

PLANNING BRIEF

PROJECT NAME: Near Tan Kwai Tsuen		
Date of Preparation: Nov 06, 2025 12:01:33 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Yuen Long	
1.2 Site Location	South of Tan Kwai Tsuen South Fresh Water Service Reservoir	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	6.28	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	4.98	Subject to detailed survey.
1.4 Existing Land Use	Under site formation works by CEDD	
1.5 Existing Zoning	"Residential (Group A)2" ("R(A)2")	As stipulated in the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats (approx)	7,380	Flat no. of 7,420 is capped under CEDD's Investigation, Design and Construction (IDC) Study. Adjustment to the maximum flat no. of 7,420 or downward adjustment of 10% of 7,380 is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities. Including about 1,438 no. of 1P/2P flats, subject to detailed design.

2. Development Parameters		Current Proposal			Remarks
2.3	Design Population (approx)	17,850			Design population based on actual flat mix. Maximum design population is assumed to be about 20,034 based on the maximum flat no. of 7,420. Downward adjustment is allowed for flexibility in detailed design. Subject to pro-rata adjustments of local open space and children's play area.
2.4	Maximum Plot Ratio	7.2			According to the s.16 planning application No. A/YL-TYST/1201 for proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions approved on 28.7.2023, the maximum PR restriction was relaxed from 6.5 to 7.2 (domestic PR of 6.5 and non-domestic PR of 0.7).
2.5	Maximum Gross Floor Area (GFA) (approx) (sqm)	358,560			Subject to detailed survey of site area. Based on the approved maximum PR of 7.2.
2.6	Maximum No. of Storeys or Building Height in mPD	240mPD			According to the s.16 planning application No. A/YL-TYST/1201 for proposed minor relaxation of PR and BH restrictions approved on 28.7.2023, the BH restriction was relaxed from 205mPD to 240mPD.
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education Facilities (no. of classrooms)				
3.1.1	Nursery Class and Kindergarten	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 (CRs) are required for every 1,000 children aged 3 to under 6)	12.7	13	The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	32.0	Nil	A primary school site is reserved to the west of the site outside the public housing site.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	23.7	Nil	To be catered by the provision in the district.
3.2 Local Open Space (sqm)	1 sqm per person	17,850	Not less than 17,850	Subject to design population and detailed design.
3.3 Recreation Facilities (no.)				
3.3.1 Badminton Court	1 per 8,000 persons	2.23	2	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	1.79	2	Ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	2.38	2	Ditto.
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	1,428	Not less than 1,428	Ditto. 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.
3.4 Social Welfare/ Community Facilities (no.)				As requested by SWD and subject to confirmation on government funding availability by SWD and detailed design. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau/ departments concerned. All social welfare/ community facilities will be accountable for non-domestic GFA.
3.4.1 50-p Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (50-place) (about 617 sqm Net Operational Floor Area (NOFA))	Ditto.
3.4.2 50-p Hostel for Severely Physically Handicapped Persons (HSPH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (50-place) (about 695 sqm NOFA)	Ditto.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.3 120-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)	Ditto.
3.4.4 100-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) (about 1,382 sqm NOFA)	Ditto.
3.4.5 100-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)	Ditto.
3.4.6 Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	1 no. (about 328 sqm NOFA)	Ditto.
