

PLANNING BRIEF

PROJECT NAME: Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) Site 4-5		
Date of Preparation: Nov 20, 2025 10:23:11 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Yuen Long	
1.2 Site Location	HSK/HT NDA Site 4-5	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	2.54	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	2.54	Subject to detailed survey.
1.4 Existing Land Use	Mainly open storage, temporary structures and vacant	
1.5 Existing Zoning	"Residential (Group A)2" ("R(A)2") and area shown as 'Road'	As stipulated in the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. Part of the proposed development falling within area shown as 'Road' has been approved under planning application No. A/HSK/452 (the Application).
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	3,180	Deviation up to the maximum of 3,250 flats (i.e. the no. under CEDD's Design and Construction (D&C) Study due to the limitation of the infrastructure capacity) or -10% are allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities. Subject to detailed design.

2. Development Parameters		Current Proposal			Remarks
2.3	Design Population (approx)	8,268			Based on an average household size of 2.6. Deviation up to the maximum of 8,450 population (i.e. the no. under CEDD's D&C Study due to the limitation of the infrastructure capacity) or downward adjustment are allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities. Subject to detailed design.
2.4	Maximum Plot Ratio	6.8 (Total)			According to the Application, total PR is relaxed to 6.8. (i.e. domestic and non-domestic plot ratio of 6.5 and 0.3 respectively).
2.5	Maximum Gross Floor Area (GFA)	Not exceeding 172,720			Subject to detailed survey of site area. Based on total plot ratio of 6.8. Domestic and non-domestic GFA are 165,100 and 7,620 respectively based on domestic and non-domestic plot ratio of 6.5 and 0.3 respectively.
2.6	Maximum No. of Storeys or Building Height in mPD	180mPD			A maximum BHR of 160mPD is stipulated in the OZP for the northern portion of the site. According to the Application, BHR is relaxed to 180mPD.
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education facilities			-	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1.1 Nursery Class and Kindergarten (no. of classrooms)	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	4.2 classrooms	7	Assume 1.48% of design population aged 3-5 in 2032 according to the population projection by C&SD. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned. The required provision for Sites 4-3, 4-4, 4-5 and 4-6 to be provided at Sites 4-4 and/or 4-5.
3.1.2 Primary School (no.)	1 whole-day classroom per 25.5 persons aged 6-11	9.3 classrooms	Nil	Assume 2.87% of design population aged 6-11 in 2032 according to the population projection by C&SD. To be catered by provision in vicinity.
3.1.3 Secondary School (no.)	1 whole-day classroom per 40 persons aged 12-17	8.2 classrooms	Nil	Assume 3.99% of design population aged 12-17 in 2032 according to the population projection by C&SD. To be catered by provision in vicinity.
3.2 Local Open Space	1 sqm per person	8,268 sqm	Not less than 8,268 sqm	Subject to design population and detailed design.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	1.03	1	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.83	1	Ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.1	1	Ditto.
3.3.4 Children's Play Area	400 sqm per 5,000 persons	662 sqm	Not less than 662 sqm	Ditto. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4 Social Welfare/ Community Facilities (no.)			-	As requested by SWD and subject to confirmation on government funding availability by SWD and detailed design. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau/ departments concerned. According to the Notes of the OZP, full GFA exemption for G/IC facilities as required by the Government.
3.4.1 District Elderly Community Centre (DECC)	One in each new development area with a population of around 170 000 or above	N.A.	1 no. (522 sqm NOFA)	
3.4.2 Residential Special Child Care Centre (RSCCC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	N.A.	1 no. (30-place) (679 sqm NOFA)	
3.4.3 Special Child Care Centre (SCCC)	23 service places per 1 000 children aged 0-6	N.A.	1 no. (60-place) (409 sqm NOFA)	
3.5 Retail & Commercial (R&C) Facilities (sqm)			-	
3.5.1 Retail GFA (About)	To be determined by the project proponent	N.A.	1,400 sqm	Provision of retail facilities is to be determined by HA and subject to detailed design.
3.6 Parking Facilities			-	According to the Notes of the OZP, full GFA exemption for all parking facilities.
3.6.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats (excl. 1P/2P flats)	199-354	228	Based on 1 space per 14 flats excluding 1P/2P flats as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGVs) or Taxis is allowed. Subject to detailed design.

