

## Proposed Amendments to the Approved Planning Brief

<b>PROJECT NAME:</b> Mei Tin Estate Phase 4			
<b>Date of Preparation:</b> March 2022			
<b>1 Site Particulars</b>	<b>Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1. District Location	Sha Tin		
1.2. Site Location	Sha Tin Area 4C, bounded by Heung Fan Liu Street/Mei Mun Lane		
1.3. Site Area			
1.3.1 Gross Site Area (approx.) (ha)	1.02	1.44 (include slope area of about 0.41 ha) (include about 0.44 ha for the proposed development)	Subject to detailed survey.  The proposed development forms part and parcel of Mei Tin Estate (MTE) Phase 4.
1.3.2 Net Site Area (approx.) (ha)	1.02	1.03 (exclude slope area of about 0.41 ha) (include about 0.44 ha for the proposed development)	Subject to detailed survey.  Refined the southern boundary of the net site area.
1.4. Existing Zoning	“Residential (Group A)” for overall Phase 4 area except a minor portion of slope area in the south zoned “Residential (Group B)”		As stipulated in the draft Sha Tin OZP No. S/ST/35.  See <u>Plan 1</u> .
1.5. Existing Land Use	Public Housing		
1.6. Existing Land Status	Government Land (Part of V.O No. 220)		
<b>2 Development Parameters</b>	<b>Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)</b>	<b>Current Proposal</b>	<b>Remarks</b>
2.1 Proposed Housing Type	Rental	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 to provision of ancillary facilities in accordance with HKPSG.
2.2 No. of Flats Proposed	1,199	1,666 (1,216 at Mei Chuen House; about 450 for the proposed development)	Including 90 1P/2P flats for the proposed development subject to change at detailed design stage. ±10% variation is allowed for design flexibility subject to pro-rata adjustment to ancillary facilities.

2 Development Parameters		Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)		Current Proposal		Remarks
2.3	Design Population (approx.)	3,050		4,300 (about 3,080 at Mei Chuen House; about 1,220 for the proposed development)		Based on an average household size of 2.7 for the proposed development. ±10% variation is allowed for design flexibility subject to pro-rata adjustment to ancillary facilities.
2.4	Maximum Gross Floor Area (approx.) (sq.m.)	Total GFA not to exceed 51,000 sq.m.		Total GFA not to exceed 72,240 sq.m. (67,080 sq.m. for domestic and 5,160 sq.m. for non-domestic for overall Phase 4 area)		GFA restriction not specified in the draft Sha Tin OZP No. S/ST/35.  Existing domestic GFA and non-domestic GFA are about 48,187 sq.m. and about 2,011 sq.m. respectively.  Based on max. PR and subject to net site area and detailed design.
2.5	Maximum Plot Ratio	Total plot ratio not to exceed 5.0		Total plot ratio not to exceed 7.0 (6.5 for domestic and 0.5 for non-domestic for overall Phase 4 area)		PR restriction not specified in the draft Sha Tin OZP No. S/ST/35.
2.6	Maximum Building Height in mPD	40 domestic storeys or +125mPD		About +125mPD(for overall Phase 4 area)		BH restriction not specified in the draft Sha Tin OZP No. S/ST/35. Mei Chuen House has 40 domestic storeys.  Under the current proposal, the proposed development is not exceeding +125mPD at main roof level subject to detailed design.
3 Planning Requirements		Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)	HKPSG Standard	Provision in accordance with HKPSG	Overall Proposal (Existing Mei Chuen House and Proposed Development)	Remarks
3.1	Education Facilities					The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux/departments concerned. Nursery and kindergarten are GFA accountable.

