

**Addendum to the Approved Planning Brief for Public Housing Development**  
**at Sheung Shui Areas 4 and 30 Site 1**  
**(July 2021)**

	<b>Approved Planning Brief (as at 26 June 2019)</b>	<b>Amendment to Planning Brief (based on s.16 planning application approved on 14 May 2021)</b>	<b>Reasons for Change / Remarks</b>
<b>Development Parameters</b>			
Proposed No. of Flats	2,040	2,088	Due to increase in GFA. A $\pm 10\%$ deviation is allowed subject to detailed design.
Design Population (approx.)	5,710	4,787	Based on actual flat mix. A $\pm 10\%$ deviation is allowed subject to detailed design.
Maximum Total Plot Ratio	6.6	7.1	Minor relaxation of total plot ratio from 6.6 to 7.1 as approved by the TPB on 14.5.2021.
Maximum No. of Storeys or Building Height in mPD	130mPD	144mPD	Minor relaxation of building height restriction from 130mPD to 144mPD as approved by the TPB on 14.5.2021.
<b>Planning Requirements</b>			
Local Open Space (sq.m.)	5,710	Not less than 4,787	Due to change in design population. Subject to design population.
Children's Play Area (sq.m.)	457	Not less than 400	Due to change in design population. 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.
Car Parking (Domestic)	65	61	Decreased by 4 due to the change in flat no. and flat mix and based on the parking ratio of 1 per 26 flats excluding 511 1P/2P flats as agreed with Transport Department (TD).
Motor-cycle Parking	16	15	Decreased by 1 due to the change in flat no. and flat

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			mix and based on the parking ratio of 1 per 110 flats excluding 511 1P/2P flats as agreed with TD.
Light Goods Vehicle Parking	9	8	Decreased by 1 due to the change in flat no. and flat mix and based on the parking ratio of 1 per 200 flats excluding 511 1P/2P flats as agreed with TD.
Bicycle Parking	176	180	Increased by 4 due to the change in flat no. and based on the parking standard of 1 per 15 flats as agreed with TD. Additional 40 bicycle parking spaces as requested by TD.
<b>Development Programme</b>			
Foundation Commencement Date	2019/20	2020/21 and beyond	To reflect the updated development programme of the Site.
Building Completion Date	Phase 1: 2024/25 Phase 2: 2027/28	2025/26 and beyond	

## PLANNING BRIEF

<b>PROJECT NAME:</b> Sheung Shui Areas 4 and 30 Site 1		
<b>Date of Preparation:</b> May 2019		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	North	
1.2 Site Location	Sheung Shui	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.44	
1.3.2 Net Site Area (approx) (ha)	1.44	
1.4 Existing Land Use	partly fee-paying public carpark and partly unleased and unallocated government land	
1.5 Existing Zoning	R(A)4	As stipulated in the draft FSS OZP No. S/FSS/23.
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 provision of ancillary facilities in accordance with the HKPSG.
2.2 Proposed No. of Flats	2,040	A $\pm$ 10% deviation is allowed subject to detailed design.
2.3 Design Population (approx)	5,710	Based on average household size of 2.8. A $\pm$ 10% deviation is allowed subject to detailed design.
2.4 Maximum Plot Ratio		
2.4.1 Total Plot Ratio	6.6	As stipulated in the draft FSS OZP No. S/FSS/23.  Government, institution or community facilities, public vehicle parks and public transport facilities

2. Development Parameters	Current Proposal			Remarks
				as required by the Government and ancillary parking facilities are exempted from Plot Ratio calculation.
2.5 Maximum No. of Storeys or Building Height in mPD	130mPD			As stipulated in the draft FSS OZP No. S/FSS/23.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				
3.1.1 Nursery Class and 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 (CRs) are required for every 1,000 children aged 3 to under 6)	4	6	Assumed 2.17% of design population aged 3-5 according to the HKPSG in 2025.  Subject to design population.  Flexibility should be given for the use of premises subject to change to cope with the prevailing demand.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	10	-	Assumed 4.65% of design population aged 6-11 according to the HKPSG in 2025.  Demand to be met by provision at district-wide level.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	8	-	Assumed 5.40% of design population aged 12-17 according to the HKPSG in 2025.  Demand to be met by provision at district-wide level.
3.2 Local Open Space [sqm]	1 sqm per person	5,710	5,710 sqm	Subject to design population.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.7	-	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.6	-	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.8	1	Subject to design