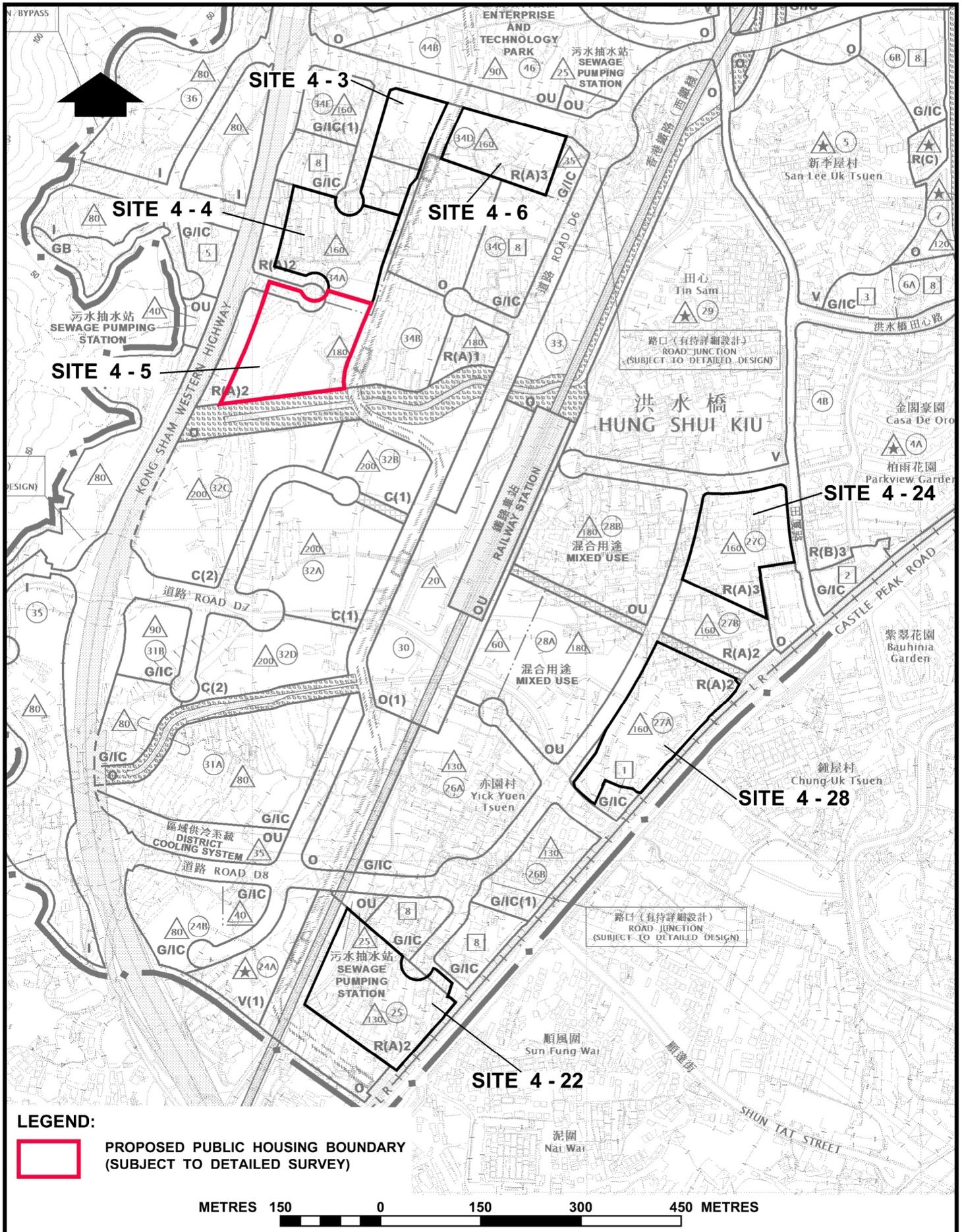
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.2 Car Parking (Visitor)	5 per residential block	25	25	Based on 5 residential blocks. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.
3.6.3 Light Goods Vehicle (LGV) and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	13	13	Shared-use of LGVs and light buses parking in accordance with HKPSG. Subject to detailed design.
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats (excl. 1P/2P flats)	13-29	29	Based on 1 space per 110 flats excluding 1P/2P flats in accordance with HKPSG. To explore at detailed design stage to provide 1 space per 89 flats excluding 1P/2P flats as far as practicable as per TD's request (subject to detailed design).
3.6.5 Bicycle Parking (Domestic)	1 per 15 flats within 0.5-2km radius of rail station and flat size smaller than 70sqm	212	212	Based on 1 space per 15 flats in accordance with HKPSG. To explore at detailed design stage to provide 1 bicycle parking space per 5 flats as far as practicable as per TD's request (subject to detailed design).
3.6.6 Loading/ Unloading (L/UL) (Domestic)	2 per residential block	10	10	L/UL bay may be utilized for overnight shared-use parking for Medium/Heavy Goods Vehicle and Coaches/Buses with due consideration of site constraints and local situation in accordance with HKPSG. Subject to detailed design.
3.6.7 Car Parking (Retail)	1 per 150-300sqm retail GFA	5-10	5	Based on 1 space per 300sqm retail GFA as agreed with TD. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.
3.6.8 Loading/ Unloading (Retail)	1 per 800-1,200sqm retail GFA	2	2	Based on 1 space per 1,200sqm retail GFA as agreed with TD. Subject to detailed design.
3.6.9 Parking Facilities for SCCC	N.A.	N.A.	1	As requested by SWD, one parking space [12m L x 3.5m W x 3.8m H] for 48-seater bus.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.10 Loading/ Unloading Facilities for SCCC	N.A.	N.A.	1	As requested by SWD, one L/UL bay for SCCC in close proximity to the SCCC entrance.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	No adverse impact as demonstrated by the Environmental Impact Assessment (EIA) conducted under CEDD's Planning & Engineering Study – Investigation (P&E Study) and the Preliminary Environmental Assessment (PEA) conducted under the Application. An Environmental Assessment Study (EAS) will be conducted separately by the project proponent.			The EIA and PEA were agreed with EPD.
4.1.2 Air	Ditto.			Ditto.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA) will be conducted by CEDD under the D&C Study.			The DIA and SIA will be agreed with DSD and EPD.
4.2.2 Water Supply	Water Supply Impact Assessment (WSIA) will be conducted by CEDD under the D&C Study.			The WSIA will be agreed with WSD.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.			The project proponent would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	Traffic and Transport Impact Assessment (TTIA) will be conducted by CEDD under the D&C Study. To address the traffic impacts caused by the proposed development, CEDD will implement the road/traffic improvement measures as recommended in the TTIA to ensure no adverse impact on the traffic network.			The TTIA will be agreed with TD.
4.2.5 Geotechnical Requirement	CEDD conducted a Geotechnical Assessment (GA) under the D&C Study. No insurmountable problem is envisaged.			The GA was agreed with GEO.
4.3 Urban Design, Visual and Landscape	-			