3.4.7 200-p Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above. The Residential Care Services for the elderly are planned by SWD on a five-cluster basis and the subject development falls within New Territories West Cluster	N.A.	1 no. (200-place) (about 2,475 sqm NOFA)	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA (about) (sqm)	To be determined by HD	N.A.	4,335	Subject to change and detailed design.
3.6 Parking Facilities				According to the Notes of the OZP, full GFA exemption for all parking facilities.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excl. 1P/2P flats)	425-743	561	Based on 1 space per 10.6 flats excluding 1P/2P flats as agreed with TD. Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.2 Car Parking (Visitor)	5 per residential block	40	40	Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.3 Light Goods Vehicle and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	23	23	Shared-use space in accordance with HKPSG.
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats (excl. 1P/2P flats)	24-54	67	Based on 1 space per 89 flats excluding 1P/2P flats as per TD's request.
3.6.5 Bicycle Parking (Domestic)	Bicycle parking spaces shall be provided in the residential developments where proper cycle tracks with direct connection to rail stations are accessible	N.A.	150	Although there may be public concern arising from the absence of proper cycle track connecting the hilly terrain site, as requested by TD, 150 bicycle parking spaces will be provided at Phase 3 (the lowest platform) to serve the whole public housing development, subject to detailed design.
3.6.6 Loading/ Unloading (Domestic)	2 per residential block	16	16	Overnight shared-use parking for Medium/Heavy Goods Vehicles and Coaches/ Buses is allowed subject to site constraint and local situation.
3.6.7 Car Parking (Retail)	1 per 150-300 sqm retail GFA	15-29	29	Based on 1 space per 150 sqm retail GFA as agreed with TD. Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.8 Loading/ Unloading (Retail)	1 per 800-1,200 sqm retail GFA	4-6	6	Based on 1 space per 800 sqm retail GFA as agreed with TD. Overnight shared-use parking for Medium/Heavy Goods Vehicles and Coaches/ Buses is allowed subject to site constraint and local situation.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.9 Car Parking (Kindergarten)	To be determined by HD	N.A.	2	Two parking spaces for private light buses will be provided, subject to detailed design.
3.6.10 Parking Facilities for HSPH	N.A.	N.A.	1 (for 24-seater van with tail-lift)	As requested by SWD, one designated parking space (8m(L) x 3m(W) x 3.3m(H)) for a 24-seater van with tail-lift.
3.6.11 Parking Facilities for IVRSC	N.A.	N.A.	1 (for 5.5-ton goods vehicle)	As requested by SWD, one designated parking space (7m(L) x 3.5m(W) x 3.6m(H)) for a 5.5-ton goods vehicle.
3.6.12 Parking Facilities for HSMH	N.A.	N.A.	2 (for private light buses)	As requested by SWD, two parking spaces (each with 8m(L) x 3m(W) x 3.3m(H)) for private light buses.
3.6.13 Parking Facilities for RCHE	N.A.	N.A.	1 (for private light bus with tail-lift)	As requested by SWD, one parking space (8m(L) x 3m(W) with minimum headroom of 3.3m) for a private light bus with tail-lift.
3.6.14 Loading/ Unloading Facilities for HSPH & IVRSC	N.A.	N.A.	1	As requested by SWD, one loading/unloading bay to be shared between HSPH and IVRSC.
3.6.15 Loading/ Unloading Facilities for HSMH	N.A.	N.A.	1	As requested by SWD.
3.6.16 Loading/ Unloading Facilities for RCHE	N.A.	N.A.	1	As requested by SWD, one loading/ unloading bay (11m(L) x 3.5m(W) with minimum headroom of 4.7m) for private light buses / ambulances in the close proximity to the entrance of the RCHE.
3.7 Public Transport Facilities (no.)				
3.7.1 Public Transport Interchange (PTI)	N.A.	N.A.	1	Subject to acceptance under funding application and detailed design. Details of PTI (such as planning standard, schedule of accommodation and technical schedule) and MOM responsibilities to be agreed with TD/HyD/other relevant authorities.
3.8 Pedestrian Connection (no.)				