3 Planning Requirements	Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)	HKPSG Standard	Provision in accordance with HKPSG	Overall Proposal (Existing Mei Chuen House and Proposed Development)	Remarks
3.1.1 Nursery Class & Kindergarten (no. of classrooms)	-	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to 6)	3	0	Adopted 2.1% of design population aged 3-5 in 2027 according to the HKPSG. To be catered by the nearby provision.
3.1.2 Primary School (no.)	-	1 whole day classroom per 25.5 persons aged 6-11	0	0	To be catered by district provision.
3.1.3 Secondary School (no.)	-	1 whole day classroom per 40 persons aged 12-17	0	0	To be catered by territorial provision.
3.2 Local Open Space (approx.) (sq.m.)	3,050	1 sq.m. per person	4,300	Overall not less than 4,300	Subject to design population at detailed design stage.
3.3 Recreation Facilities					
3.3.1 Children's Play Area (approx.) (sq.m.)	244	400 sq.m. per 5,000 persons	344	Overall not less than 344	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.  Subject to design population at detailed design stage.
3.3.2 Badminton Court (no.)	0	1 per 8,000 persons	0.5	0	To be catered by existing provision nearby.
3.3.3 Basketball Court (no.)	1	1 per 10,000 persons	0.4	1	Existing basketball court to be re-provisioned in Phase 1.
3.3.4 Table Tennis Table (no.)	1	1 per 7,500 persons	0.6	1	.

3 Planning Requirements	Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)	HKPSG Standard	Provision in accordance with HKPSG	Overall Proposal (Existing Mei Chuen House and Proposed Development)	Remarks
3.4 Social Welfare / Community Facilities					<p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.</p> <p>Subject to the confirmation on the availability of government funding.</p> <p>Accountable for the calculation of non-domestic GFA.</p>
3.4.1 Integrated Family Service Centre	1 (557 sq.m. NOFA) (deleted)	-	-	-	Converted to retail shops in Phase 4 taken account of Sha Tin District Council members' concern on inadequate provision of retail facility upon Phase 4 completion.
3.4.2 Early Education Training Centre	1 (90 places) (212 sq.m. NOFA)	-	-	1	
3.4.3 Neighborhood Elderly Centre (NEC)	1 (303 sq.m. NOFA)	-	-	1	
3.4.4 Day Care Centre for the Elderly (DE)	-	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	-	1 (80 places) (about 506 sq.m. NOFA)	Requested by SWD for the proposed development subject to availability of government funding and detailed design.
3.4.5 Home Care Services (HCS) for Frail Elderly Persons	-	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above	-	1 (about 257 sq.m. NOFA)	Requested by SWD for the proposed development subject to availability of government funding and detailed design.
3.5 Retail & Commercial (R&C) Facilities (sq.m.)					
3.5.1 Retail GFA (approx.)	-	To be determined by HD	-	466 sq.m. (existing in Phase 4)	<p>Converted from Integrated Family Service Centre in Phase 4; remark of Item 3.4.1 above refers.</p> <p>To be catered by the existing retail provisions nearby.</p>

<b>3 Planning Requirements</b>	<b>Previously Approved (Date: 14.8.2008) (Existing Mei Chuen House)</b>	<b>HKPSG Standard</b>	<b>Provision in accordance with HKPSG</b>	<b>Overall Proposal (Existing Mei Chuen House and Proposed Development)</b>	<b>Remarks</b>
3.6 Parking Facilities					Full GFA exemption for all parking facilities per the provision of the OZP.
3.6.1 Car Parking (Domestic)	48	Outside 500m radius of rail station: 1 per 7.7-13.5 flats, excluding 1P/2P flats	49 (existing provision)  26- 47 (for the proposed development)	96 (47 nos. for the proposed development)	Based on 1 per 7.7 flats, excluding 1P/2P flats for the proposed development; as advised by TD. Include 2 accessible parking spaces for car parking. Existing provision in Phase 3.
3.6.2 Car Parking (Visitor)	-	5 per residential block	5 (for the proposed development)	5 (5 nos. for the proposed development)	
3.6.3 Light Goods Vehicle Parking (Domestic)	5	1 per 260 flats, excluding 1P/2P flats	5 (existing provision)  2 (for the proposed development)	7 (2 nos. for the proposed development)	Shared-use LGV and light bus parking. Based on 1 per 260 flats, excluding 1P/2P flats for the proposed development.  Existing provision in Phase 3.
3.6.4 Motorcycle Parking (Domestic)	5	1 per 110-250 flats, excluding 1P/2P flats	5 (existing provision)  2 - 4 (for the proposed development)	9 (4 nos. for the proposed development)	Based on 1 per 110 flats, excluding 1P/2P flats for the proposed development.  Existing provision in Phase 3.
3.6.5 Car Parking (Retail & Commercial)	0 (2 existing provision)	1 per 150-300 sq.m. GFA	2 (existing provision)	2	Existing provision in Phase 3.
3.6.6 Bicycle Parking	120	Within 0.5-2 km radius of rail station: 1 per 15 flats	121 (existing provision)  30 (for the proposed development)	151 (30 nos. for the proposed development)	Based on 1 per 15 flats for the proposed development.  Existing 44 nos. in Phase 3.

