 planning application will be submitted to the TPB for minor relaxation of BHR to 128mPD (east) & 137mPD (west), subject to TPB approval and detailed design.
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of					

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
classrooms) (CR)				
3.1.1 Nursery Classes and Kindergartens	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)	11	12	Assume 2.13% of design population aged 3-5 according to the HKPSG in 2026. The kindergarten provision is according to the requirements of HKPSG and Education Bureau. 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 Schools	1 whole-day classroom per 25.5 persons aged 6-11	27.7	-	Assume 4.63% of design population aged 6-11 according to the HKPSG in 2026. Demand to be met by provision in vicinity.
3.1.3 Secondary Schools	1 whole-day classroom per 40 persons aged 12-17	20.4	-	Assume 5.34% of design population aged 12-17 according to the HKPSG in 2026. To be provided on district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	15,250	15,250	Subject to design population.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	1.91	2	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	1.53	2	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	2.03	2	Subject to design population.
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	1,220	1,220	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 Social Welfare Department (SWD)'s

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				<p>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-domestic GFA.</p> <p>The proposed provision is subject to TPB's approval on the minor relaxation of total PR and BHR. Remarks of Item 2.4.1 refer.</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>
3.4.1 150-p Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.	The residential care services for the elderly are planned by SWD on a five-cluster basis and the subject development falls within the New Territories East cluster. The standard should be applied flexibly and at a cluster level, having regard to a number of factors to be considered by the SWD.	2 (NOFA of 1913 sqm per one RCHE)	As requested by SWD.
3.4.2 120-p Day Care Centre for the Elderly (DE)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above	80 places (assuming 27.01% population aged 65 or above in 2031)	1 (NOFA of 711 sqm)	As requested by SWD. As per SWD's advice, the no. of places for centre-based community care services will be 40% of the community care places according to the HKPSG.
3.4.3 100-p Child Care Centre (CCC)	1 CCC (100 places) per 25,000 persons	0.61	1 (NOFA of 530 sqm)	As requested by SWD.
3.4.4 District Support Centre for	-	-	1	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
Persons with Disabilities			(NOFA of 471.4 sqm)	
3.4.5 One team of Home Care Services (HCS) for Frail Elderly Persons (1-team size non-kitchen based)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above	-	1 (NOFA of 86.2 sqm)	As requested by SWD. As per SWD's advice, the no. of places for home-based community care services will be 60% of the community care places according to the HKPSG.
3.4.6 Neighbourhood Elderly Centre (NEC)	1 in each cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons	-	1 (NOFA of 303 sqm)	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by HD	N.A.	4,800 sqm	Subject to review and detailed design.
3.6 HD's Office (GFA) (sqm)	To be determined by HD	N.A.	About 1430 sqm	The GFA is subject to review and detailed design.
3.7 Parking Requirements [no.]				Full GFA exemption for all parking facilities. Based on the parking ratio as per TD's request.
3.7.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excluding 1P/2P flats)	337 - 589	589	To adopt the ratio of 1 per 8 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.2 Light Goods Vehicle (Domestic)	1 per 260 flats (excluding 1P/2P flats)	19	19	Shared Use Space of Light Goods Vehicles and Light Buses to adopt 1 per 260 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.3 Car Parking (R&C)	1 per 150-300sqm retail GFA	16 - 32	32	To adopt the ratio of 1 per 150sqm retail GFA as per TD's request. Subject to detailed design.
3.7.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats (excluding 1P/2P flats)	19 - 43	43	To adopt the ratio of 1 per 110 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.5 Loading/ Unloading for M/HGV and coach (Domestic)	2 per residential block	12	12	Loading/ Unloading for M/HGV and coach to adopt 2 per residential block as per TD's request.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Subject to detailed design.
3.7.6 Loading/ Unloading (R&C)	1 per 800-1,200sqm retail GFA	4 - 6	6	To adopt the ratio of 1 per 800sqm retail GFA as per TD's request. Subject to review and detailed design.
3.7.7 Visitors	5 per residential block	30	30	To adopt 5 per residential block as per TD's request. Subject to detailed design.
3.7.8 Bicycle	Within 2km radius of a rail station: 1 per 15 flats	407	407	To adopt 1 per 15 flats as per TD's request. Subject to detailed design.
3.7.9 Parking (Welfare Facilities)	-	-	10	<p>As requested by SWD.</p> <p>Two designated parking spaces for two private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m are required for the two RCHes.</p> <p>Six designated parking spaces for six private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m are required for the DE.</p> <p>One parking space for a 14 seater-van is required for the District Support Centre for Persons with Disabilities.</p> <p>One designated parking spaces for one private light bus with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m is required for the HCS team for Frail Elderly Persons.</p>
3.7.10 Loading/ Unloading (Welfare Facilities)	-	-	1 (to be shared among non-domestic facilities including for	<p>As requested by SWD.</p> <p>A shared L/UL area for the private light buses and ambulance or other vehicles of the</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
			kindergartens' lay-by use)	development in the close proximity to the entrance/ lift lobby of the RCHEs, DE, CCC and HCS team for Frail Elderly Persons. A shared L/UL bay for picking up and dropping off service users is required for the District Support Centre for Persons with Disabilities.
3.8 Public Transport Facilities (no.)				
3.8.1 Public Transport Interchange (PTI)	-	-	1 (not less than 5,000sqm)	Subject to detailed design in compliance with HKPSG and TPDM.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement noise mitigation measure as recommended in the EIA conducted by CEDD and the final Environmental Review Report conducted in 2017 for NENT NDAs including building layout, setback distances, and noise tolerant building. 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	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 30-m wide non-building area running the north-east to south-west direction within the Site to divert wind through the east-west pedestrian shopping street to the inner parts of the NDA. To provide qualitative statements for the fresh s.16 on the additional impact on air ventilation due to the additional welfare facilities and to confirm that the good design measures recommended in the AVA of the previous application No. A/KTN/54 would be maintained for the current proposed building design.			To implement the mitigation measures recommended in the AVA-IS of Application No. A/KTN/54 including enlarging the separations between residential buildings and non-domestic blocks, and provide open voids at the pedestrian level for the non-domestic blocks as well as residential buildings wherever appropriate.
4.1.4 Land Contamination	-			Land contamination assessment was conducted under the EIA of Agreement No. CE 61/2007 (CE) – North East New