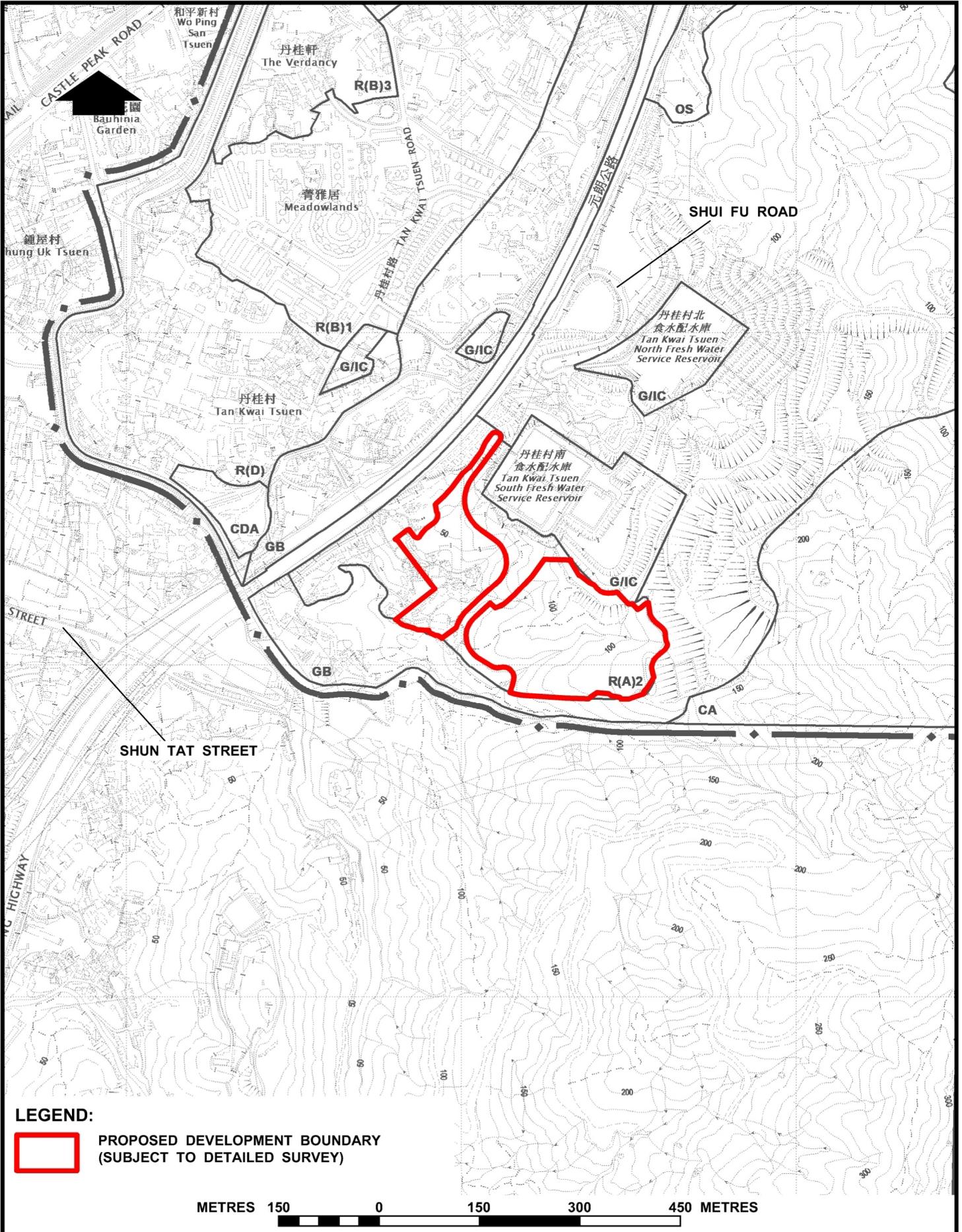
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.8.1 Footbridge	N.A.	N.A.	1	To connect between Phases 2 and 3, subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	No adverse impact with proper design and measures in place as demonstrated in the Preliminary Environmental Assessment (PEA) of the approved s.16 planning application. An Environmental Assessment Study (EAS) will be conducted by HD to ensure compliance with the criteria stipulated in the HKPSG.			
4.1.2 Air	Ditto.			
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	No adverse impact as demonstrated in the Drainage Impact Assessment (DIA) under CEDD's IDC study and the Sewerage Impact Assessment (SIA) of the approved s.16 planning application.			The final DIA conducted under CEDD's IDC study was accepted by DSD.
4.2.2 Water Supply	No adverse impact as demonstrated in the Waterworks Impact Assessment (WIA) of the approved s.16 planning application.			
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.			HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	No insurmountable problem is envisaged. To address the traffic impacts caused by the proposed development, CEDD will implement road improvement works as recommended in the Traffic and Transport Impact Assessment (TTIA) of the approved s.16 planning application.			
4.2.5 Geotechnical Requirement	CEDD conducted Geotechnical Assessment (GA) under their IDC study. No insurmountable problem is envisaged.			The final GA was accepted by GEO.
4.3 Urban Design, Visual and Landscape				
4.3.1 Urban Design, Visual and Landscape	Building design to be compatible with the surrounding developments as far as practicable.			The Sustainable Building Design Guidelines would be taken into consideration as far as practicable. Various design/mitigation measures including building separations and setbacks as well as amenity planting/landscaping, etc. will be incorporated to alleviate the visual impacts. More design measures for further building permeability, minimization of podium bulk, permeable design, etc. would be further considered in the detailed design stage.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.3.2 Pedestrian Wind Environment	The Air Ventilation Assessment-Expert Evaluation (AVA-EE) of the approved s.16 planning application demonstrated that the proposed scheme may obstruct some wind flow to the downwind areas, but would not have significant air ventilation impacts to the surrounding environment. A quantitative AVA - Initial Study (AVA-IS) to be conducted at the detailed design stage.	Design measures including building separations and setbacks as recommended in the AVA-EE, design improvement and ventilation mitigation measures as identified in the AVA-IS, if any, will be implemented wherever appropriate. More design measures for further building permeability, minimization of podium bulk, permeable design, etc. would be further considered in the detailed design stage.
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	Overall minimum 20%, while half of which will be provided at grade or on levels easily accessible to pedestrians.	The provision is limited by severe site constraints with extensive manmade slope and steep topography.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2026/27	Subject to further review and update of CEDD's site handover dates.
5.2 Building Completion Date	Phase 1 and 2: 2030/31 Phase 3: 2032/33	Ditto.
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, unless specified in this PB, $\pm 10\%$ 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 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.