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				population.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	457	457 sqm	Subject to design population.  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 developments.
3.4 Social Welfare / Community Facilities [no.]				The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned.  All facilities requested by the client departments are subject to the confirmation on the availability of government funding and public consultation.  Government, institution or community facilities as required by the Government are exempted from Plot Ratio calculation.
3.4.1 Community Hall	-	-	1	As requested by Home Affairs Department (HAD).
3.4.2 District Health Centre	-	-	1	As requested by Food and Health Bureau (FHB).
3.4.3 Day Activity Centre (DAC)	-	-	1	With NOFA of about 319 sqm as requested by Social Welfare Department (SWD).
3.4.4 Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	38 beds	1	With NOFA of about 1,354 sqm as requested by SWD.
3.4.5 Hostel for Moderately Mentally Handicapped Persons (HMMH)	-	-	1	With NOFA of about 617 sqm as requested by SWD.
3.4.6 Hostel for Severely Mentally	-	-	1	With NOFA of about 691

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
Handicapped Persons (HSMH)				sqm as requested by SWD.
3.4.7 Integrated Vocational Rehabilitation Services Centre (IVRSC)	-	-	1	With NOFA of about 447 sqm as requested by SWD.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by HD	-	400 sqm	Subject to detailed design.
3.6 Parking Requirements [no.]				Public vehicle parks as required by the Government and ancillary parking facilities are exempted from Plot Ratio calculation.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 26-40 flats excl. 1P/2P flats	42-65	65	Based on 1 per 26 flats excl. 368 1P/2P flats.
3.6.2 Car Parking (R&C)	1 per 200-300sqm retail GFA	2	2	Based on 1 per 200 sqm GFA.
3.6.3 Motor-cycle Parking	1 per 110-250 flats excl. 1P/2P flats	7-16	16	Based on 1 per 110 flats excl. 368 1P/2P flats.
3.6.4 Light Goods Vehicle Parking	1 per 200-600 flats excl. 1P/2P flats	3-9	9	Based on 1 per 200 flats excl. 368 1P/2P flats.
3.6.5 Loading/Unloading (Domestic)	1 per residential block	3	3	
3.6.6 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1	1	Based on 1 per 800 sqm.
3.6.7 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats	136	176	Additional 40 bicycle parking spaces as requested by Transport Department (TD).
3.6.8 Visitor Parking	-	-	15	5 per residential block as requested by TD.
3.6.9 Parking (Welfare Facilities)	-	-	2	As requested by SWD.  One parking space measuring 8m x 3m with minimum headroom of 3.3m for a private light bus with tail-lift for exclusive use of the RCHE.  One parking space

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				measuring 8m x 3m with minimum headroom of 3.3m for a 16-seater van with tail-lift for exclusive use of the DAC cum HSMH.
3.6.10 Loading / Unloading (Welfare Facilities)	-	-	1	As requested by SWD.  A shared loading/unloading area for the private light bus of the RCHE, 16-seater van of the DAC cum HSMH, and ambulance or other vehicles of the development in close proximity to the entrance of the building where the RCHE, DAC cum HSMH is located.
3.6.11 Loading / Unloading (Community Hall)	-	-	1	As requested by HAD.
3.6.12 Car Parking (Kindergarten)	-	-	1	As requested by TD.
3.6.13 Loading / Unloading (Kindergarten)	-	-	1	As requested by TD.
3.7 Public Transport Facilities (no.)				Public transport facilities as required by the Government are exempted from Plot Ratio calculation.
3.7.1 Public Transport Terminal/Interchange (PTI)	-	-	1	
3.7.2 Footbridge	-	-	1	Possible connection to Po Shek Wu Estate (subject to detailed design).
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	EAS has been conducted for the preliminary building layouts. With appropriate mitigation measures including provision of acoustic window, acoustics fin and fixed glazing, no insurmountable problem on noise aspect is envisaged. HA will update the EAS to ascertain the environmental mitigation measures required for the eventual building layouts.			EAS has been accepted by Environmental Protection Department (EPD).
4.1.2 Air	EAS has been conducted for the preliminary building			EAS has been accepted by

