

## PLANNING BRIEF

<b>PROJECT NAME:</b> Kwok Shui Road		
<b>Date of Preparation:</b> Mar 14, 2023 3:30:37 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Tsuen Wan	
1.2 Site Location	Kwok Shui Road	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.32	Subject to detailed site survey and design.
1.3.2 Net Site Area (approx) (ha)	1.32	Subject to detailed site survey and design.
1.4 Existing Land Use	Vacant School Premises and Lands Department's Site Office	The site office of LandsD is currently under Government Land Allocation.
1.5 Existing Zoning	"Residential (Group A) 21"	As stipulated in the Approved Tsuen Wan OZP No. S/TW/35.
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	1,700	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including no 1P/2P flats subject to detailed design.
2.3 Design Population (approx)	4,760	Based on an average household size of 2.8 and

2. Development Parameters		Current Proposal		Remarks
				subject to detailed design. $\pm 10\%$ adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio				
2.4.1 Total Plot Ratio		6.7		Maximum plot ratio of 6.7 as stipulated in the Approved Tsuen Wan OZP No. S/TW/35.
2.4.2 Domestic Plot Ratio		6.5		
2.4.3 Non-Domestic Plot Ratio		0.2		
2.5 Maximum No. of Storeys or Building Height in mPD		+145mPD		As stipulated in the Approved Tsuen Wan OZP No. S/TW/35.
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 whole-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)	3	6	The use of premises is subject to change to cope with the prevailing demand as advised by the bureaux/departments concerned.
3.1.2 Primary School [no.]	1 whole day classroom per 25.5 persons aged 6-11	8.53	-	Demand to be catered for by district/ territorial provision.
3.1.3 Secondary School [no.]	1 whole day classroom per 40 persons aged 12-17	6.31	-	Demand to be catered for by district/ territorial provision.
3.2 Local Open Space [sqm]	1 sqm per person	4,760	4,760 sqm	Subject to design population at detailed design stage.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.6	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.48	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.63	1 no.	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	380	380 sqm	Subject to design population at detailed

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				design stage.  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 development.
3.4 Social Welfare / Community Facilities [no.]				The use of premises is subject to change to cope with the prevailing demand as advised by the bureaux/departments concerned.  The proposed facilities required by the client departments are subject to detailed design, confirmation on the availability of government funding and public consultation.
3.4.1 Day Care Centre for the Elderly (DE)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above. In general, 40% of the community care services will be provided by centre-based services.	-	1 (about 358 sqm NOFA)	Requested by Social Welfare Department (SWD) and subject to availability of government funding and detailed design.
3.4.2 Sub-base of Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons; future need is on a district basis.	-	1	Ditto.
3.4.3 Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.	-	1	4,851 sqm IFA (approx.) for the proposed 250-place RCHE as requested by SWD.
3.4.4 Child Care Centre (CCC)	100 aided places per 25,000 persons.	-	1	Requested by SWD and subject to availability of government funding and detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.5 Office Bases of On-site Pre-school Rehabilitation Services (OPRS)	-	-	2	Ditto.
3.4.6 Cyber Youth Support Teams (CYST)	-	-	1	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail IFA [sqm]	To be determined by HD	-	755 sqm	Subject to review and detailed design.
3.6 Parking Requirements [no.]				Full GFA exemption 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)	122-213	213	Based on 1 per 8 flats excluding 1P/2P flats. Including 2-3 accessible parking spaces as per Transport Department (TD)'s request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.2 Car Parking (Visitor)	5 per residential block	15	15	Based on 5 per residential block as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.3 Motorcycle Parking (Domestic)	1 per 110-250 flats (excluding 1P/2P flats)	7-16	16	Based on 1 per 110 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.4 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats (excluding 1P/2P flats)	7	7	Shared-use space of LGV and Light Buses based on 1 per 260 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.5 Loading/Unloading (L/UL) Bay (Domestic)	2 per residential block	6	6	Based on 2 per residential block as per TD's request. Subject to detailed design.
3.6.6 Car Parking (Retail)	1 per 150-300 sqm retail GFA	4-8	8	Based on 1 per 150sqm retail GFA as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.