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3.6.7 Loading / Unloading (Domestic)	1	2 per residential block	1 (existing provision)  2 (for the proposed development)	3 (2 nos. for the proposed development)	Shared-use coaches/buses and Medium/Heavy Goods Vehicle loading/unloading (L/UL) bays for overnight parking, subject to due consideration of the site constraint and local situation.  1 no. L/UL bay to be shared for welfare parking.
3.6.8 Welfare Facilities Parking	-	-	-	3 LGV spaces (2 nos. designated for DE and 1 no. designated for HCS for Frail Elderly Persons for private light bus with tail lift)  1 L/UL bay for the shared use of the private light buses of the DE and HCS for Frail Elderly Persons (shared with domestic)	Provision as requested by SWD. Subject to detailed design.  As requested by SWD, LGV space dimension measured at 8m x 3m with minimum headroom of 3.3m and L/UL bay in close proximity to the entrance or the lift lobby to reach DE and HCS team for Frail Elderly Persons is required.
3.7 Public Transport Facilities (no.)					
3.7.1 Public Transport Terminal/ Interchange (PTI)	-	-	-	-	To be catered by the existing public transport facilities including PTI, minibus/bus laybys, taxi stands nearby.
4 Technical Considerations / Constraints	Current Proposal				Remarks
4.1 Environmental					
4.1.1 Noise	No insurmountable problem is envisaged.				EAS submitted to EPD subject to comment and approval.
4.1.2 Air	No insurmountable problem is envisaged.				Ditto
4.2 Infrastructure					