4. Technical Considerations/Constraints	Current Proposal	Remarks
		Territories NDAs Planning and Engineering Study – Investigation. The Contamination Action Plans appended in the EIA report indicated that there is no potentially land contaminated sites within the proposed development.
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 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 appropriate.
4.2.4 Roads/Traffic Improvement	To implement the road and junction improvement works in the district undertaken by the Government.	
4.3 Urban Design, Visual and Landscape	<p>To observe and implement the urban design guidelines/requirements recommended under the Urban Design Study for FLN Town Plaza prepared by CEDD, wherever appropriate.</p> <p>Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures as far as practicable at detailed design stage.</p>	<p>To be addressed at design stage.</p> <p>To form the visual focus of the east-west pedestrian shopping street, a landmark building with retail facilities abutting Road L1 will be developed in the southern portion of the Site. In addition, to establish a more noticeable stepped building height profile towards Ma Wat River and indigenous villages in Lung Yeuk Tau, two different height bands with maximum building heights of 137mPD and 128mPD are designed for the western and eastern parts of the Site respectively. The BHR is proposed to be relaxed to accommodate the welfare facilities GFA (subject to detailed design). A broad-brush visual appraisal (VA) will be</p>

4. Technical Considerations/Constraints	Current Proposal	Remarks
		<p>conducted to support a fresh s.16 planning application for minor relaxation of PR and BHR (remarks of Items 2.4.1 and 2.6 refer) and to implement mitigation measures as recommended in the VA such as facade treatment wherever appropriate.</p> <p>The landscape impact incurred by the proposed development would be minimized as far as possible. Besides, should there be impact on the existing landscape resources, appropriate and adequate landscape treatments would be considered and provided for the development.</p>
4.4 Geotechnical	Site formation works are on-going and undertaken by CEDD. 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%	<p>At least 50% green coverage will be at grade or on levels easily assessable to pedestrians. Subject to detailed design, a minimum of 3 trees per 100 sqm of the overall green coverage would be provided.</p>
4.6 Internal Public Passage System to the PTI	-	<p>The possibility of providing a convenient and all-weather covered public linkage between the future footbridge connection to the private housing development in FLN Area 18 (FSSTL 262) and the planned PTI within the Site will be considered at the detailed design stage, subject to technical feasibility and deliberation amongst relevant B/Ds.</p>