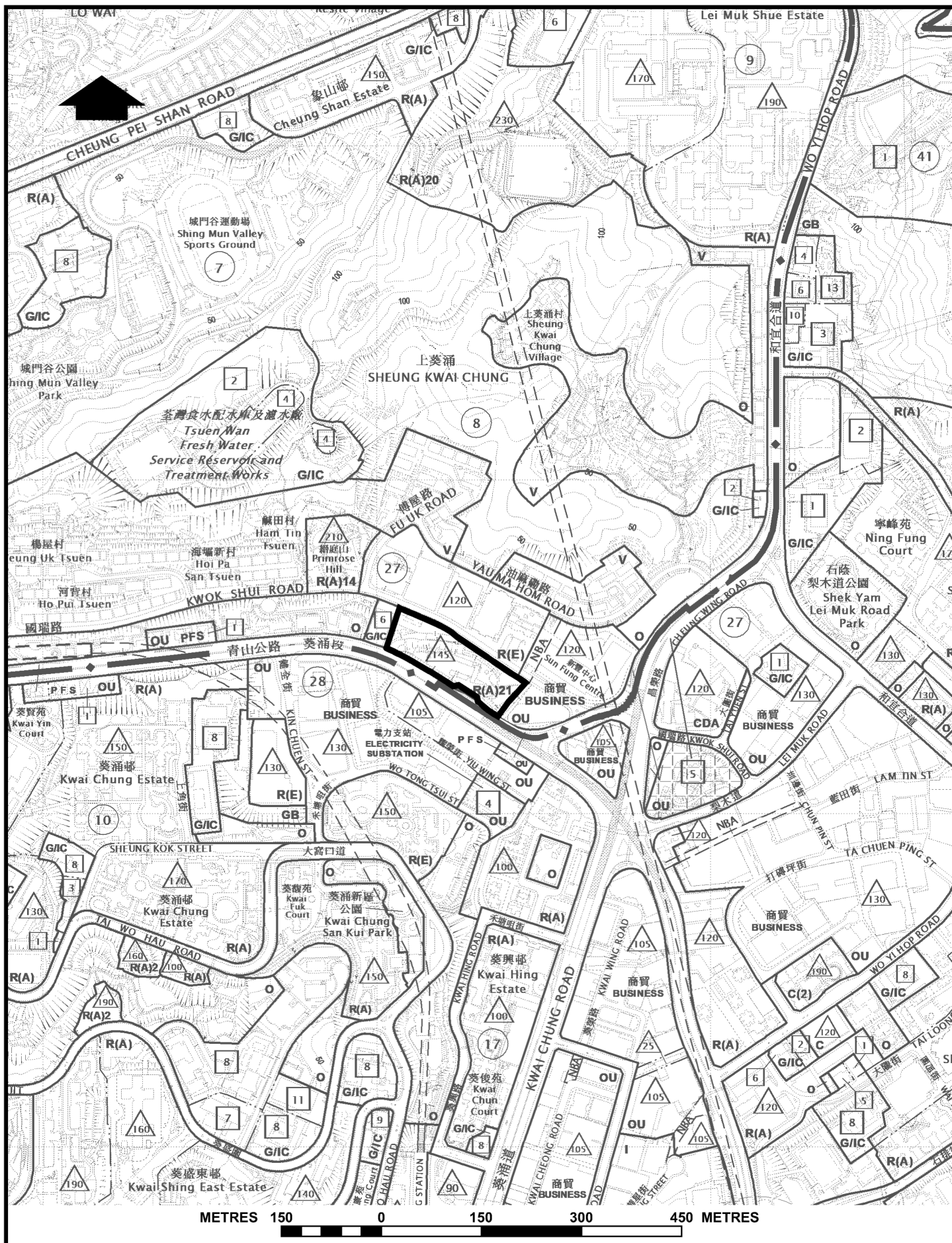


3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.7 Loading/Unloading (Retail)	1 per 800-1,200 sqm retail GFA	1	1	Based on 1 per 1,200 sqm retail GFA as per TD's request. Subject to detailed design.
3.6.8 Welfare Facilities Parking (DE)	-	-	3 designated light buses parking spaces for light buses with tail-lift	Provision as agreed by SWD. Subject to detailed design.
3.6.9 Welfare Facilities Parking (OPRS)	-	-	2 light buses parking spaces	Two parking spaces with each of 8m L x 3m W x minimum of 3.3m headroom for a private light bus.
3.6.10 Welfare Facilities Parking (RCHE)	-	-	1 light bus parking space for light bus with tail-lift for the exclusive use of RCHE	One parking space measuring 8m x 3m with minimum headroom of 3.3m for a private light bus with tail-lift.
3.6.11 Loading/Unloading (L/UL) (Welfare Facilities)	-	-	1	1 shared private light bus and ambulance L/UL area for the RCHE, DE and CCC as advised by SWD. The shared L/UL bay should be accessible conveniently and close to CCC for the emergency use of ambulances. Subject to detailed design.
3.7 Public Transport Facilities (no.)				
3.7.1 Footbridge	-	-	-	Across Castle Peak Road – Kwai Chung and to be provided by the Government.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	No adverse impact as demonstrated in CEDD's Engineering Feasibility Study.			No insurmountable problem is envisaged. CEDD will conduct

