

PLANNING BRIEF

Project Name	Tsing Yi Road West	
Date of Preparation	March 2025	
1 Site Particulars	Current Proposal	Remarks
1.1 District Location	Kwai Tsing	
1.2 Site Location	Tsing Yi Road West, Tsing Yi.	
1.3 Site Area		
1.3.1 Gross Site Area [ha] (approx.)	2.47	Subject to detailed survey. Excluding the proposed public road of which alignment is subject to change at detailed design stage.
1.3.2 Net Site Area [ha] (approx.)	2.15	Excluding slope. Subject to detailed survey, detailed design and final alignment of the proposed public road.
1.4 Existing Land Use	Mainly vacant land with vegetation and a ruined grave.	
1.5 Existing Zoning	"Residential (Group A) 5" ("R(A)5")	In accordance with approved Tsing Yi Outline Zoning Plan No. S/TY/32 (Tsing Yi OZP).
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 among Public Rental Housing (PRH)/ Green Form Subsidised Home Ownership Scheme and Other Subsidised Sale Flats subject to pro-rata adjustments of provision of ancillary facilities in accordance with Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with concerned government departments.
2.2 Number of Blocks	3	
2.3 Proposed No. of Flats	3,440	±10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. Design population is subject to change due to flat type adjustment. Including about 763 1P/2P flats, subject to detailed design.

2 Development Parameters (Cont'd)		Current Proposal			Remarks
2.4	Design Population (approx.)	8,225 persons			Based on flat mix. ±10% variation should be allowed for design flexibility at detailed design stage subject to pro-rata adjustment of ancillary facilities and consultation with departments concerned.
2.5	Maximum Domestic Gross Floor Area (GFA) [m ²]	139,750			Subject to net site area and the proposed Domestic and Non-domestic Plot Ratio (PR).
2.6	Maximum Non-domestic Gross Floor Area (GFA) [m ²]	4,300			
2.7	Maximum Plot Ratio (PR) - Domestic PR - Non-domestic PR	6.7 Approx. 6.5 Approx. 0.2			Maximum PR of 6.7 stipulated in Tsing Yi OZP. The actual GFA for domestic and non-domestic uses for the development is subject to detailed design.
2.8	Maximum Building Height in mPD	220mPD (main roof)			As stipulated in Tsing Yi OZP.
3 Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education Facilities				
3.1.1	Kindergarten [no. of classrooms]	500 half-day and 500 whole-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 under 6)	5.8 classrooms	6	As agreed with Education Bureau, the use of premises is subject to change to cope with the prevailing demand as stipulated by the Government bureaux/ departments concerned. Nursery class and kindergarten are not exempted from GFA calculation for “R(A)5” zone under Tsing Yi OZP.
3.1.2	Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	14.7 classrooms	0	Demand to be catered for by provision in the vicinity.
3.1.3	Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	10.9 classrooms	0	Demand to be catered for by provision in the vicinity.
3.2	Local Open Space [m ²]	1m ² per person	8,225	Not less than 8,225	Subject to design population.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3 Recreation Facilities				
3.3.1 Badminton Court	1 per 8,000 persons	1.0	1	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.8	1	Subject to design population and detailed design.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.1	1	Subject to design population and detailed design.
3.3.4 Children Play Area/ Playground [m ²]	400m ² per 5,000 persons	658	Not less than 658	Subject to design population at detailed design stage. 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 Retail and Commercial (R&C) Facilities (m ²)	To be determined by HA	-	1,300m ² IFA	Subject to review and change at detailed design stage. The retail GFA is about 1,950m ² .
3.5 Social Welfare / Community Facilities [no.]				<p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.</p> <p>All facilities requested by the client departments are subject to the confirmation on the availability of government funding and public consultation.</p> <p>As stipulated in Tsing Yi OZP, GFA of Government, institution or community facilities at the site, as required by the Government, may be disregarded.</p>
3.5.1 Child Care Centre (CCC) (100-place)	100 aided places per 25,000 persons.	-	1 (530m ² Net Operational Floor Area (NOFA))	As requested by Social Welfare Department (SWD). NOFA excludes toilets, partitions, baby care room and circulation area.
3.5.2 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	-	1 (328m ² NOFA)	As requested by SWD.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5.3 Residential Care Home for the Elderly (RCHE) (100-place) cum Day Care Unit (DCU) (30-place)	For RCHE - 21.3 subsidised beds per 1,000 elderly persons aged 65 or above For DCU - 17.2 subsidised places per 1,000 elderly persons aged 65 or above	-	1 (1,354m ² NOFA) 1 (90m ² NOFA)	As requested by SWD.
3.5.4 Hostel for Severely Mentally Handicapped Persons (HSMH) (50-place)	36 service places per 10,000 persons aged 15 or above	-	1 (691m ² NOFA)	As requested by SWD.
3.5.5 Day Activity Centre (DAC) (50-place)	To be determined taking into account the population, geographical factor, existing service provision and service demand	-	1 (319m ² NOFA)	As requested by SWD.
3.6 Parking Requirements [no.]				As stipulated in Tsing Yi OZP, GFA of ancillary car parks at the site may be disregarded. Actual parking provision subject to detailed design.
3.6.1 Car Parking (domestic)	1 per 8-14 flats (outside 500m radius of rail station), excluding 1P/2P flats	191-335	335	Provision based on 1 per 8 flats excluding 1P/2P flats. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Provision of parking space for disabled persons in accordance with HKPSG.
3.6.2 Car Parking (Visitor)	5 per residential block	15	15	Provision of parking space for disabled persons in accordance with HKPSG. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.
3.6.3 Car Parking (Retail & Commercial)	1 per 150-300m ² retail GFA	7-13	13	Provision based on 1 per 150m ² retail GFA. The retail GFA of about 1,950m ² is subject to review at detailed design stage. Shared-use by van-type Light Goods Vehicles or Taxis is allowed.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.4 Motorcycle Parking (Domestic)	1 per 110 to 250 flats, excluding 1P/2P flats	11-25	25	Provision based on 1 per 110 flats excluding 1P/2P flats.
3.6.5 Light Goods Vehicles Parking (Domestic)	1 per 260 flats, excluding 1P/2P flats	11	11	Shared-use by light bus parking is allowed.
3.6.6 Welfare Facilities Parking	-	-	3 private light buses (PLB) parking spaces	As requested by SWD. 3 parking spaces with tail-lift (dimension of 8m(L) x 3m(W) x 3.3m(H)) for HSMH and RCHE cum DCU.
3.6.7 Lay-by for School Buses (16-seater van) (Kindergarten)	-	-	1 lay-by for school buses	According to HKPSG, nil provision for parking space and lay-by may be permitted for those kindergartens within general purpose buildings. Nevertheless, for the benefit of the user and as permitted by the scheme design, one lay-by for school buses (16-seater van) is proposed.
3.6.8 Loading/Unloading (Domestic)	2 per residential block	6	6	Shared-use by coaches/buses and Medium/ Heavy Goods Vehicles (M/HGV) loading / unloading bays is allowed. Overnight parking is subject to due consideration of the site constraint and local situation.
3.6.9 Loading/Unloading (Retail & Commercial)	1 per 800-1,200m ² retail GFA	2-3	3	Provision based on 1 per 800m ² retail GFA. The retail GFA is subject to review at detailed design stage. Shared-use by coaches/buses and M/HGV loading / unloading bays is allowed. Overnight parking is subject to due consideration of the site constraint and local situation.
3.6.10 Loading/Unloading (Welfare facilities)	-	-	1	As requested by SWD. Shared-use for CCC, HSMH and RCHE cum DCU.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7 Public Transport Facility 3.7.1 Public Transport Interchange (PTI)	-	-	1	<p>The construction, management and maintenance, and its associated roads would be borne by Government. The PTI would be handed over to TD and HyD upon completion.</p> <p>As stipulated in Tsing Yi OZP, GFA of PTI at the site, as required by the Government, may be disregarded.</p>
3.7.2 Footbridge	-	-	1	A footbridge would be provided by Civil Engineering and Development Department (CEDD) across Tsing Yi Road West to facilitate pedestrian connection to the Cheung Hong Estate.
4 Technical Considerations/ Constraints	Current Proposal			Remarks
4.1 Environmental 4.1.1 Noise	<p>Preliminary Environmental Review (PER), including noise impact assessment, was conducted by CEDD as part of its Engineering Feasibility Study (EFS) and considered by Environmental Protection Department (EPD). With the implementation of mitigation measures for road traffic noise impact, no insurmountable noise problem is envisaged. An Environmental Assessment Study will be conducted in the detailed design stage for EPD's agreement.</p>			-
4.1.2 Air	<p>PER, including air quality impact assessment, was conducted and considered by the EPD. With sufficient buffer distance between the road kerb and the air sensitive uses, no insurmountable problem is envisaged.</p>			-
4.1.3 Ecology	<p>Ecological survey was conducted by CEDD as part of EFS and considered by AFCD with no adverse comment. No significant adverse ecological impact is envisaged with the implementation of mitigation measures including compensatory planting and transplanting of species of conservation importance subject to CEDD's Investigation, Design and Construction (IDC) Study.</p>			-