4. Technical Considerations/Constraints	Current Proposal	Remarks
	<p>layouts. With appropriate mitigation measures including provision of setbacks meeting the HKPSG buffer distance requirements from nearby roads, no insurmountable problem on air quality aspect is envisaged. HA will update the EAS to ascertain the environmental mitigation measures required for the eventual building layouts.</p>	EPD.
4.1.3 Pedestrian Wind Environment	<p>An AVA-EE has been conducted at the rezoning stage and has been accepted by Planning Department (PlanD). Appropriate mitigation measures are recommended.</p> <p>Further quantitative AVA-IS should be conducted for assessing the recommended mitigation measures and for scheme optimization at the detailed design stage in accordance with the HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).</p> <p>To implement design improvement and ventilation mitigation measures as identified in the AVA wherever appropriate.</p>	<p>Recommended mitigation measures include the followings:</p> <ul style="list-style-type: none"> <li>(i) To preserve the 15m building separation between Block 1 and Block 2 from above ground level;</li> <li>(ii) To preserve 15m tower separation between Block 2 and Block 3 from above podium level; and</li> <li>(iii) To provide a minimum 7.5m width 2-storey empty bay at podium level underneath Block 3.</li> </ul>
4.1.4 Ecological Consideration	<p>EcoIA has been conducted to assess the ecological impact arising from the subject site on Long Valley and Shek Sheung River. Mitigation measures such as good construction site practices and habitat enhancement measures such as planting of native species will be implemented. No significant adverse ecological impact is envisaged.</p>	EcoIA has been accepted by AFCD.
4.1.5 Risk Aspect	<p>QRA has been conducted to assess the impact of LPG Store at Choi Po Court to the subject site. No insurmountable problem on risk aspect is envisaged.</p>	QRA has been accepted by Electrical and Mechanical Services Department (EMSD).
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	<p>No insurmountable problem regarding capacity of existing drainage is envisaged as there is existing drainage system serving the site and no change on the drainage catchment.</p> <p>SIA has been conducted to assess the potential sewerage impact. Mitigation measures such as upgrading work on the local sewerage will be undertaken. No insurmountable sewerage problem is envisaged.</p> <p>Relevant requirements from DSD and WSD for works in the vicinity of the drainage reserve and waterworks reserve area will be followed.</p>	SIA has been accepted by EPD and DSD.
4.2.2 Water Supply	<p>Suitable connections will be designed and agreed with</p>	



<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	the agencies concerned at the detailed design stage. No insurmountable problem on water supply is envisaged.	
4.2.3 Electricity, Telephone, Gas	Suitable connections will be designed and agreed with the agencies concerned at the detailed design stage. No insurmountable problem is envisaged.	
4.2.4 Roads/Traffic Improvement	Mitigation measures by HA such as local road improvement works, provision of public transport interchange at Site 1 to facilitate redistribution of bus route and provision of footbridge connection to enhance connectivity will be proposed. Future pedestrian condition has been assessed and the pedestrian facilities will be adequate to cater for the additional pedestrian demand generated from the proposed housing developments. No insurmountable problem on traffic aspect is envisaged.	TIA has been accepted by TD.
4.2.5 Geotechnical Requirement	Stability of existing slopes/retaining walls affecting or being affected by the housing developments will be assessed. If found necessary, the slopes/retaining walls will be upgraded to the current safety standards.  Reference will be made to relevant technical circulars and GEO publications during planning and design stage to accommodate suitable and appropriate landscape treatments for required slope works.	
4.3 Urban Design, Visual and Landscape	VA has been conducted to assess the potential visual impacts. With design mitigation measures including stepped building height profile descending from the center near the railway station to the fringe (i.e. from east to west) and minimum 15m building separation, the development will not have unacceptable visual impact on its vicinity. Additional design measures, such as minimum 20% green coverage with at least half at-grade, provision of podium garden, subdued colors and façade articulation, etc., will also be considered at the detailed design stage to mitigate the visual impact.  Impact on landscape, urban design and visual aspects will be minimised with proper mitigation measures as far as practical at detailed design stage.	VA and landscape proposal have been accepted by PlanD.
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	at least 20%	At least 50% of the overall site green coverage will be provided at-grade and on the podium level.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2019/20	Tentative date.
5.2 Building Completion Date	Phase 1: 2024/25 Phase 2: 2027/28	Tentative date.

