

## PLANNING BRIEF

<b>PROJECT NAME:</b> Tin Wah Road Phase 2		
<b>Date of Preparation:</b> Mar 23, 2023 5:30:22 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)	1.91	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.91	Subject to detailed survey.
1.4 Existing Land Use	Mainly open-air car park and temporary structures	
1.5 Existing Zoning	"Residential (Group A)" ("R(A)")	"R(A)" as stipulated in the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11.
1.6 Existing Land Status	Private Land and Government Land	Land resumption is required.
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	2,700	A $\pm 10\%$ adjustment is allowed for design flexibility subject to pro-rata adjustments of ancillary facilities. Including about 675 1P/2P flats subject to detailed design.
2.3 Design Population (approx)	7,290	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)		131,790 sqm (About)			Subject to detailed survey of site area. Based on total plot ratio of 6.9. Domestic and non-domestic GFA of 124,150 sqm and 7,640 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)	5.2 classrooms	Nil	One 8-classroom kindergarten to be provided in Phase 1. 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	13.1 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	9.7 classrooms	Nil	To be catered by provision in vicinity.
3.2 Recreation Facilities [no.]				-	
3.2.1 Local Open Space		1 sqm per person	7,290 sqm	Not less than 7,290 sqm	Subject to design population and detailed design.
3.2.2 Badminton Court		1 per 8,000 persons	0.91	1	Subject to design population and detailed design.
3.2.3 Basketball Court		1 per 10,000 persons	0.73	1	Ditto.
3.2.4 Table Tennis Table		1 per 7,500 persons	0.97	1	Ditto.
3.2.5 Children's Play Area		400 sqm per 5,000 persons	583.2 sqm	Not less than 584 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 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. (328 sqm NOFA)	
3.3.2 Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (50-place) (617 sqm NOFA)	
3.3.3 Integrated Vocational Rehabilitation Services Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above	N.A.	1 no. (80-place) (447 sqm NOFA)	
3.3.4 Supported Hostel for Mentally Handicapped Persons (SHOS(MH))	36 service places per 10,000 persons aged 15 or above		1 no. (40-place) (443 sqm NOFA)	
3.3.5 Supported Hostel for Persons in Mental Recovery (SHOS(Ex-MI))	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (20-place) (243 sqm NOFA)	
3.3.6 Day Care Centre for the	17.2 subsidized	N.A.	1 no.	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
Elderly (DE)	community care places per 1000 elderly persons aged 65 or above. In general, 40% of the community care services will be provided by centre-based services and 60% of CCS will be provided by home-based services		(60-place) (358 sqm NOFA)	
3.3.7 Integrated Community Centre for Mental Wellness (ICCMW) sub-base (0.5 team)	One standard scale centre per 310,000 persons	N.A.	1 no. (304 sqm NOFA)	
3.3.8 An Office Base of On-site Pre-school Rehabilitation Services (serving 100 children)	N.A.	N.A.	1 no. (166 sqm NOFA)	
3.4 Retail & Commercial (R&C) Facilities			-	
3.4.1 Retail GFA [sqm]	To be determined by the project proponent	N.A.	2,800	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)	145-254	211	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 Light Goods Vehicles or Taxis is allowed.
3.5.2 Car Parking (Visitor)	5 per residential block	15	15	Based on 3 residential blocks at Phase 2. 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)	7.8	8	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)	9-19	19	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	180	180	To provide 1 bicycle parking space per 7.5 flats as far as practicable as per



3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	smaller than 70sqm			TD's request (subject to detailed design)
3.5.6 Loading/ Unloading (Domestic)	2 per residential block	6	6	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	10-19	19	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	3-4	4	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 IVRSC	N.A.	N.A.	1	As requested by SWD, one parking space [7m L x 3.5m W x 3.5m H] for a 5.5 ton goods vehicle.
3.5.10 Parking Facilities for DE	N.A.	N.A.	3	As requested by SWD, three designated parking spaces [8m x 3m with minimum headroom of 3.3m] for private light bus with tail-lift each.
3.5.11 Parking Facilities for the Office Base of On-site Pre-school Rehabilitation Services (serving 100 children)	N.A.	N.A.	1	As requested by SWD, one parking space [8m L x 3m W x minimum 3.3m headroom] for a private light bus as mobile training centre.
3.5.12 Loading/ Unloading Facilities for IVRSC & DE	N.A.	N.A.	1	As requested by SWD, shared loading / unloading area for the IVRSC and DE private light buses and ambulances in close proximity to the entrance of the DE. To be shared between IVRSC &

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				DE 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	-			
4.3.1 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.

