

PLANNING BRIEF

PROJECT NAME: Tin Wah Road Phase 1		
Date of Preparation: Apr 13, 2023 4:56:19 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Yuen Long	
1.2 Site Location	Tin Wah Road	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.02	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.02	Subject to detailed survey.
1.4 Existing Land Use	Mainly vacant and open storage	
1.5 Existing Zoning	"Residential (Group A)" ("R(A)") and "Residential (Group A)1" ("R(A)1")	"R(A)" as stipulated in the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11 and "R(A)1" as stipulated in the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16.
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 HKPSG.
2.2 Proposed No. of Flats	1,300	A $\pm 10\%$ adjustment is allowed for design flexibility subject to pro-rata adjustments of ancillary facilities.
2.3 Design Population (approx)	3,510	Based on an average household size of 2.7. A $\pm 10\%$ deviation is allowed subject to detailed design.
2.4 Maximum Plot Ratio	6.9 (Total)	As stipulated in the OZPs. Domestic and non-

2. Development Parameters		Current Proposal			Remarks
					domestic plot ratio of 6.5 and 0.4 respectively.
2.5 Maximum Gross Floor Area (GFA)		70,380 sqm (About)			Subject to detailed survey of site area. Based on total plot ratio of 6.9. Domestic and non-domestic GFA of 66,300 sqm and 4,080 sqm based on domestic and non-domestic plot ratio of 6.5 and 0.4 respectively.
2.6 Maximum No. of Storeys or Building Height in mPD		165mPD			As stipulated in the OZPs.
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)	2.5 classrooms	8	As requested by EDB. The provision is to serve the population of both Phases 1 and 2. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / departments concerned.
3.1.2 Primary School (no.)		1 whole-day classroom per 25.5 persons aged 6-11	6.3 classrooms	Nil	To be catered by provision in vicinity.
3.1.3 Secondary School (no.)		1 whole-day classroom per 40 persons aged 12-17	4.7 classrooms	Nil	To be catered by provision in vicinity.
3.2 Recreation Facilities [no.]				-	
3.2.1 Local Open Space		1 sqm per person	3,510 sqm	Not less than 3,510 sqm	Subject to design population and detailed design.
3.2.2 Badminton Court		1 per 8,000 persons	0.44	Nil	Subject to design population and detailed design.
3.2.3 Basketball Court		1 per 10,000 persons	0.35	Nil	Ditto.
3.2.4 Table Tennis Table		1 per 7,500 persons	0.47	1	Ditto.
3.2.5 Children's Play Area		400 sqm per 5,000 persons	280.8 sqm	Not less than 281 sqm	*Ditto. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				sense of community in public housing developments.
3.3 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. According to the OZP notes, floorspace for G/IC facilities as required by the Government may be disregarded from plot ratio calculation.
3.3.1 Child Care Centre (CCC)	100 aided places per 25,000 persons and to be determined by SWD	N.A.	1 no. (100-place) (530 sqm NOFA)	
3.3.2 Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (50-place) (691 sqm NOFA)	
3.3.3 Day Activity Centre (DAC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	N.A.	1 no. (50-place) (319 sqm NOFA)	
3.4 Retail & Commercial (R&C) Facilities			-	
3.4.1 Retail GFA (About)	To be determined by the project proponent	N.A.	500 sqm	Subject to change and detailed design.
3.5 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities.
3.5.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excl. 1P/2P flats)	93-163	136	Based on 1 space per 9.6 flats excluding 1P/2P flats as agreed with TD. Subject to detailed design. Shared-use by van-type