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.3.1 Urban Design, Visual and Landscape	Various mitigation measures, including greening, building form and façade treatment, will be further considered at detailed design stage. Building design will be further optimized and to be compatible with the surrounding developments as far as practicable. Terrace Frontage (i.e. setting back of the first floor of podium with a maximum building height of 5m and 10m in width from the specific edge) for “Shop and Services” and “Eating Place” uses will be provided according to the Explanatory Statement of the OZP and the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan No. D/HSK/2, subject to detailed design.	The Sustainable Building Design Guidelines and recommendations of Landscape Impact Assessment under the Application will be complied with as far as practicable. To consider the recommendations of the Urban and Green Design Study for the Future Town Centre and the District Commercial Node in HSK/HT NDA and take account of the planned promenade for integrated design, wherever appropriate, at detailed design stage.
4.3.2 Pedestrian Wind Environment	Quantitative Air Ventilation Assessment (AVA) as recommended under the Application will be conducted as appropriate at detailed design stage to ascertain the air ventilation impacts of the proposed public housing development for scheme optimization.	Design measures including building separations, and setbacks aligned with the prevailing wind direction as recommended in the AVA-Expert Evaluation under the Application will be implemented wherever appropriate.
4.4 Greening Coverage	-	
4.4.1 Green coverage (% of Gross Site Area)	Minimum 30%, at least half of which will be provided at grade or levels easily accessible to pedestrians.	Greenery coverage will be provided with reference to the Sustainable Building Design Guidelines.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2027/28	
5.2 Building Completion Date	2031/32	
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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, unless specified in this planning brief, $\pm 10\%$ 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. 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.



