

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Area 12 of Kwu Tung North New Development Area		
Date of Preparation: December 2025		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Kwu Tung North Area 12	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) [ha]	5.14	Subject to detailed survey.
1.3.2 Net Site Area (approx.) [ha]	5.14	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) 2"	As stipulated in the approved Kwu Tung North OZP No. S/KTN/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).
2.2 Proposed No. of Flats (approx.)	7,230	A -10% downward adjustment and a maximum flat number of 7,510 based on CEDD's study in support of planning application No. A/KTN/93 (CEDD's Study) are allowed for flexibility in

2. Development Parameters	Current Proposal	Remarks
		detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 1,620 1P/2P flats. Subject to detailed design.
2.3 Design Population (approx.)	16,367	Based on actual flat mix and subject to detailed design. Downward adjustment and a maximum design population of about 18,800 under CEDD's study are allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.4 Proposed Maximum Plot Ratio (PR)		
2.4.1 Total PR	6.73	As per the approved planning application No. A/KTN/93 submitted by CEDD.
2.4.2 Domestic PR	5.85	Subject to detailed design.
2.4.3 Non-domestic PR	0.88	Subject to detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)	345,922 sqm (about)	Based on the PR of 6.73. Subject to detailed survey and detailed design on net site area.
2.5.1 Max. Domestic GFA	300,690 sqm (about)	Based on the PR of 5.85. Subject to detailed survey and detailed design on net site area.
2.5.2 Max. Non-domestic GFA	45,232 sqm (about)	Based on the PR of 0.88. Subject to detailed survey and detailed design on net site area.
2.6 Maximum No. of Storeys or Building Height in mPD	Max. +180 mPD	As per the approved planning application No. A/KTN/93 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]	500 half-day and 500 whole-day places for every 1,000 children aged 3 to under 6 (assume 34 classrooms for 1,000 children aged 3 to under 6)	8.3	10	<p>Assume 1.49% of design population aged 3-5 in 2031.</p> <p>In consultation and agreed with Education Bureau (EDB), the kindergarten provision is planned according to the HKPSG and to cater for the demand from HA's public housing development in the vicinity.</p> <p>The use of premises is subject to change to cope with the prevailing demand as stipulated by bureaux / departments concerned.</p>
3.1.2 Primary Schools [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	19.2	0	<p>Assume 2.99% of design population aged 6-11 in 2031.</p> <p>Demand to be met by provision in the vicinity.</p>
3.1.3 Secondary Schools [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	16.8	0	<p>Assume 4.10% of design population aged 12-17 in 2031.</p> <p>Demand to be met by provision in the vicinity.</p>
3.2 Local Open Space [sqm]	1 per person	16,367	Not less than 16,367	<p>Subject to design population and detailed design.</p> <p>Passive/active recreation facilities to be appropriately provided for all age groups and persons with disabilities.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	2.1	2	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	1.6	2	Subject to design population and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	2.2	2	Subject to design population and detailed design.
3.3.4 Children's Play Area	400 sqm per 5,000 persons	1,310 sqm	Not less than 1,310 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</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				concerned.
3.4.1 120-p Integrated Vocational Rehabilitation Services Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above	N.A.	1 no. (120-place) (about 653 sqm NOFA)	As requested by SWD.
3.4.2 30-p Supported Hostel (Mentally Handicapped) (SHOS(MH))	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (30-place) (about 345 sqm NOFA)	As requested by SWD.
3.4.3 100-p Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (100-place) (about 1,234 sqm NOFA)	As requested by SWD.
3.4.4 100-p Day Activity Centre (DAC)	To be determined taking into account the population geographical factor, existing service provision and service demand	N.A.	1 no. (100-place) (about 638 sqm NOFA)	As requested by SWD.
3.4.5 100-p Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (100-place) (1,382 sqm NOFA)	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities [sqm]	To be determined by HD	N.A.	About 2,145 sqm GFA	Subject to review and detailed design. Provision is subject to HD.
3.6 HD's office [sqm]	To be determined by HD	N.A.	About 675 sqm GFA	Subject to review and detailed design.