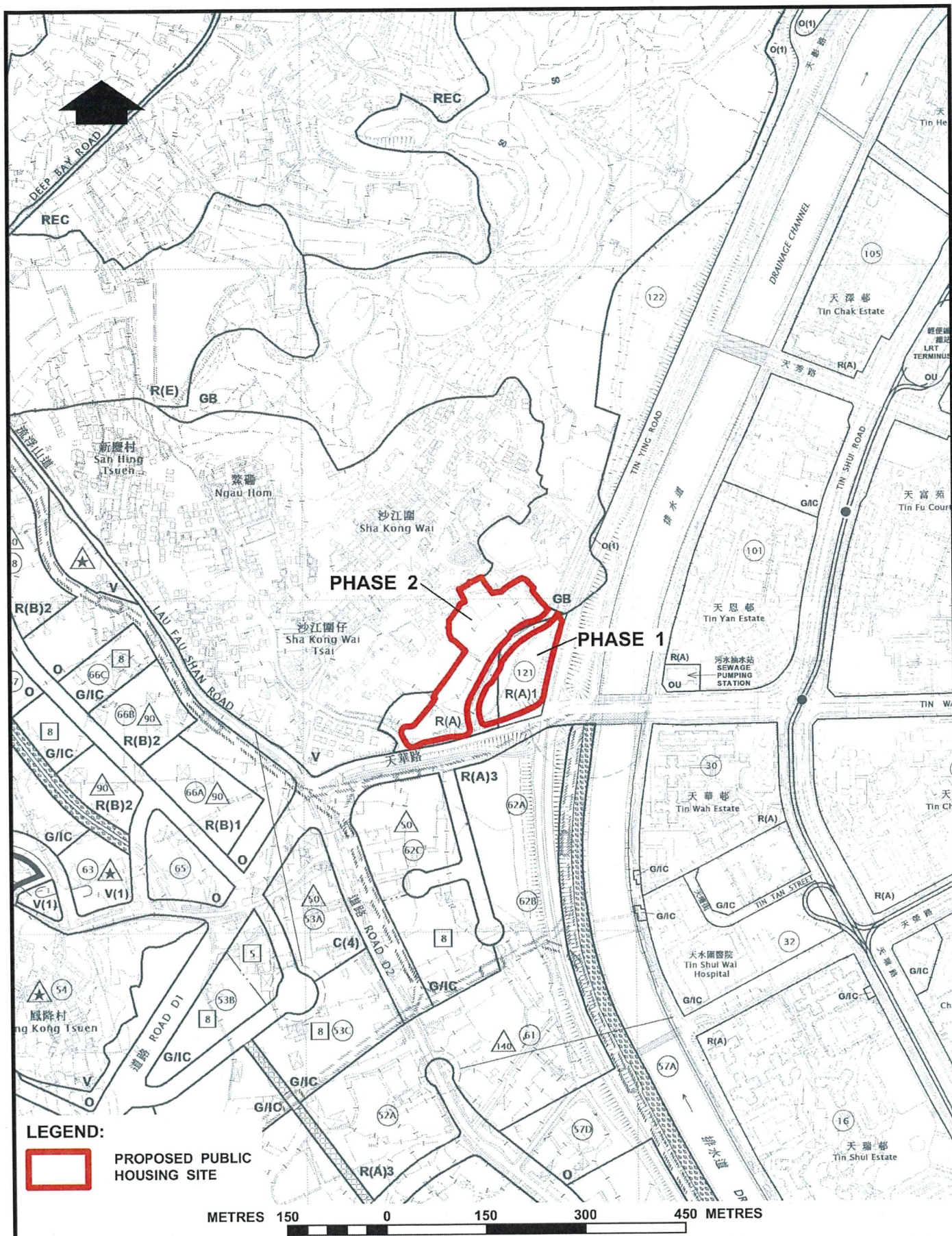
4. Technical Considerations/Constraints	Current Proposal	Remarks
4.3.2 Pedestrian Wind Environment	A quantitative Air Ventilation Assessment (AVA) - Initial Study (IS) to be conducted at the detailed design stage.	Design measures including building separations, setbacks and building block disposition 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 (% of Gross Site Area)	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	2028/29	
5.2 Building Completion Date	2033/34	
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.
- PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
- 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.
- 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**