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Light Goods Vehicles or Taxis is allowed.
3.5.2 Car Parking (Visitor)	5 per residential block	10	10	Based on 2 residential blocks at Phase 1. Subject to detailed design. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.5.3 Light Goods Vehicle and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	5	5	Shared-use space in accordance with HKPSG subject to detailed design.
3.5.4 Motorcycle Parking	1 per 110-250 flats (excl. 1P/2P flats)	6-12	12	Based on 1 space per 110 flats excluding 1P/2P flats as agreed with TD.
3.5.5 Bicycle Parking	1 per 15 flats within 0.5-2km radius of rail station and flat size smaller than 70sqm	86.7	87	To provide 1 bicycle parking space per 7.5 flats as far as practicable as per TD's request (subject to detailed design)
3.5.6 Loading/ Unloading (Domestic)	2 per residential block	4	4	L/UL bay will be utilized for overnight parking with due consideration of site constraints and local situation in accordance with HKPSG.
3.5.7 Car Parking (Retail)	1 per 150 -300sqm retail GFA	2-4	4	Based on 1 space per 150sqm retail GFA as agreed with TD. Subject to detailed design. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.5.8 Loading/ Unloading (Retail)	1 per 800-1,200sqm retail GFA	0.4-0.6	1	Based on 1 space per 800sqm retail GFA as agreed with TD. L/UL bay will be utilized for overnight parking with due consideration of site constraints and local situation in accordance with HKPSG.
3.5.9 Parking Facilities for HSMH	N.A.	N.A.	1	As requested by SWD, one parking space [8m L x 3m W x 3.3m H] for private light bus.
3.5.10 Loading/ Unloading Facilities for CCC & HSMH	N.A.	N.A.	1	As requested by SWD, shared loading/unloading

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				bay or lay-by should be accessible conveniently, close to CCC for the emergency use of ambulances and close proximity to the entrance of HSMH as far as practicable. To be shared between CCC & HSMH and retail facilities.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	No adverse impact as demonstrated by the Preliminary Environmental Review (PER) under CEDD's EFS. An Environmental Assessment Study (EAS) will be separately conducted by the project proponent.			The PER conducted under CEDD's EFS has been agreed with EPD.
4.1.2 Air	Ditto.			Ditto.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	No adverse impact as demonstrated by the Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA).			The DIA and SIA conducted under CEDD's IDC study will be agreed with DSD and EPD.
4.2.2 Water Supply	No adverse impact as demonstrated by the Waterworks Impact Assessment (WIA).			The WIA conducted under CEDD's IDC study will be agreed with WSD.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.			The project proponent would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	CEDD conducted Traffic and Transport Impact Assessment (TTIA) under their IDC study. To address the traffic impacts caused by the proposed development, CEDD will implement the road/traffic improvement measures as recommended in the TTIA to ensure no adverse impact on the traffic network.			The TTIA conducted under CEDD's IDC study will be agreed with TD.
4.2.5 Geotechnical Requirement	CEDD conducted Geotechnical Assessment (GA) under their IDC study. The assessment on the proposed site formation works in accordance with the design of housing development, site topography, sequence of works and method of construction was made. The GA demonstrated that the geotechnical works and site formation works are technically feasible subject to further review at detailed design stage.			The GA conducted under CEDD's IDC study will be agreed with GEO.
4.3 Urban Design, Visual and Landscape	-			

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.3.1 Urban Design, Visual and Landscape	Building separations should be implemented and other mitigation measures, including planting, greening, building form and disposition, façade treatment and stepped building heights, will be further considered at detailed design stage to mitigate residual visual impacts. Building design to be compatible with the surrounding developments as far as practicable.	The Sustainable Building Design Guidelines and recommendations of Landscape and Visual Impact Assessment under EFS and IDC study would be taken into consideration as far as practicable.
4.3.2 Pedestrian Wind Environment	A quantitative Air Ventilation Assessment (AVA) - Initial Study (IS) to be conducted at the detailed design stage.	Design measures including building separations, setbacks and building block disposition aligned with the prevailing wind direction recommended in the AVA-Expert Evaluation carried out for the site, design improvement and ventilation mitigation measures as identified in the AVA-IS will be implemented wherever appropriate.
4.4 Greening	-	
4.4.1 Green coverage	Overall site green coverage of minimum 20%, at least half of which will be provided at grade or levels easily accessible to pedestrians.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2024	
5.2 Building Completion Date	2028/29	
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

Notes

- 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:
 - district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, open-air public transport terminal/interchange;
 - internal roads; and
 - natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
- 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 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. 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.