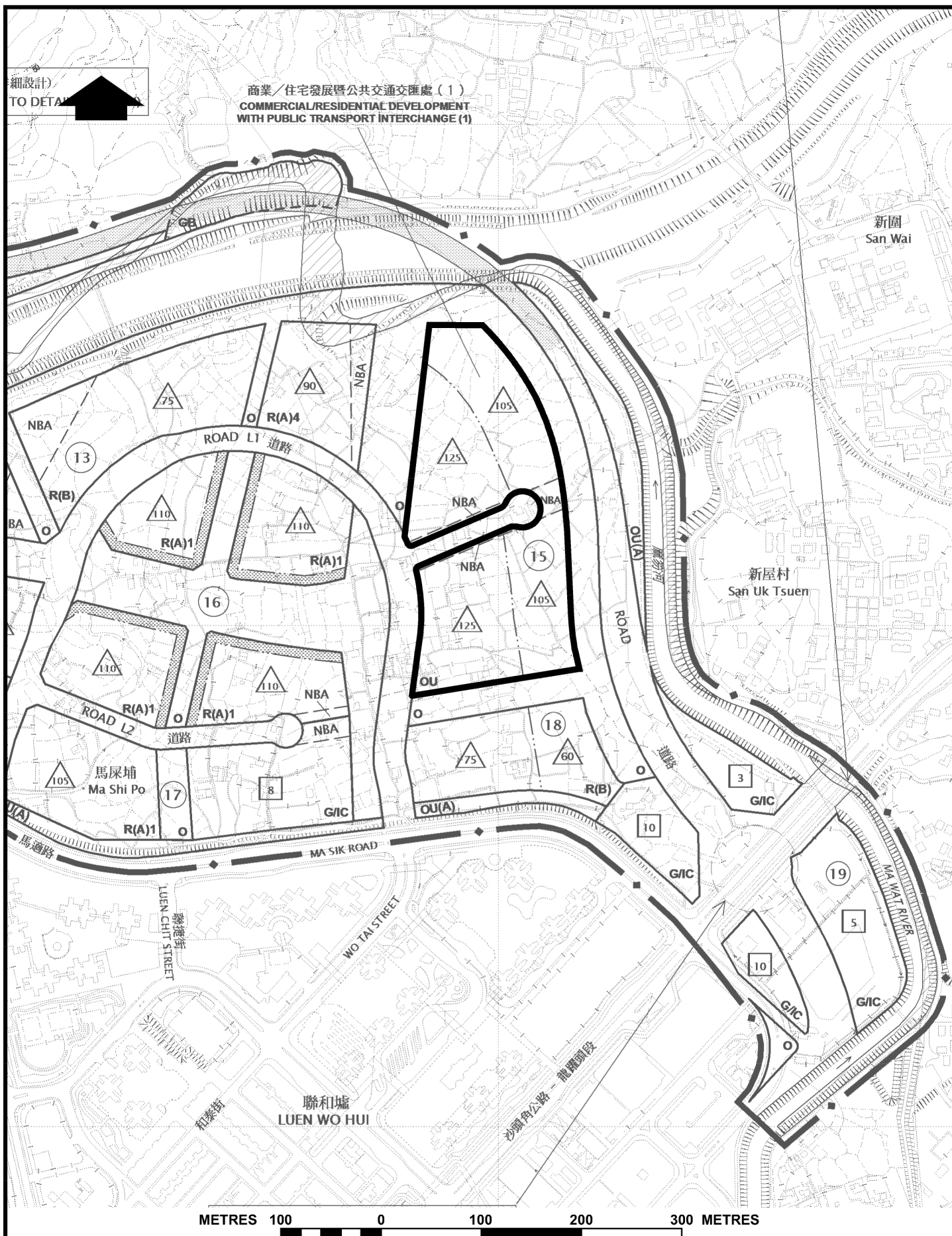
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2022/23	Tentative date.
5.2 Building Completion Date	2026/27	Tentative date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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.
- 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.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
- 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.
- FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design and 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 bureau/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.

