

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Area 20 of Kwu Tung North New Development Area		
Date of Preparation: September 2025		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Kwu Tung North Area 20	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) [ha]	1.50	Subject to detailed survey.
1.3.2 Net Site Area (approx.) [ha]	1.50	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 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) and consultation with departments concerned.
2.2 Proposed No. of Flats (approx.)	1,876	A -10% downward adjustment and a maximum flat number of 2,160 based on CEDD's study in support of planning application No. A/KTN/93 (CEDD's Study)

2. Development Parameters	Current Proposal	Remarks
		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.)	4,878	Based on average household size of 2.6. Downward adjustment and a maximum design population of about 6,650 under CEDD's study are allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Proposed Maximum Plot Ratio (PR)		
2.4.1 Total PR	7.8	As per the approved planning application No. A/KTN/93 submitted by CEDD.
2.4.2 Domestic PR	6.5	Subject to detailed design.
2.4.3 Non-domestic PR	1.3	Subject to detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)	117,000 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	97,500 sqm (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	19,500 sqm (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 in mPD	Max. +145 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)	2.5	0	Assume 1.49% of design population aged 3-5 in 2031. In consultation and agreed with Education Bureau (EDB), demand to be met by provision in the vicinity.
3.1.2 Primary Schools [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	5.7	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 classroom per 40 persons aged 12-17	5.0	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 per person	4,878	Not less than 4,878	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	0.6	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 and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.7	1	Subject to design population and detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.4 Children's Play Area	400 sqm per 5,000 persons	390 sqm	Not less than 390 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.]				Subject to Social Welfare Department (SWD)'s agreement and confirmation on funding availability and detailed design. All social welfare / community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.1 100-p Office Bases of On-Site Pre-School Rehabilitation Services (OPRS)	-	-	2	As requested by SWD.
3.4.2 Community Rehabilitation Day Centre (CRDC)	1 per 420,000 persons	-	1	As requested by SWD.
3.4.3 50-p Hostel for Severely Physically Handicapped Persons (HSPH)	-	-	1	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.4 District Support Centre for Persons with Disabilities (DSC)	-	-	1	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities GFA [sqm]	To be determined by HD	N.A.	About 4,200 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 ancillary parking facilities.
3.6.1 Car Parking (Domestic)	Within a 500m-radius of rail station: 1 per 9-16 flats	118-209	134	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
3.6.2 Light Goods Vehicle (LGV) (Domestic)	1 per 260 flats	8	8	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 m ² GFA	14-28	28	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.
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats	8-18	18	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. 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 – 1200 m ² GFA	4-6	6	Based on HKPSG at 1 per 800 sqm retail GFA as per TD’s request. Subject to review and detailed design.
3.6.7 Visitor Parking (Domestic)	5 per residential block	15	15	Based on HKPSG at 5 per residential block. Shared-use by van-type LGVs 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	126	126	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. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.9 Parking (Welfare Facilities)	-	-	6	As requested by SWD. Two designated parking spaces (measuring 8mL x 3mW x 3.3mH) for PLB as mobile training centre for OPRS. Two parking spaces (measuring 8mL x 3mW x 3.3mH) for two public light bus with tail-lift for CRDC. One designated parking space (measuring 8mL x 3mW x 3.3mH) for a 24-seater van with tail-lift for wheelchair for HSPH. One designated parking spaces (measuring 8mL x 3mW x 3.3mH) for a private light bus with tail-lift for wheelchair for DSC. Subject to detailed design
3.6.10 Loading/ Unloading (Welfare Facilities)	-	-	1	As requested by SWD. One shared L/UL bay or lay-by for public light bus and ambulance for CRDC, HSPH, OPRS and DSC, which should be in proximity to the facilities. Subject to detailed design.
4. Technical Considerations/ Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement mitigation measures such as			

4. Technical Considerations/ Constraints	Current Proposal	Remarks
	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 such as terraced podium design, minimise / break down of podium bulk where appropriate as recommended in the OZP and Air Ventilation Assessment Expert Evaluation of planning application No. A/KTN/93 conducted by CEDD to enhance air ventilation at street level.	To further enhance the surrounding wind permeability/ penetration and minimise the ventilation impacts to the surrounding area, the mitigation measures would be further studied or refined at the detailed design stage.
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	To implement the design requirements of terraced podium and shopping street and observe the recommendations of the Urban Design Study (UDS) for KTN Town Plaza, where appropriate. Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures as recommended in the visual impact assessment of planning application No. A/KTN/93, which include to follow Sustainable Building Design Guidelines, provide vertical greening and roof greening, as far as practicable at detailed design stage.	As stipulated in the OZP and recommended under the Urban Design Study (UDS) for KTN Town Plaza. Subject to site constraints and detailed design, within the terraced podium area, a GFA of not less than 60% of the terraced podium area will be provided with commercial/social welfare/ community facilities. Every unit within the terraced podium will provide a direct access to the KTN Town Plaza. The terraced podium roof will allow human activities, e.g. sitting out area. Only essential equipment/ structures will be provided on the terraced podium roof. 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 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.