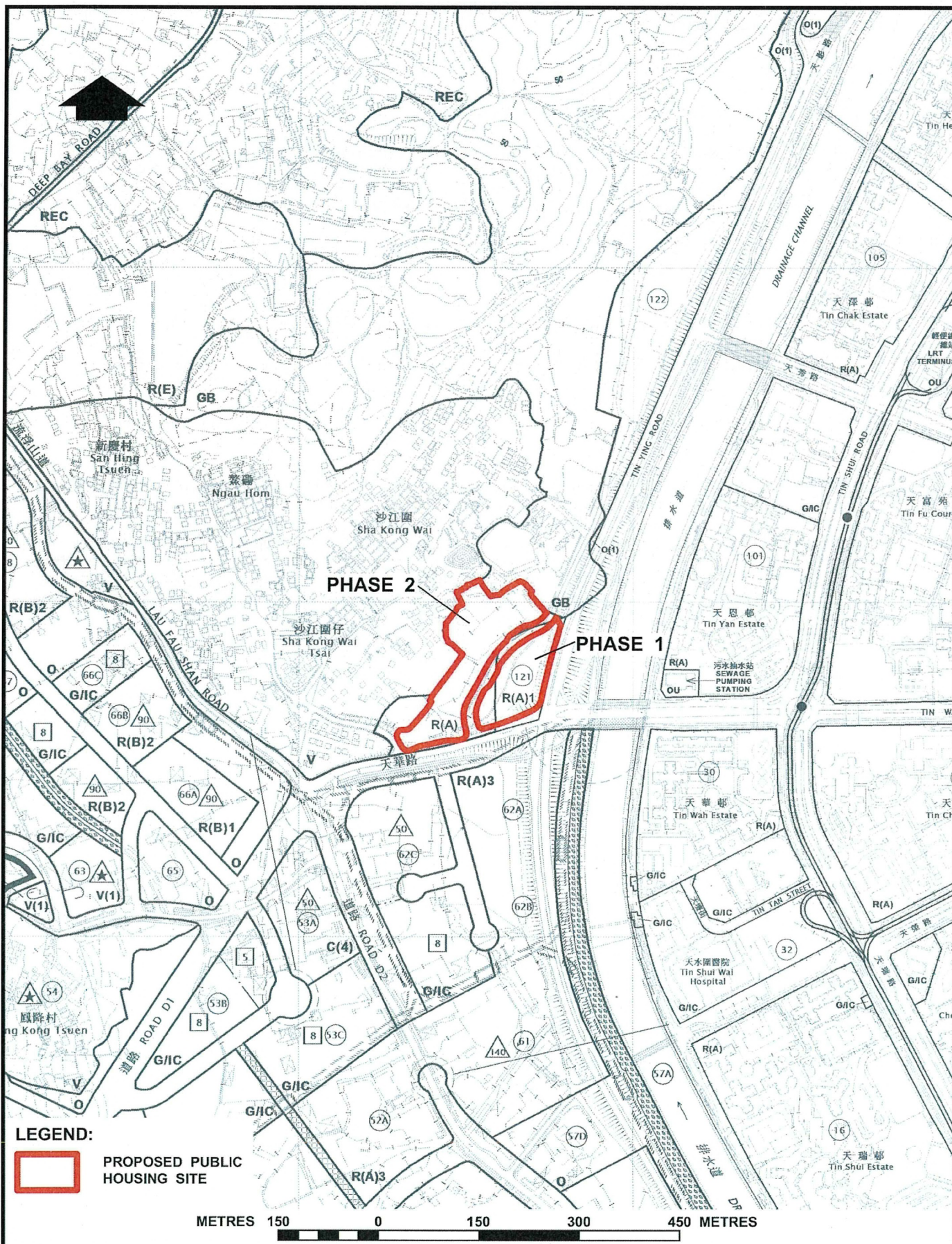
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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.