3.7 Ancillary Parking Requirements [no.]				Full plot ratio exemption under OZP for all ancillary parking facilities.
3.7.1 Car Parking (Domestic)	Within a 500m-radius of rail station: 1 per 9-16 flats (excluding 1P/2P flats)	351 – 624	401	Based on HKPSG at 1 per 14 flats excluding 1P/2P as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGV) or Taxis is allowed. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7.2 Light Goods Vehicle (LGV) (Domestic)	1 per 260 flats (excluding 1P/2P flats)	22	22	Shared-use of LGV and light buses parking. Based on HKPSG at 1 per 260 flats excluding 1P/2P. Subject to detailed design.
3.7.3 Car Parking (R&C)	1 per 150-300 sqm GFA	8 – 15	15	Based on HKPSG at 1 per 150 sqm retail GFA as per TD's request. Shared-use by van-type LGVs or Taxis is allowed. Subject to review and detailed design.
3.7.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats (excluding 1P/2P flats)	23 – 51	51	Based on HKPSG at 1 per 110 flats excluding 1P/2P as per TD's request. Subject to detailed design.
3.7.5 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	20	20	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.
3.7.6 Loading/ Unloading (R&C)	1 per 800 – 1,200 sqm retail GFA	2 – 3	3	Based on HKPSG at 1 per 800 sqm retail GFA as per TD's request. Subject to review and detailed design.
3.7.7 Visitor Parking (Domestic)	5 per residential block	50	50	Based on HKPSG at 5 per residential block. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7.8 Bicycle Parking (Domestic)	Within 2 km radius of a rail station: 1 per 15 flats	482	482	Based on HKPSG at 1 per 15 flats. Subject to detailed design. Feasibility to provide additional bicycle parking spaces as per TD's request shall be further studied at detailed design stage.
3.7.9 Car Parking (HD's office)	To be determined by HD	N.A.	2	Subject to detailed design.
3.7.10 Parking (Welfare Facilities)	-	-	3	<p>As requested by SWD.</p> <p>One designated parking spaces (measuring 7mL x 3.5mW x 3.6mH) for one 5.5ton goods vehicles for IVRSC.</p> <p>Two designated parking spaces (measuring 8mL x 3mW x 3.3mH) for two private light buses for HSMH.</p> <p>Subject to detailed design.</p>
3.7.11 Loading/ Unloading (Welfare Facilities)	-	-	1	<p>As requested by SWD.</p> <p>One shared L/UL bay or lay-by for ambulance for IVRSC, SHOS(MH), HSMH and HMMH, which should be in proximity to the entrance of the welfare facilities block.</p> <p>Subject to detailed design.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.8 Public Transport Facilities [no.]				
3.8.1 Public Transport Terminus / Interchange	-	-	1	As requested by TD. Subject to confirmation of funding availability and agreement on management, operation, maintenance and detailed design.
3.9 Pedestrian Connection				
3.9.1 Footbridge(s)	-	-	1	Possible connection(s) with the public housing site to the south in Area 19 and / or Area 20 will be considered at detailed design stage. Subject to detailed design.
4. Technical Considerations/ Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement mitigation measures such as building layout, setback distances, and noise tolerant building as recommended in the Environmental Review conducted by CEDD if applicable. 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 implement mitigation measures to promote the penetration of northerly and southerly prevailing wind such as terraced podium design as recommended in the Air Ventilation Assessment Expert Evaluation of planning application No. A/KTN/93 conducted by CEDD.			To further enhance the surrounding wind environment, quantitative air ventilation assessment will be conducted at the detailed design stage for scheme optimisation.
4.1.4 Soil	To implement mitigation measures and remedial actions as recommended in the EIA covering			

4. Technical Considerations/ Constraints	Current Proposal	Remarks
	potential land contamination issues prepared by CEDD wherever appropriate. Nonetheless, as required in the EIA, an arsenic management plan associate with the development will be prepared by HD for EPD's agreement.	
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 the utilities has been envisaged.	HD will liaise with relevant departments and utilities companies when appropriate.
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	To implement vertical greening, roof greening and to follow Sustainable Building Guidelines as recommended in the visual impact assessment of planning application No. A/KTN/93 as far as practicable.	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)	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	2027/28	Tentative date.

