

**PLANNING BRIEF**

<b>PROJECT NAME: Public Housing Development at Area 13 of Kwu Tung North New Development Area</b>		
<b>Date of Preparation: June 2026</b>		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	North	
1.2 Site Location	Kwu Tung North Area 13	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) [ha]	2.20	Subject to detailed survey.
1.3.2 Net Site Area (approx.) [ha]	2.20	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	
<b>2. Development Parameters</b>	<b>Current Proposal</b>	<b>Remarks</b>
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 ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats (approx.)	2,528	A -10% downward adjustment and a maximum flat number of 3,220 based on CEDD's study in support of planning application No. A/KTN/93 (CEDD's Study) are allowed for flexibility in detailed design subject to pro-rata adjustments of

2. Development Parameters	Current Proposal	Remarks
		ancillary facilities in accordance with HKPSG and consultation with departments concerned. Subject to detailed design.
2.3 Design Population (approx.)	6,573	Flexibility would be allowed for: (1) a reduction of design population within 10%; or (2) a reduction of design population exceeding 10% (as compared with the original design population stated in this PB) due to adjustment of flat mix/average household size; or (3) a maximum design population of about 8,040 under CEDD's study.  In any case, pro-rata adjustments to the ancillary facilities in accordance with the HKPSG are required.
2.4 Proposed Maximum Plot Ratio (PR)		
2.4.1 Total PR	6.5	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	0.65	Subject to detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)	143,000 sqm (about)	Based on the PR of 6.5. Subject to detailed survey and detailed design on net site area.
2.5.1 Proposed Maximum Domestic GFA	128,700 sqm (about)	Based on the PR of 5.85. Subject to detailed survey and detailed design on net site area.
2.5.2 Proposed Maximum Non-domestic GFA	14,300 sqm (about)	Based on the PR of 0.65. Subject to detailed survey

2. Development Parameters	Current Proposal			Remarks
				and detailed design on net site area.
2.6 Maximum No. of Storeys or Building Height in mPD	Max. +160 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 persons aged 3 to under 6 (34 classroom per 1,000 persons aged 3 to under 6)	3.3	0	Assume 1.48% of design population aged 3-5 in 2032.  In consultation and agreed with Education Bureau (EDB), the kindergarten provision at Areas 12, 21 and 26 are planned according to the HKPSG and to cater for the demand from HA's public housing developments at Areas 12, 13, 20, 21 and 26 in the vicinity.
3.1.2 Primary Schools [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	7.4	0	Assume 2.87% of design population aged 6-11 in 2032.  Demand to be met by provision in the district.
3.1.3 Secondary Schools [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	6.6	0	Assume 3.99% of design population aged 12-17 in 2032.  To be provided on a territory-wide basis.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.2 Local Open Space [sqm]	1 per person	6,573	Not less than 6,573	Subject to design population and detailed design. Passive/active recreation 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	0.8	1	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.7	1	Subject to design population and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.9	1	Subject to design population and detailed design.
3.3.4 Children's Play Area	400 sqm per 5,000 persons	526 sqm	Not less than 526 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.]				As requested by Social Welfare Department and subject to confirmation of Government funding by relevant bureaux/ department. All social welfare / community facilities will be regarded as non-domestic uses and accountable for the calculation of non-

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
				<p>domestic GFA.</p> <p>The use of the premises and scale of provision are subject to change to cope with the prevailing demand in consultation with the bureaux/ departments concerned.</p>
3.4.1 60-p Special Child Care Centre (SCCC)	23 subvented service places per 1000 children aged 0-6	Subject to the population on children aged 0-6	1 (about 409 sqm NOFA)	As requested by SWD.
3.5 Ancillary Parking Requirements [no.]				Full plot ratio exemption under OZP for all ancillary parking facilities.
3.5.1 Car Parking (Domestic)	Within a 500m-radius of rail station: 1 per 9-16 flats	158-281	181	Based on HKPSG at 1 per 14 flats as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGV) or Taxis is allowed. Subject to detailed design
3.5.2 Light Goods Vehicle (LGV) (Domestic)	1 per 260 flats	10	10	Shared-use of LGVs and light buses parking. Based on HKPSG at 1 per 260 flats. Subject to detailed design.
3.5.3 Motor-cycle Parking (Domestic)	1 per 110-250 flats	11-23	23	Based on HKPSG at 1 per 110 flats as per TD's request. Subject to detailed design. Feasibility to provide additional motor-cycle parking spaces as per TD's request shall be further studied at detailed design stage.
3.5.4 Loading/ Unloading (L/UL) (Domestic)	2 per residential block	8	8	Based on HKPSG at 2 per residential block. Subject to detailed design. The provision of L/UL is "shared-use" by coaches/

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				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.
3.5.5 Visitor Parking (Domestic)	5 per residential block	20	20	Based on HKPSG at 5 per residential block. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.
3.5.6 Bicycle Parking (Domestic)	Within 2 km radius of a rail station: 1 per 15 flats	169	169	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.
3.5.7 Parking (Welfare Facility)	-	-	1 (To be shared with the L/UL bay for the SCCC)	As requested by SWD. One shared parking space for a 48-seater coach (measuring 12mL x 3.5m W x minimum 3.8m Headroom) is required for the SCCC. The provision of parking space is "shared-use" by the L/UL bay for the SCCC, which should be safe, accessible conveniently and in proximity to the entrance of the SCCC.  Subject to detailed design