LEGEND:

 PROPOSED DEVELOPMENT BOUNDARY
(SUBJECT TO DETAILED SURVEY)

METRES 150 0 150 300 450 METRES

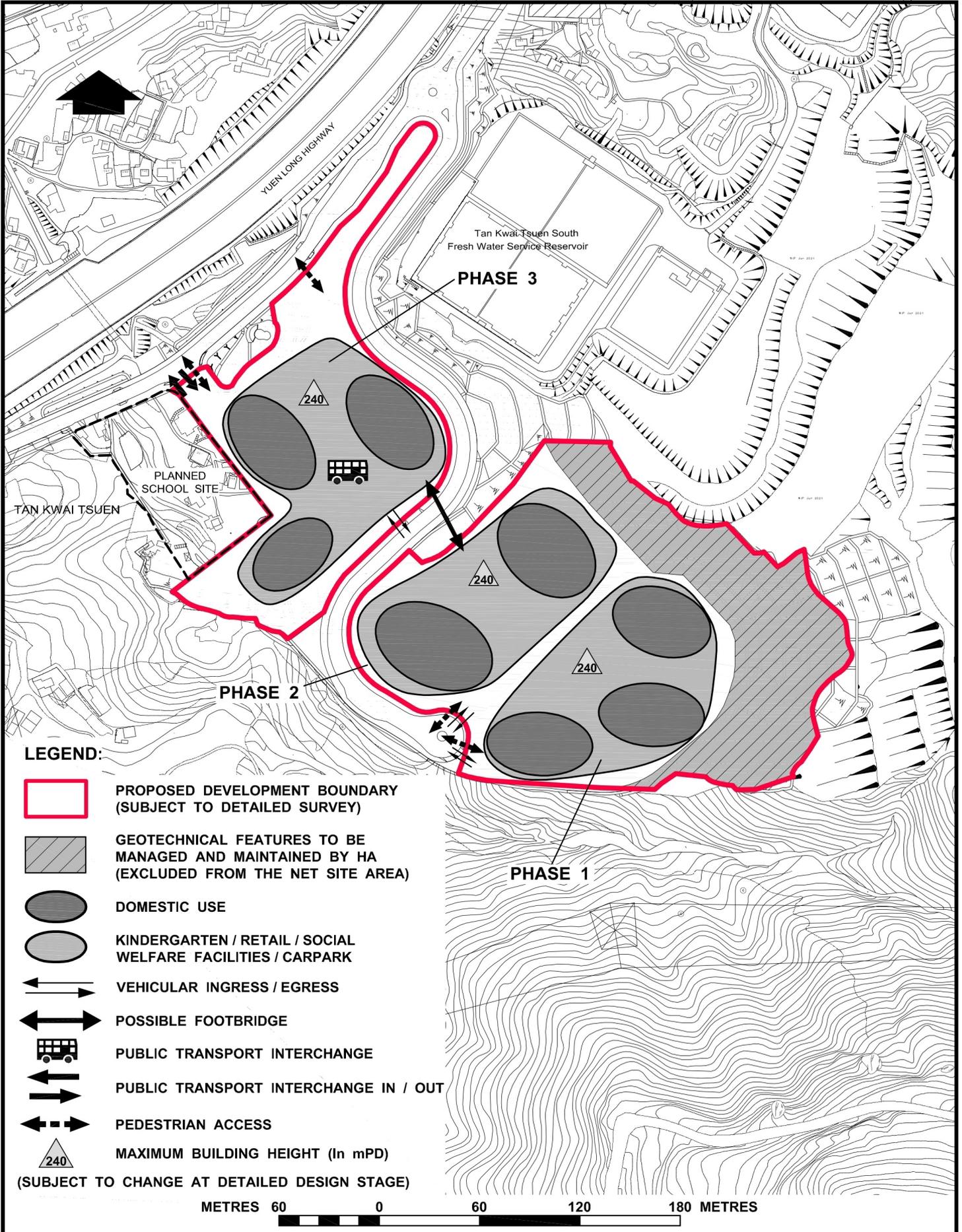
**SITE LOCATION PLAN FOR
NEAR TAN KWAI TSUEN
PUBLIC HOUSING DEVELOPMENT**



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE:
2. 9. 2025



**DEVELOPMENT CONCEPT PLAN FOR
NEAR TAN KWAI TSUEN
PUBLIC HOUSING DEVELOPMENT**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
2. 9. 2025**