## 6. Attachments

6.1 Location Plan

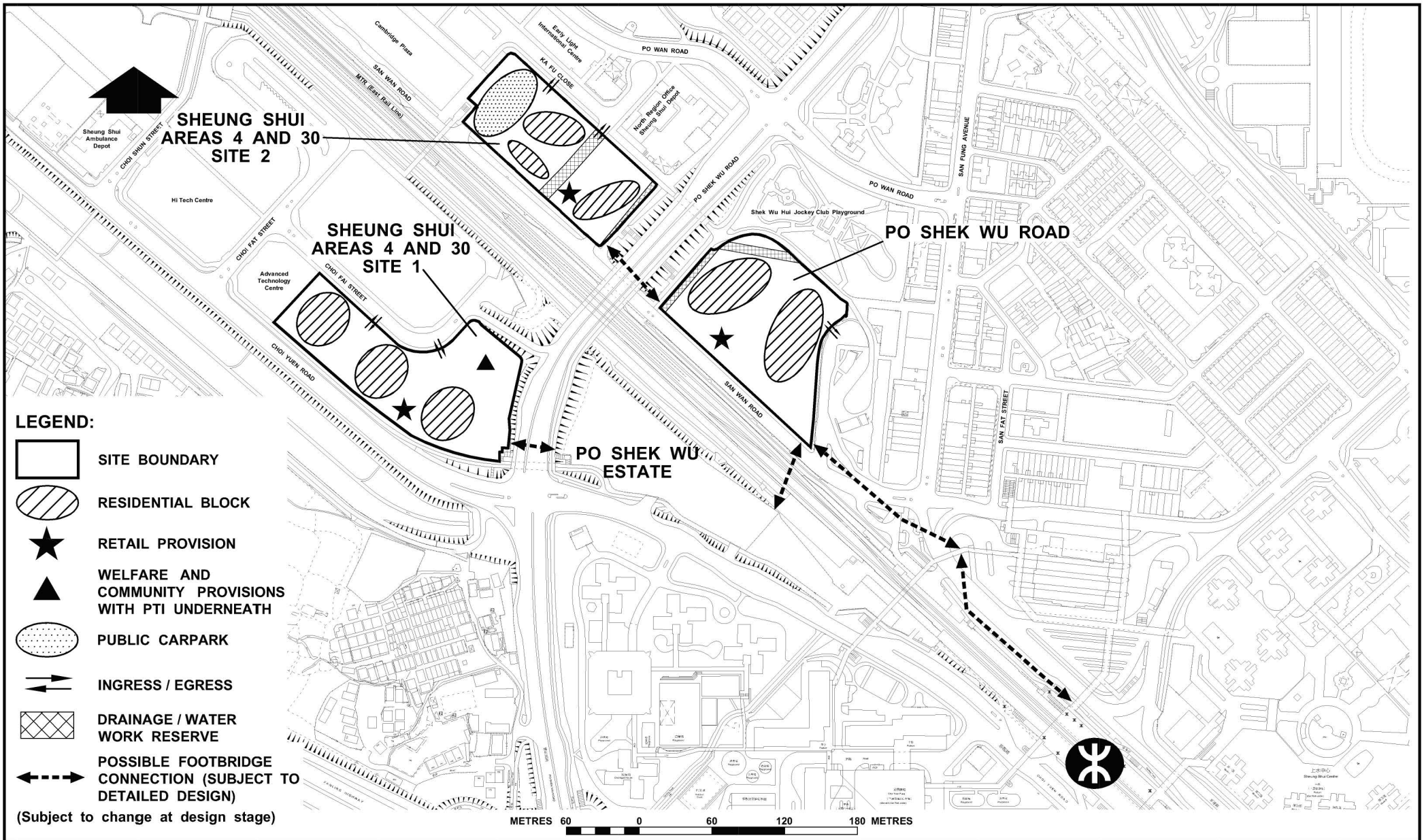
6.2 Development Concept Plan

### Notes

1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
  - (a) district and public open space, public recreation facilities, free-standing schools and community facilities (including those on the podium), 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.
3. **GROSS FLOOR AREA (GFA):** According to the draft FSS OZP No. S/FSS/23, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, may be disregarded.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **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.
6. **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.
7. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
8. **SOCIAL WELFARE AND COMMUNITY FACILITIES:** District and territorial welfare/community facilities are determined by client departments (SWD, HAD, etc) and any site area involved in free standing facilities should be excluded from site area for PR/GFA calculation.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
11. **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.







**DEVELOPMENT CONCEPT PLAN**  
**PUBLIC HOUSING DEVELOPMENTS AT SHEUNG SHUI AREAS 4 AND 30**  
**SITE 1 AND SITE 2 AND PO SHEK WU ROAD**

(The plan is for reference only and is subject to change without prior notice)



**HOUSING DEPARTMENT**  
**PLANNING SECTIONS**

**PLAN 2**

**DATE :**  
**29.3.2019**