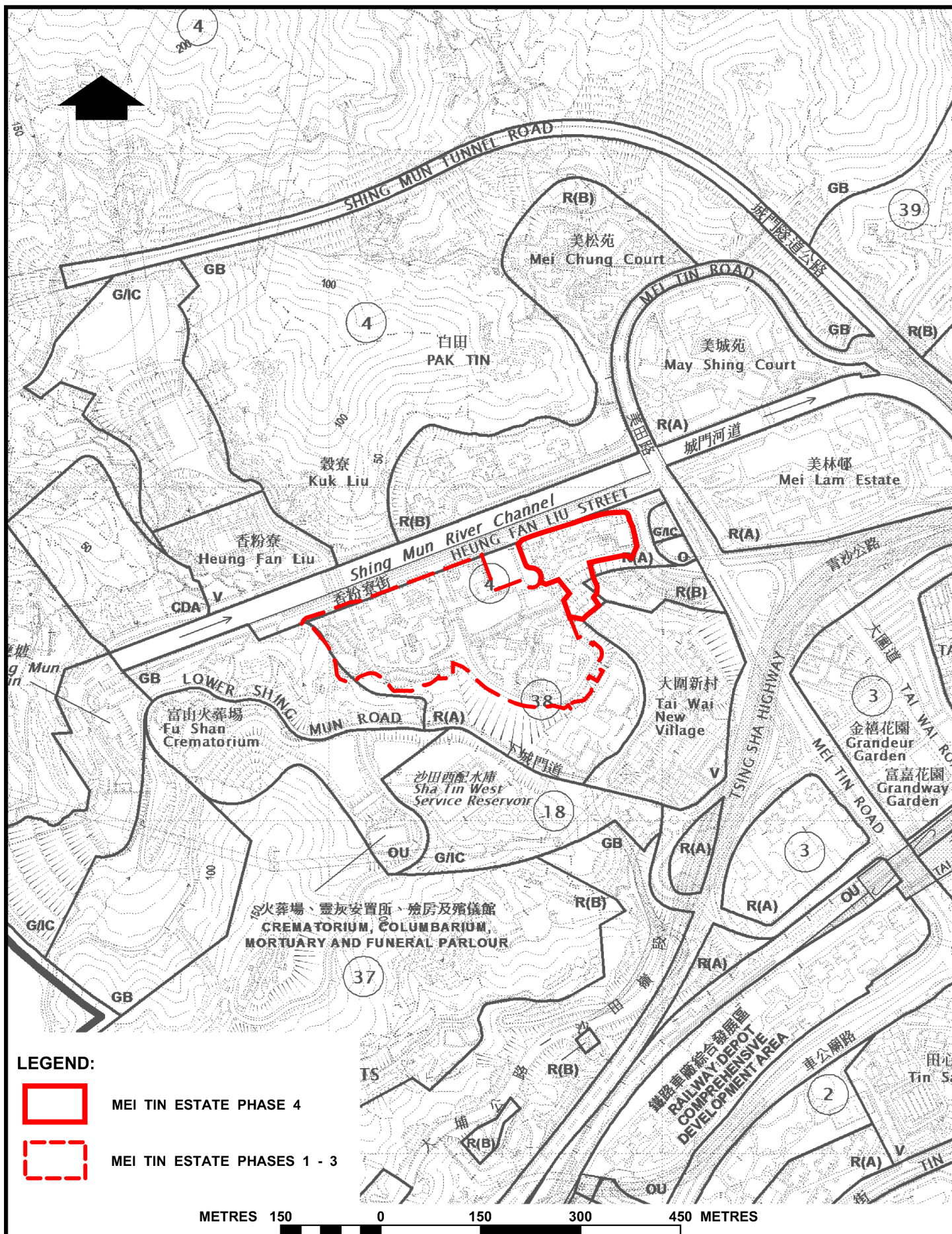
<b>4 Technical Considerations / Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.2.1 Drainage and Sewerage	To be connected to the existing network. No insurmountable problem is envisaged.	No insurmountable problem on drainage is anticipated.  SIA submitted to DSD and EPD subject to comment and approval.
4.2.2 Water Supply	No insurmountable problem is envisaged.	
4.2.3 Electricity, Telephone and Gas	No insurmountable problem is envisaged.	
4.2.4 Roads/Traffic Improvement	No insurmountable problem is envisaged.	TIA submitted to TD subject to comment and approval.
4.2.5 Geotechnical Requirement	No insurmountable problem is envisaged.	
4.3 Urban Design, Visual and Landscape	The subject site has no building height restriction under the OZP.	Massive podium structure will be avoided as far as practicable.
4.4 Pedestrian Wind Environment	A micro-climate study will be conducted at detailed design stage.	
4.5 Greenery Coverage	At least 20% of gross site area with a target of at least 50% of overall green coverage at grade.	
<b>5 Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2024/25	Subject to the reprovisioning of the existing basketball court to Phase 1.
5.2 Building Completion Date	2028/29	Subject to the reprovisioning of the existing basketball court to Phase 1.
<b>6 Attachments</b>		
6.1 Location Plan		
6.2 Development Concept Plan		

