

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Area 17 of Fanling North New Development Area		
Date of Preparation: Jun 2025		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Fanling North Area 17	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) (ha)	1.53	Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	1.53	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Under site clearance / formation by the Government	
1.5 Existing Zoning	"Residential (Group A)1"	As stipulated in the approved Fanling North OZP No. S/FLN/4.
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) and consultation with departments concerned.
2.2 Proposed No. of Flats (approx.)	1,800	A -10% adjustment and a maximum flat number of 2,480 based on CEDD's study in support of planning application No. A/FLN/30 (CEDD's Study) are allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Subject to detailed design.
2.3 Design Population (approx.)	4,680	Based on average household size of 2.6. Downward adjustment and a maximum design population of about 6,200 under CEDD's Study are 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 Proposed Maximum Plot Ratio					
2.4.1 Total Max. Plot Ratio		7.8		As per the approved planning application No. A/FLN/30 submitted by CEDD.	
2.4.2 Max. Domestic Plot Ratio		6.5		Subject to detailed design.	
2.4.3 Max. Non-domestic Plot Ratio		1.3		Subject to detailed design	
2.5 Proposed Maximum Gross Floor Area (GFA)		119,340 sqm (about)		Based on the PR of 7.8. Subject to detailed survey and detailed design on net site area.	
2.5.1 Max. Domestic GFA		99,450 sq.m (about)		Based on the PR of 6.5. Subject to detailed survey and detailed design on net site area.	
2.5.2 Max. Non-domestic GFA		19,890 sq.m (about)		Based on the PR of 1.3. Subject to detailed survey and detailed design on net site area.	
2.6 Maximum No. of Storeys or Building Height Restriction in mPD		Max. +135 mPD		As per the approved planning application No. A/FLN/30 submitted by CEDD.	
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities					
3.1.1 Nursery Classes and Kindergartens (no. of classrooms (CRs))		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)	2.4	10	Assume 1.49% of design population aged 3-5 in 2031. In consultation and agreed with Education Bureau, the kindergarten provision is planned according to the requirements of HKPSG and to cater for the demand from the public housing developments at Area 17 as well as Areas 13, 14 and 15 West in the vicinity.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux / departments concerned.
3.1.2 Primary Schools (no. of classrooms)	1 whole-day CR per 25.5 persons aged 6-11	5.5	0	Assume 2.99% of design population aged 6-11 in 2031. Demand to be met by provision in the vicinity.
3.1.3 Secondary Schools (no. of classrooms)	1 whole-day CR per 40 persons aged 12-17	4.8	0	Assume 4.10% of design population aged 12-17 in 2031. Demand to be met by provision in the vicinity.
3.2 Local Open Space (sqm)	1 sqm per person	4,680 sqm	Not less than 4,680 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	0.6	1	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.5	0	Subject to design population, detailed design and site constraint.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.3 Table Tennis Table	1 per 7,500 persons	0.6	1	Subject to design population and detailed design.
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	375 sqm	Not less than 375 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>All social welfare / community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA.</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 Office Base of Social Work Service for Pre-primary Institutions (SWSPPI)	-	-	1	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5 Retail and Commercial (R&C) Facilities (sqm)	To be determined by HD	N.A.	About 1,130 sqm GFA	Subject to review and detailed design. Provision is subject to HD.
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	129 - 225	164	Based on HKPSG at 1 per 11 flats as agreed with TD. 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	7	7	Shared-use of LGV and Light Buses parking. Based on HKPSG at 1 per 260 flats. Subject to detailed design.
3.6.3 Car Parking (R&C)	1 per 150-300 sqm retail GFA	4 - 8	8	Based on HKPSG at 1 per 150 sqm retail GFA as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to review and detailed design.
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats	8 - 17	19	Based on HKPSG at 1 per 110 flats and additional 10%-15% parking spaces as far as practicable as per TD's request. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
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	6	6	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.
3.6.6 Loading/ Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1 - 2	2	Based on HKPSG at 1 per 800 sqm retail GFA as per TD's request. Subject to review and detailed design.
3.6.7 Visitors Parking (Domestic)	5 per residential block	15	15	Based on HKPSG at 5 per residential block. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.8 Bicycle Parking (Domestic)	Within 2 km radius of a rail station: 1 per 15 flats	120	120	Based on HKPSG at 1 per 15 flats. Feasibility to provide additional bicycle parking spaces as per TD's request shall be further studied at detailed design stage.
3.6.9 Loading / Unloading (Kindergarten)	To be determined by HD	-	1	Subject to review at detailed design stage.