細設計
TO DETAIL

商業/住宅發展與公共交通交匯處 (1)
COMMERCIAL/RESIDENTIAL DEVELOPMENT
WITH PUBLIC TRANSPORT INTERCHANGE (1)



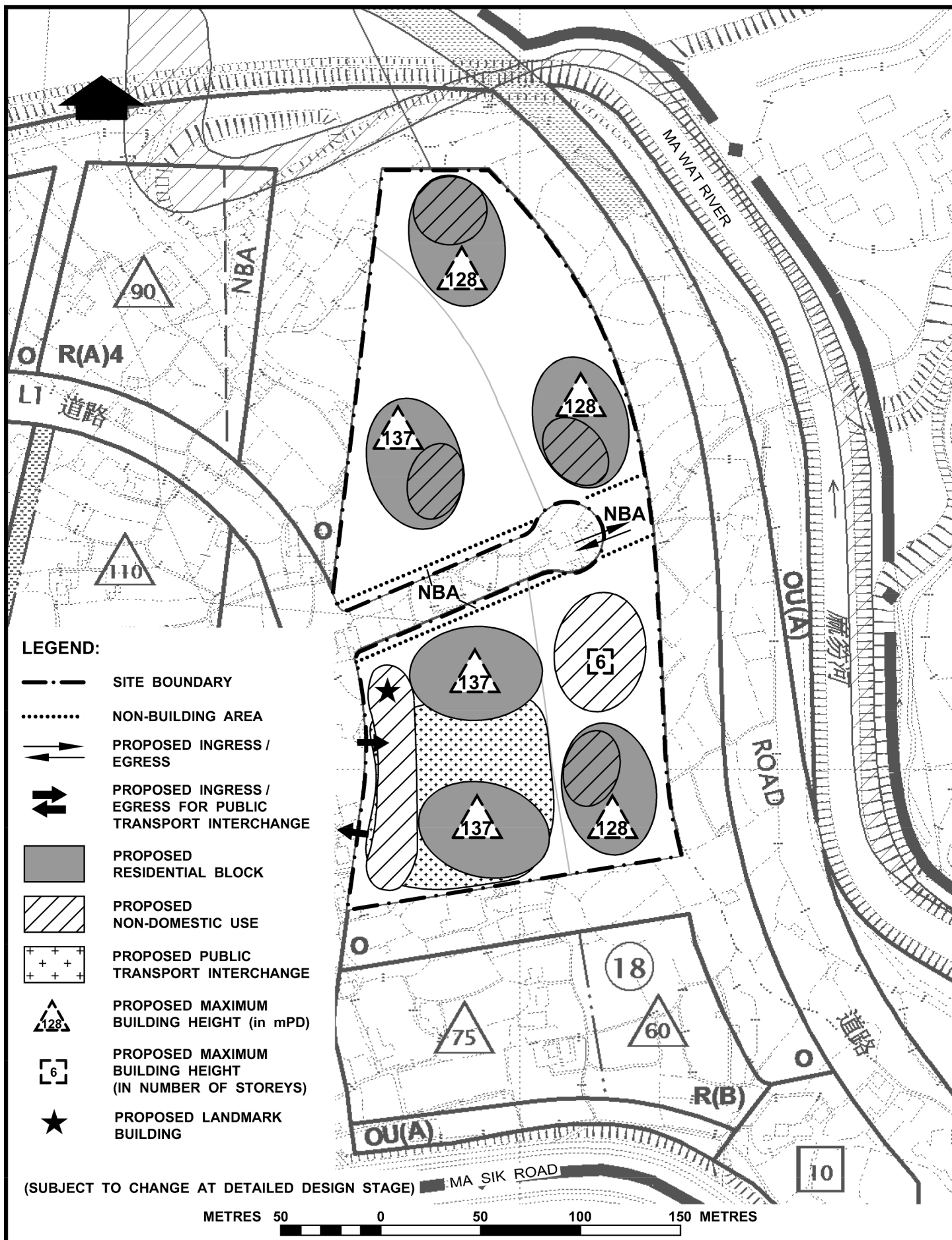
LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT FANLING NORTH AREA 15 EAST



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
22. 6. 2021



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT FANLING NORTH AREA 15 EAST



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
22. 6. 2021