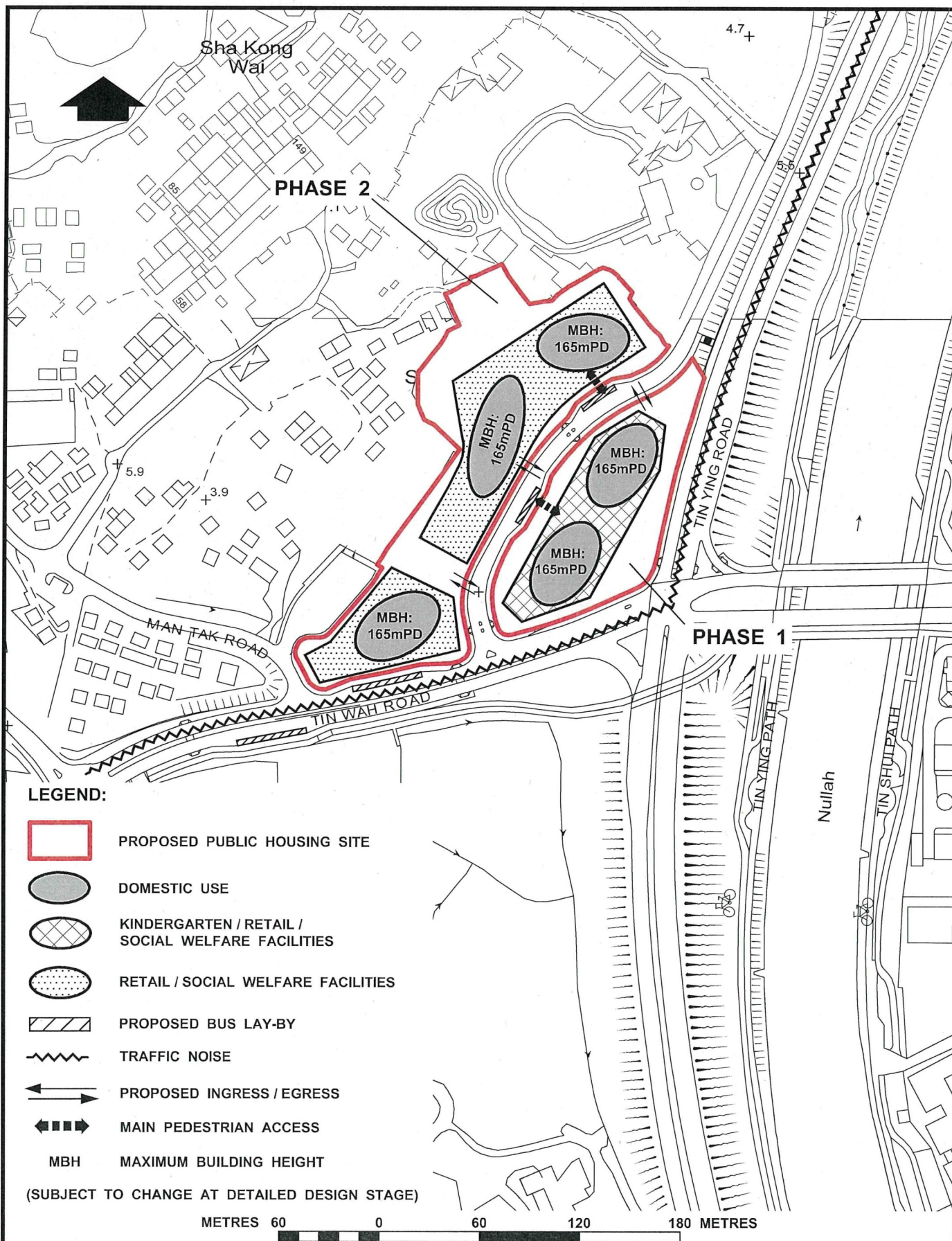


**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**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