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 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.

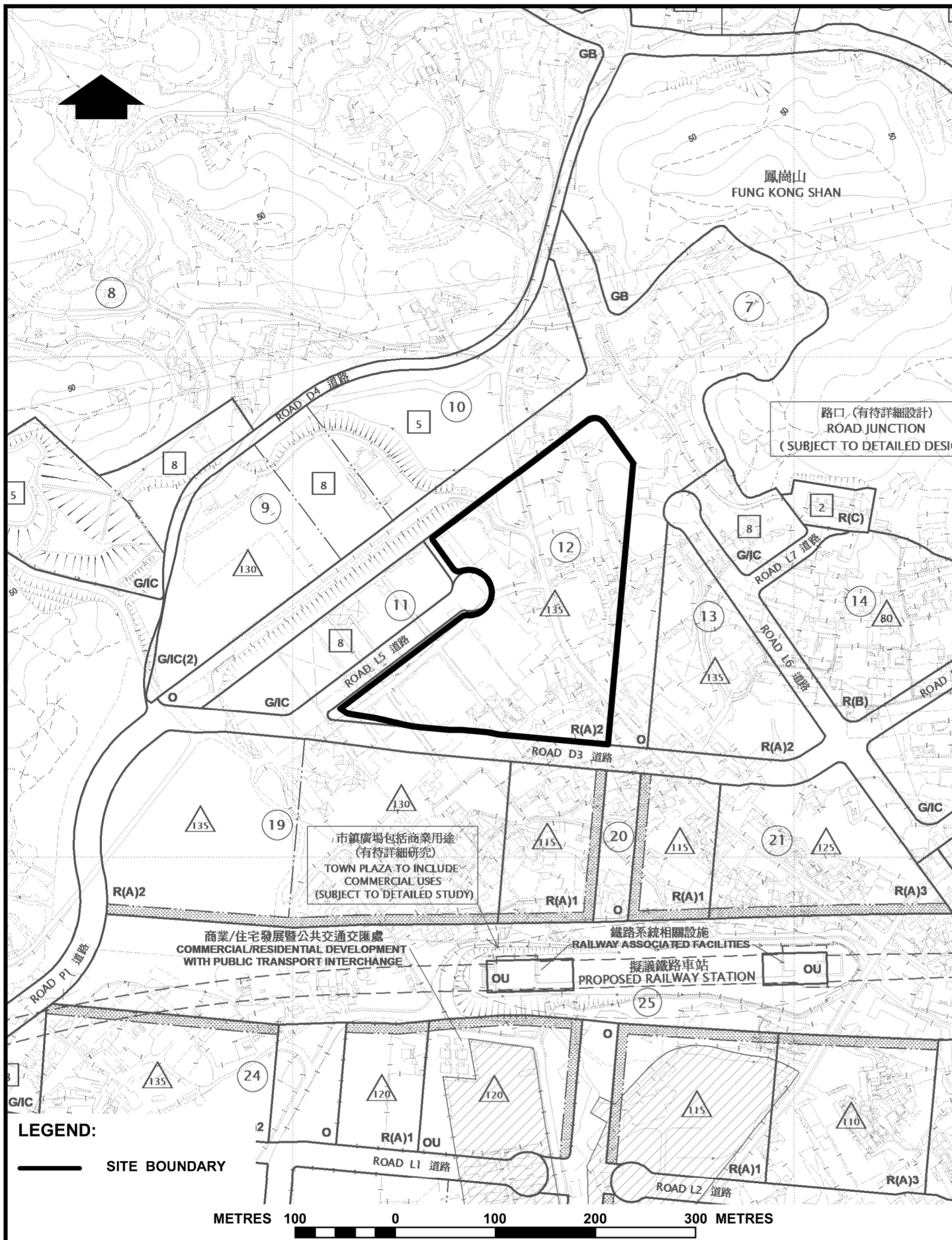
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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 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.