4. Technical Considerations/Constraints	Current Proposal	Remarks
		Environmental Review at the investigation and design stage.
4.1.2 Air	Ditto	Ditto.
4.1.3 Air Ventilation (Pedestrian Wind Environment)	An Air Ventilation Assessment - Expert Evaluation (AVA-EE) has been carried out for the site. It is found that design measures, including building separations, setback and voids, would alleviate the potential air ventilation impacts on the surrounding wind environment.	A quantitative AVA shall be carried out at the detailed design stage.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No adverse impact as demonstrated in CEDD's Engineering Feasibility Study.	No insurmountable problem is envisaged.
4.2.2 Water Supply	Ditto	Ditto.
4.2.3 Electricity, Telephone, Gas	Ditto	No insurmountable problem is envisaged. HD will liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	No adverse impact as demonstrated in CEDD's Engineering Feasibility Study. Proposed widening works on Kwok Shui Road will be undertaken by CEDD to alleviate the traffic problem.	No insurmountable problem is envisaged.
4.2.5 Geotechnical Requirement	No adverse impact as demonstrated in CEDD's Engineering Feasibility Study.	Ditto.
4.3 Urban Design, Visual and Landcape	A Visual Impact Assessment (VIA) has been carried out for the site. The VIA recommended to incorporate mitigation measures to alleviate the potential visual impact, including tree planting, buffer planting and aesthetic design of the proposed public housing development and footbridge.	With the incorporation of the mitigation measures, it is unlikely that the proposed development will induce significant adverse effect on the visual character of the surrounding townscape.
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	At least 20%	At least 50% green coverage will be at grade or on levels easily assessable to pedestrians. Subject to detailed design.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2025/26	Tentative Date.
5.2 Building Completion Date	2029/30	Ditto.
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,  $\pm 10\%$  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.  
  
**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.
4. **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.
5. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
6. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
7. **PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
8. **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.
9. **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.
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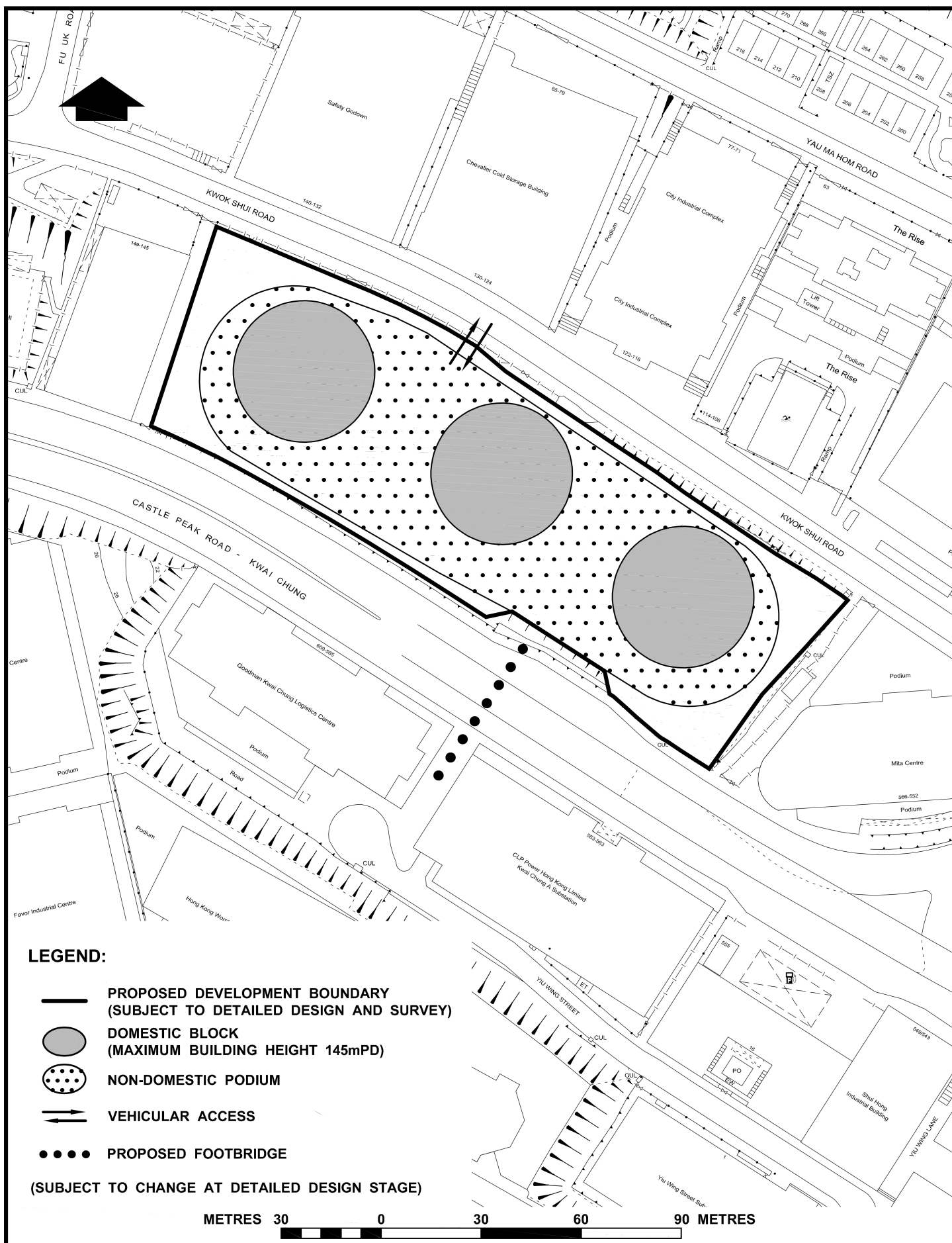
# LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT KWOK SHUI ROAD



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 1

DATE :  
20. 10. 2022



# CONCEPTUAL PLAN PUBLIC HOUSING DEVELOPMENT AT KWOK SHUI ROAD



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE :  
20. 10. 2022