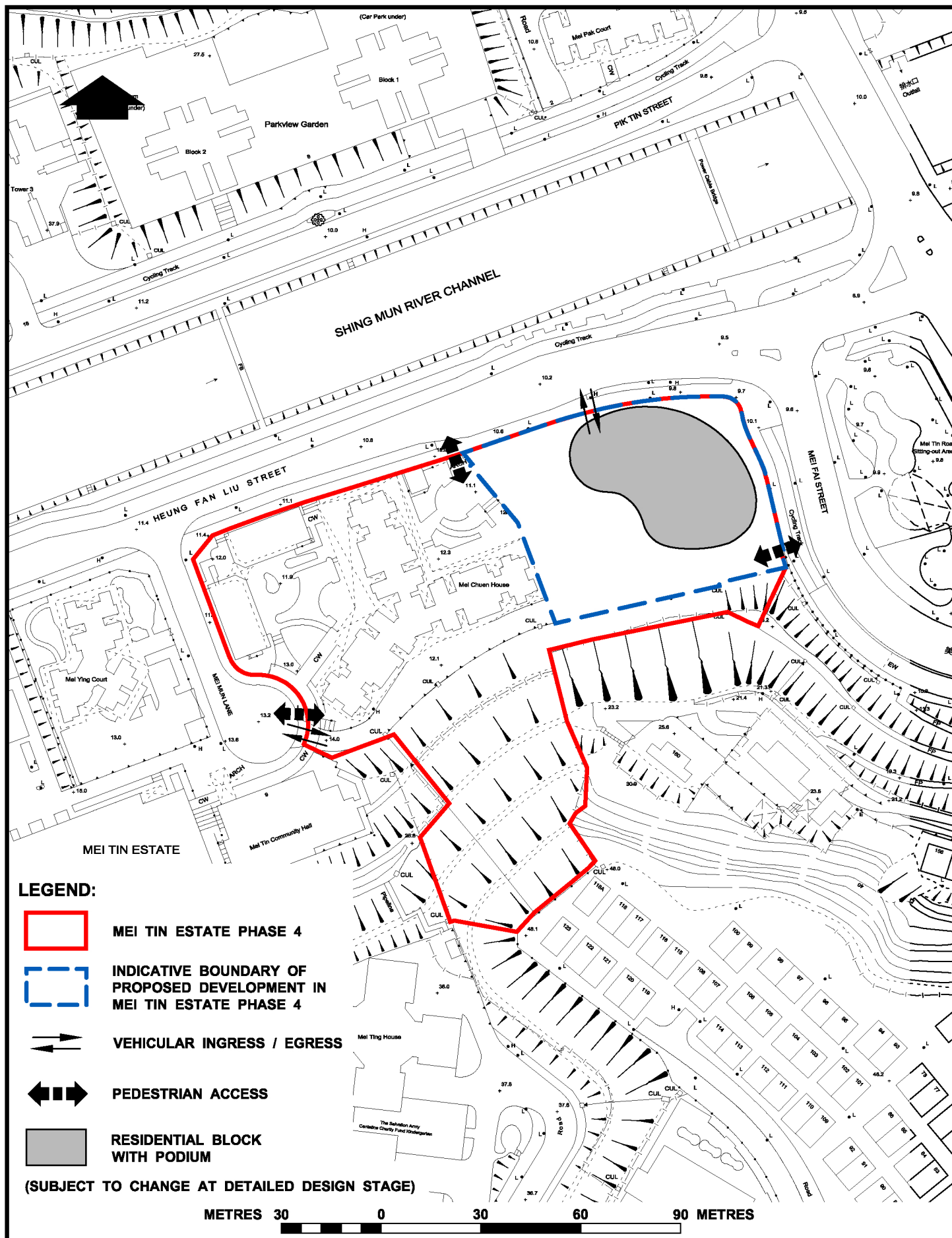
## Notes

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 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.
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 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.

\*\*\* End of Report \*\*\*







# **DEVELOPMENT CONCEPT PLAN MEI TIN ESTATE PHASE 4**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
6. 12. 2021**