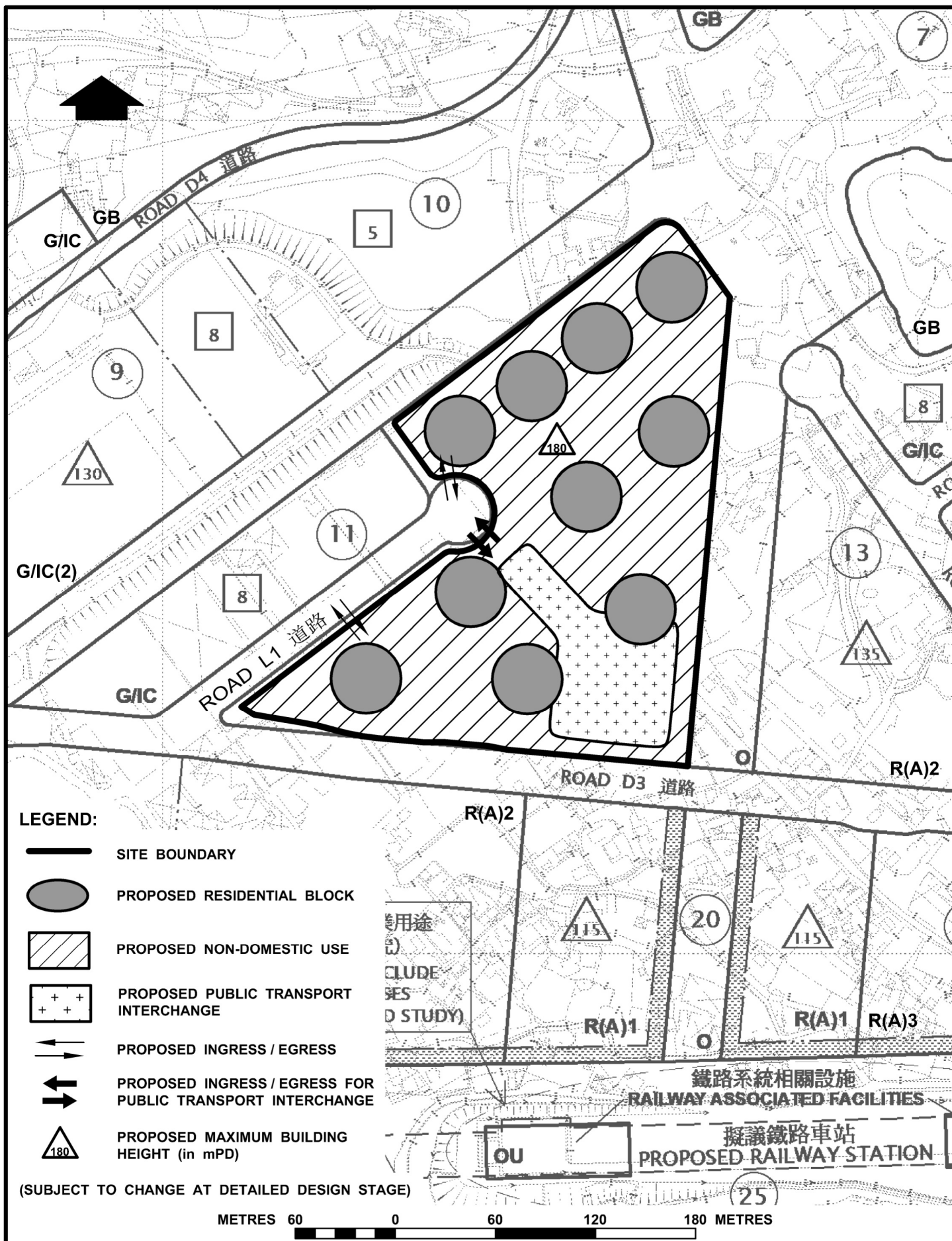
LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH NDA AREA 12



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
7. 5. 2024



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
KWU TUNG NORTH NDA AREA 12**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
17. 10. 2025**