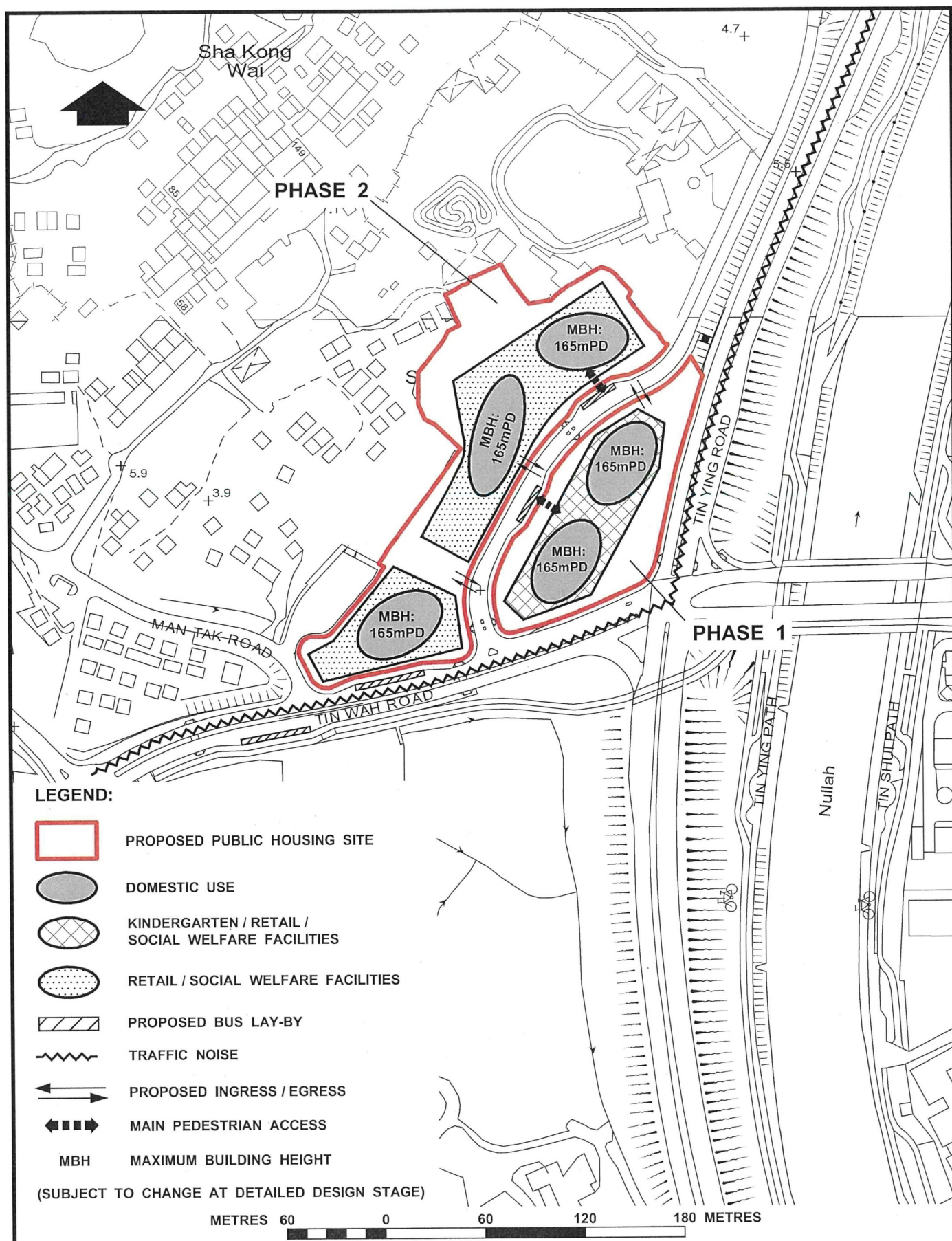
SITE LOCATION PLAN FOR TIN WAH ROAD PUBLIC HOUSING DEVELOPMENT



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
28. 2. 2023**



DEVELOPMENT CONCEPT PLAN FOR TIN WAH ROAD PUBLIC HOUSING DEVELOPMENT



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
17. 3. 2023