

PLANNING BRIEF

PROJECT NAME: Public Housing Development at Area 21 of Kwu Tung North New Development Area		
Date of Preparation: April 2026		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	North	
1.2 Site Location	Kwu Tung North Area 21	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) [ha]	2.53	Subject to detailed survey.
1.3.2 Net Site Area (approx.) [ha]	2.53	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) 3"	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.)	2,659	A -10% downward adjustment and a maximum flat number of 3,290 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

2. Development Parameters	Current Proposal	Remarks
		pro-rata adjustments of ancillary facilities and consultation with departments concerned. Subject to detailed design.
2.3 Design Population (approx.)	6,914	Based on average household size of 2.6. 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 while the decrease in flat numbers is within the 10% allowance; and a maximum design population of about 8,230 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	6.5	As per the approved planning application No. A/KTN/93 submitted by CEDD.
2.4.2 Domestic PR	5.2	Subject to detailed design.
2.4.3 Non-domestic PR	1.3	Subject to detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)	164,450 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	131,560 sqm (about)	Based on the PR of 5.2. Subject to detailed survey and detailed design on net site area.
2.5.2 Proposed Maximum Non-domestic GFA	32,890 sqm (about)	Based on the PR of 1.3. Subject to detailed survey and detailed design on net site area.

2. Development Parameters	Current Proposal			Remarks
2.6 Maximum No. of Storeys or Building Height in mPD	Max. +140 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 (assume 34 classrooms per 1,000 persons aged 3 to under 6)	3.5	6	<p>Assume 1.48% of design population aged 3-5 in 2032.</p> <p>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.</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	7.8	0	<p>Assume 2.87% of design population aged 6-11 in Year 2032.</p> <p>Demand to be met by provision in the district.</p>
3.1.3 Secondary Schools [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	6.9	0	<p>Assume 3.99% of design population aged 12-17 in 2032.</p> <p>To be provided on a territory-wide basis.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.2 Local Open Space [sqm]	1 per person	6,914	Not less than 6,914	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	0.9	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	554 sqm	Not less than 554 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

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				<p>accountable for the calculation of non-domestic GFA.</p> <p>The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.</p>
3.4.1 100-p Child Care Centre (CCC)	100 aided places per 25,000 persons	-	1	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities GFA [sqm]	To be determined by HD	N.A.	About 1,120 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	167-296	190	Based on HKPSG at 1 per 14 flats as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGVs) or Taxis is allowed. Subject to detailed design
3.6.2 Light Goods Vehicle (LGV) (Domestic)	1 per 260 flats	11	11	Shared-use of LGVs 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	4-8	8	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. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats	11-25	25	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.
3.6.5 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/ 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 for M/HGV (R&C)	1 per 800 – 1200 m ² GFA	1-2	2	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	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. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.8 Bicycle Parking (Domestic)	Within 2 km radius of a rail station: 1 per 15 flats	178	178	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.
3.6.9 Loading/ Unloading (Welfare Facilities)	-	-	1	As requested by SWD. One L/UL bay or lay-by for public light bus and ambulance for CCC, which should be in proximity to the facility. Subject to detailed design
3.7 Pedestrian Connection				
3.7.1 Connection point to the Planned Covered Walkway	-	-	1	An opening at southern boundary, connecting to the proposed covered walkway (to be implemented by others) linking the Site with the entrance of the KTN MTR station, will be reserved at detailed design stage.
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. Technical Considerations/ Constraints	Current Proposal	Remarks
4.1.3 Air Ventilation (Pedestrian Wind Environment)	To implement terraced podium design along the southern boundary of the Site where appropriate as stipulated on the OZP and its Notes 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 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.
4.3 Urban Design, Visual and Landscape	<p>To implement the design requirements of terraced podium and shopping street as stipulated on the OZP and its Notes and endorsed by the Government, where appropriate.</p> <p>To implement mitigation measures including Sustainable Building Design Guidelines, and provide vertical greening and roof greening as recommended in the visual impact assessment of planning application No. A/KTN/93, as far as practicable at detailed design stage.</p> <p>A Review of Landscape Impact has been carried</p>	According to the OZP and the endorsed urban design requirements, land designated as terraced podium is subject to a maximum BH of 5m and 10m-wide setback at first floor level. Subject to site constraints and detailed design, a GFA of not less than 60% of the terraced podium area will be

4. Technical Considerations/ Constraints	Current Proposal	Remarks
	<p>out for the proposed public housing development amongst other areas under planning application No. A/KTN/93. In the current proposal, slope landscaping, vertical greening, green roof provision, screen planting, screen hoarding, aesthetical design of building, open space provision and compensatory planting would be adopted to address landscape impacts as far as practicable.</p>	<p>provided with commercial/social welfare/ community facilities. Every unit within the terraced podium will provide a direct access to the KTN Town Plaza. Subject to site constraints and detailed design, other design guideline, i.e. terraced podiums of adjoining developments to be connected through and be open for public access at all times, so as to provide an additional level of pedestrian walkway at the first floor level; and a 3.5m-wide canopy to be provided for edge along the setback at the first floor level to provide an all-weather walking environment, will be observed and addressed at design stage.</p>
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% and target of 30% of site coverage of greenery will be provided.	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	2028/29	Tentative date.
5.2 Building Completion Date	2032/33	Tentative date.