4. Technical Considerations/ Constraints	Current Proposal	Remarks
4.1 Environmental		
4.1.1 Noise	<p>To implement noise mitigation measures such as building layout, setback distances, and noise tolerant building as recommended in the Environmental Review conducted by CEDD if applicable.</p> <p>An Environmental Assessment Study (EAS) will be carried out to review any potential noise issues associated with the development for EPD's agreement.</p>	-
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 implement mitigation measures including avoiding long continuous façades and face shorter frontages of proposed buildings to the prevailing wind directions, and minimization of podium bulk where appropriate as recommended in the AVA(E) of planning application No. A/FLN/30 conducted by CEDD.	To further enhance the surrounding wind environment, the mitigation measures would be further studied or refined at the 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 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 when appropriate.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem on telephone and gas is envisaged.	HD will liaise with utility companies when appropriate.

4. Technical Considerations/ Constraints	Current Proposal	Remarks
4.2.4 Roads/Traffic Improvement	To implement the necessary road and junction improvement works arising from the additional population undertaken by the Government.	Works to be carried out by CEDD.
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.
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 accessible to residents.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2027/28	Tentative date.
5.2 Building Completion Date	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 and unless otherwise specified under the Remarks column, $\pm 10\%$ 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 resubmission 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.

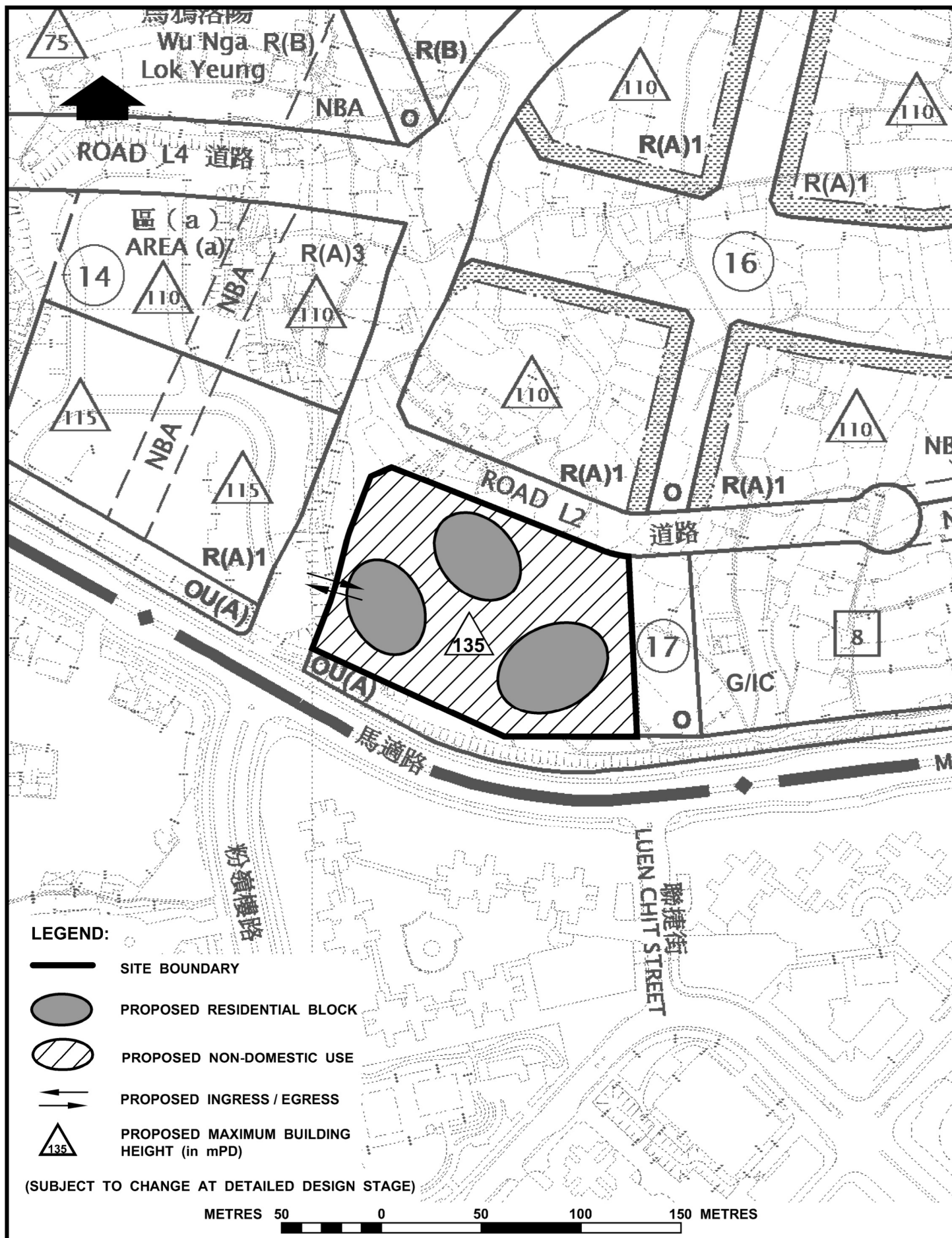
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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 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.



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT FANLING NORTH NDA AREA 17



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
10. 2. 2025