<b>4. Technical Considerations/ Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
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)	An Air Ventilation Assessment Expert Evaluation has been carried out to support the planning application No. A/KTN/93 conducted by CEDD. Key mitigation measures including terraced podium design along the western boundary of the Site will be considered where appropriate to address the air ventilation impacts concerned.	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 conduct detailed survey on the soil profile to locate hotspots and implement remedial measures as per arsenic treatment plan as approved by EPD.	
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. Technical Considerations/ Constraints	Current Proposal	Remarks
4.3 Urban Design, Visual and Landscape		
4.3.1 Visual	A Visual Impact Assessment has been carried out to support the planning application No. A/KTN/93. Key mitigation measures including vertical greening and roof greening will be adopted as far as practicable to address visual impacts concerned.	Further mitigation measures would be explored to address the visual impacts where appropriate, subject to detailed design.
4.3.2 Landscape	A Review of Landscape Impact has been carried out to support the planning application No. A/KTN/93. Key mitigation measures such as slope landscaping, vertical greening, roof greening, screen planting and compensatory planting will be adopted to address landscape impacts concerned as far as practicable.  For tree preservation and removal, the requirements of relevant Government technical circulars and/or guidelines will be followed.	
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)	Overall minimum of 20% of site coverage of greenery will be provided.	A target of an overall 30% coverage is recommended. Subject to individual site characteristics and constraints, a lower percentage of green coverage could be considered on a case-by-case basis.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2028/29	Tentative date.
5.2 Building Completion Date	2032/33	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 design flexibility and unless otherwise specified under the Remarks column, the following adjustments are allowed subject to pro-rata adjustments to the ancillary facilities in accordance with the HKPSG:

- (a)  $\pm 10\%$  adjustment for the number of flats; or
- (b)  $\pm 10\%$  variation in the design population; or downward adjustment to design population exceeding 10% (as compared with the original design population stated in the approved PB) due to adjustment in flat mix/average household size. If a project remains within the aforementioned 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.

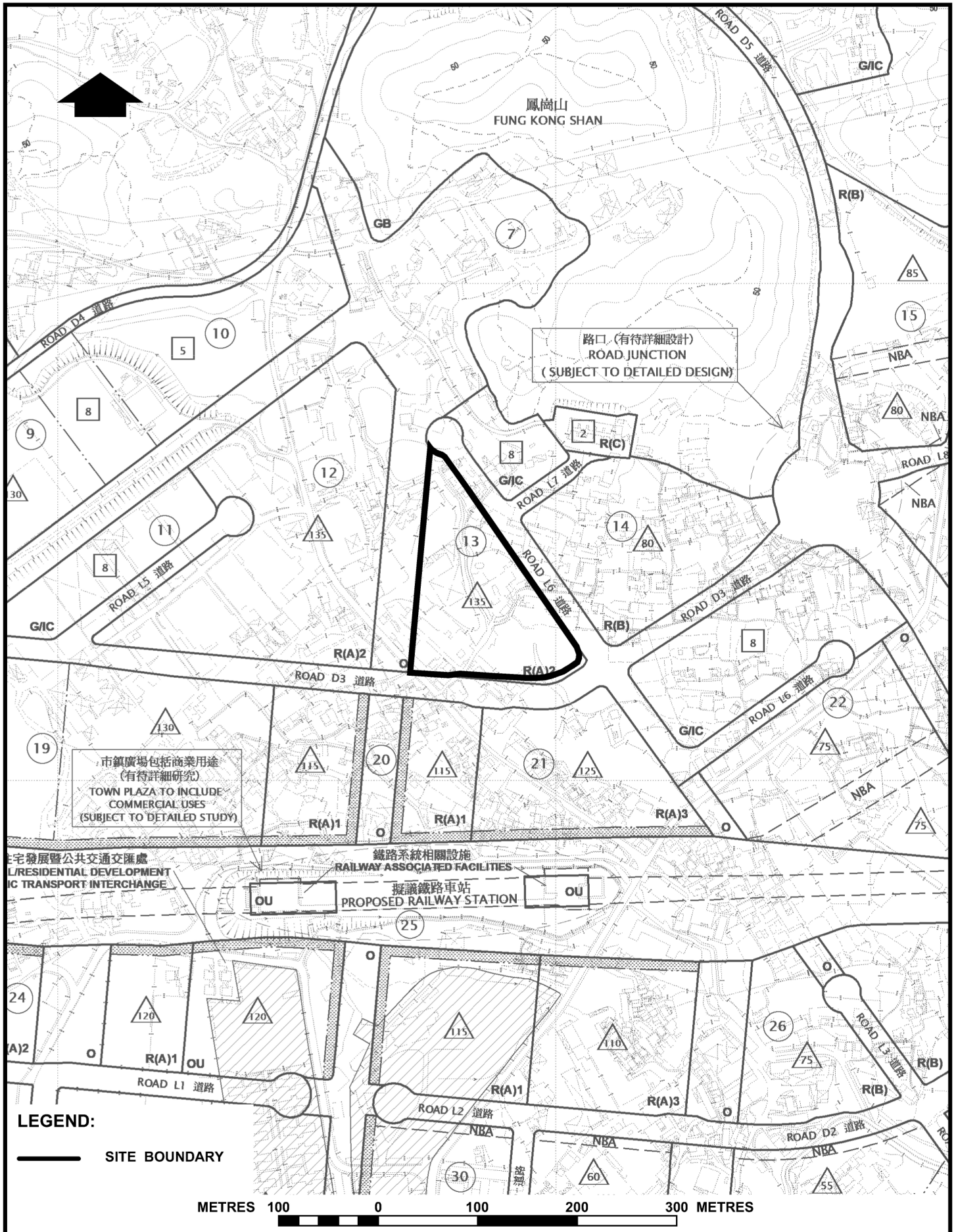
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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.