6. Attachments
6.1 Location Plan (Plan 1a)
6.2 Development Concept Plan (Plan 2a)

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 for the number of flats and design population or 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 while the decrease in flat numbers is within the 10% allowance will be allowed together with corresponding adjustments to ancillary facilities in line with HKPSG or the requirements of client departments. 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.

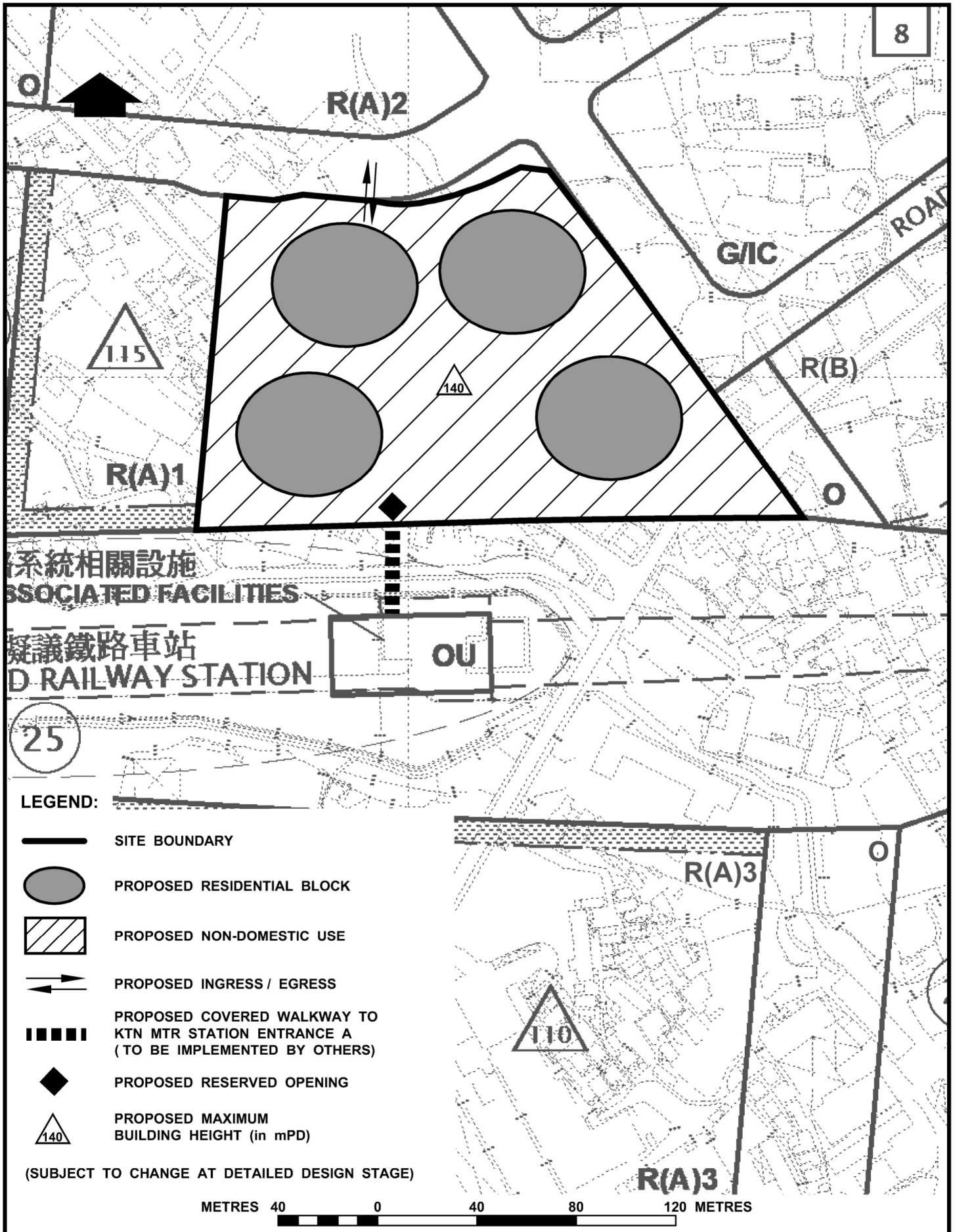
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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.



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
KWU TUNG NORTH NDA AREA 21**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2a

**DATE:
24. 2. 2026**