LEGEND:

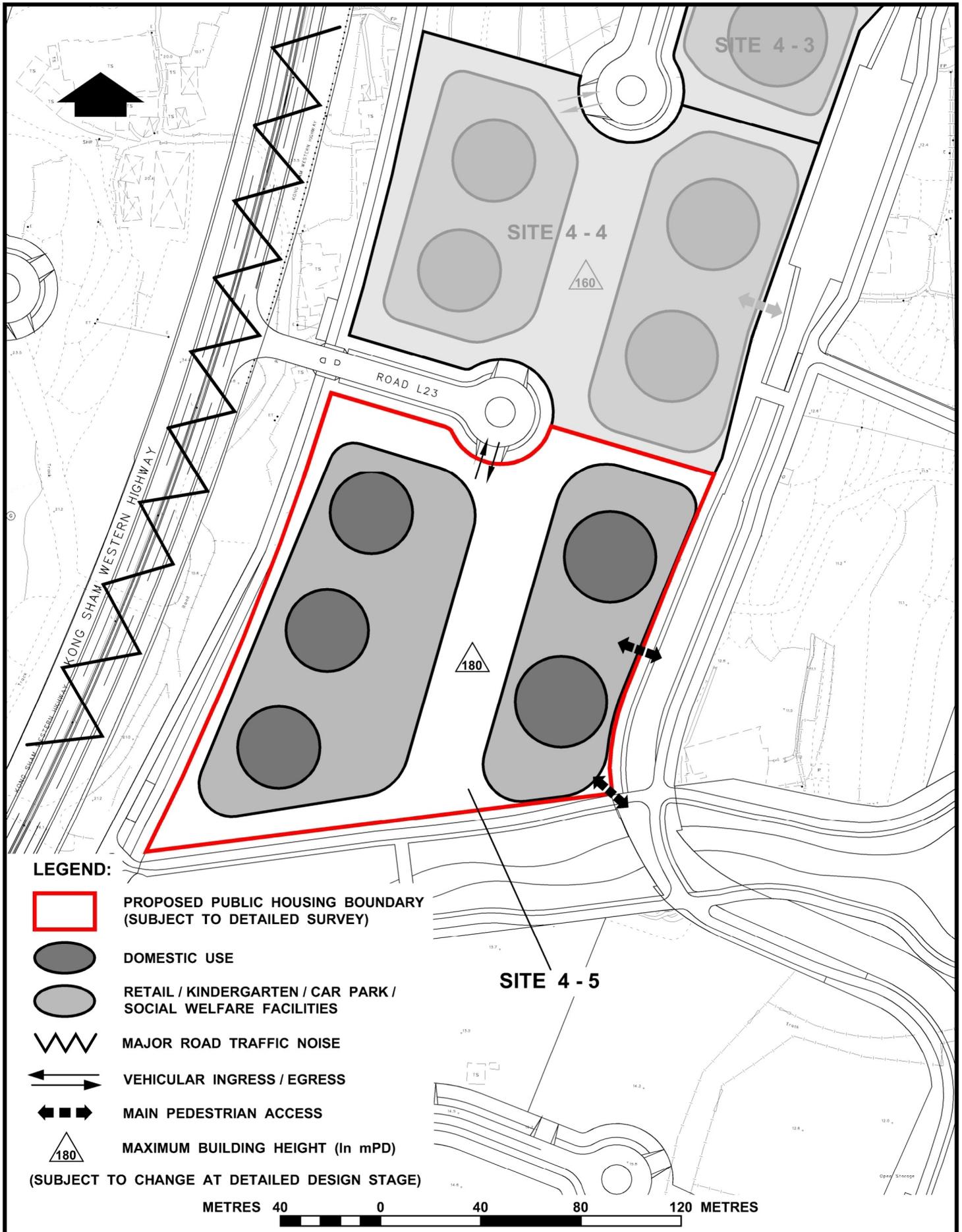
 PROPOSED PUBLIC HOUSING BOUNDARY
(SUBJECT TO DETAILED SURVEY)

METRES 150 0 150 300 450 METRES

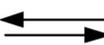
**SITE LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
SITE 4 - 5, HUNG SHUI KIU / HA TSUEN NDA**

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1 **DATE:**
24. 11. 2025



LEGEND:

-  PROPOSED PUBLIC HOUSING BOUNDARY (SUBJECT TO DETAILED SURVEY)
 -  DOMESTIC USE
 -  RETAIL / KINDERGARTEN / CAR PARK / SOCIAL WELFARE FACILITIES
 -  MAJOR ROAD TRAFFIC NOISE
 -  VEHICULAR INGRESS / EGRESS
 -  MAIN PEDESTRIAN ACCESS
 -  MAXIMUM BUILDING HEIGHT (In mPD)
- (SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
SITE 4 - 5, HUNG SHUI KIU / HA TSUEN NDA**

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
24. 11. 2025