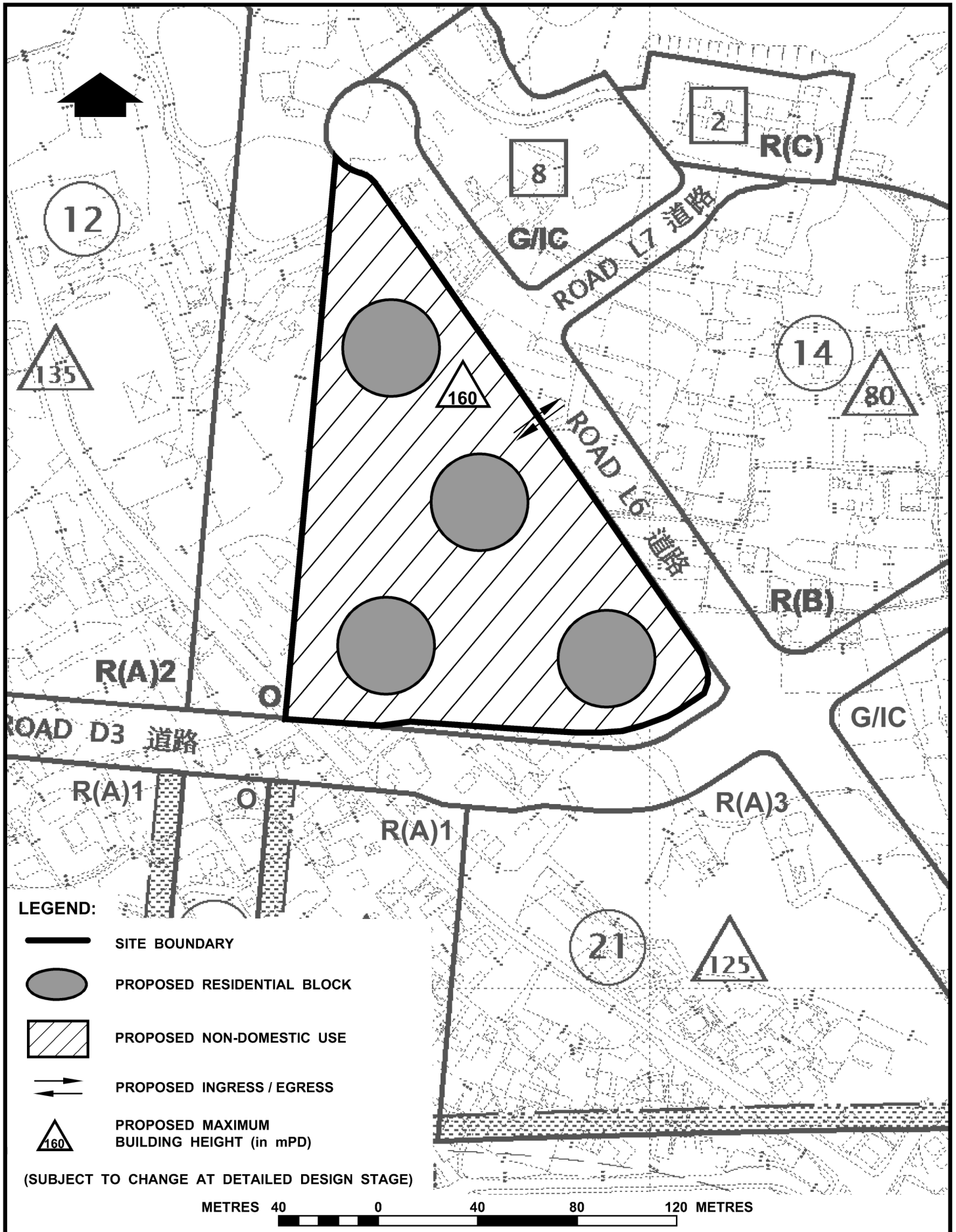
**LOCATION PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
KWU TUNG NORTH NDA AREA 13**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
12. 5. 2026**



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
KWU TUNG NORTH NDA AREA 13**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
12. 5. 2026**