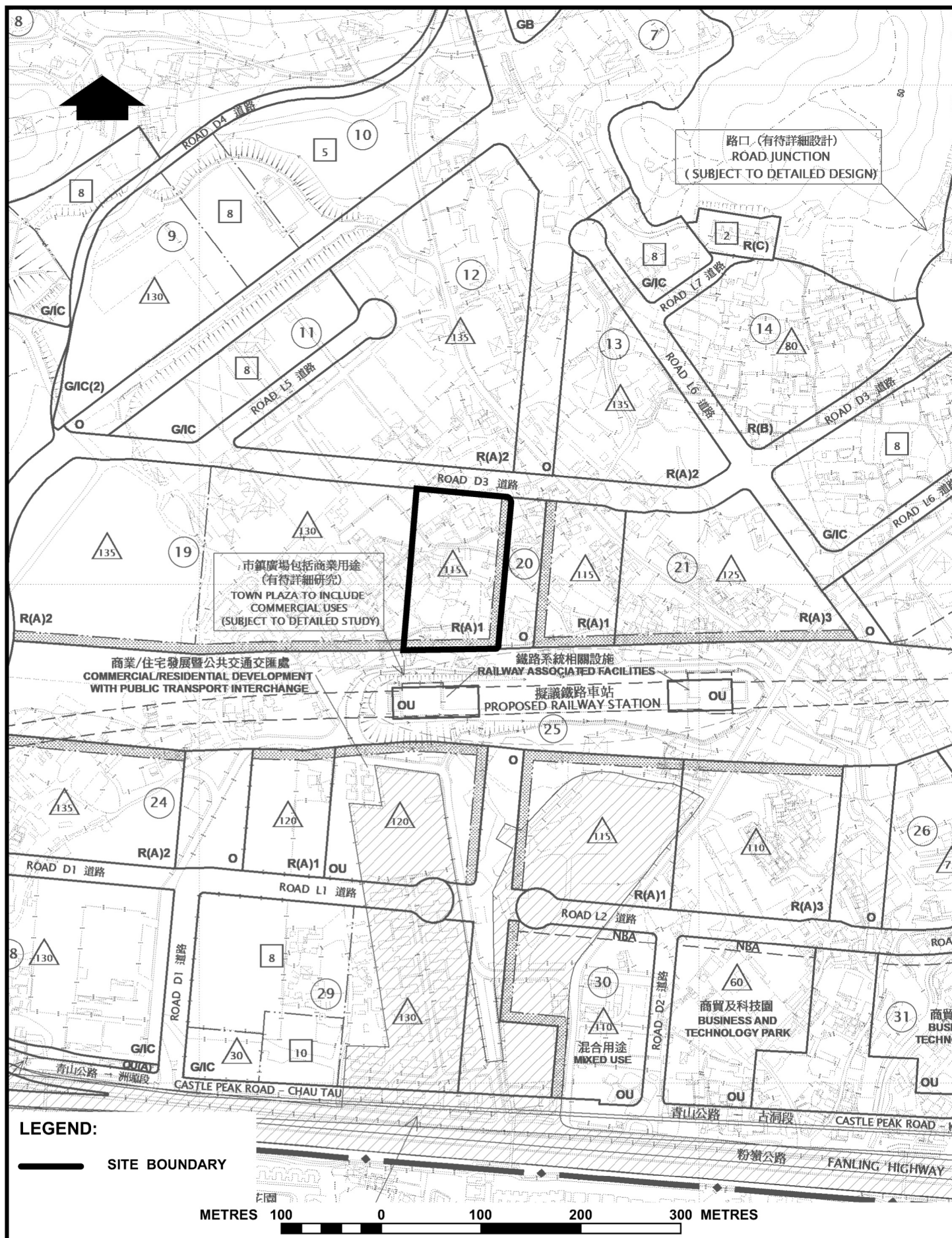
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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 20



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
27. 8. 2024