4 Technical Considerations/ Constraints (Cont'd)	Current Proposal	Remarks
4.1.4 Risk Aspect	Hazard assessment was conducted by CEDD as part of EFS and considered by the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) to identify hazardous scenarios associated with the liquefied petroleum gas (LPG)/Oil Terminal operated by Shell Hong Kong Ltd. Study results show that the proposed development has negligible contribution to the off-site risk of the LPG/Oil Terminal.	-
4.2 Infrastructure 4.2.1 Water Supply	To be connected to existing infrastructure. No insurmountable problem is envisaged.	-
4.2.2 Electricity, Telephone, Gas	To be connected to existing infrastructure. No insurmountable problem is envisaged.	To liaise with the utility companies as and when necessary.
4.2.3 Roads/ Traffic Improvement	<p>Preliminary Traffic and Transport Impact Assessment (TTIA) was conducted by CEDD as part of EFS and considered by TD. It summarised that all the performance of critical junction and road links will be operating in satisfactory condition in 2037.</p> <p>With the implementation of proposed works including the proposed footbridge across Tsing Yi Road West and the proposed PTI within the site, it is envisaged that the proposed development will not induce insurmountable problem to the traffic network.</p>	-
4.2.4 Geotechnical	<p>Natural Terrain Hazard Study was conducted by CEDD as part of EFS and was considered by Geotechnical Engineering Office (GEO) of CEDD. The preliminary findings show that no insurmountable issue is envisaged.</p> <p>The preliminary site formation assessment conducted by CEDD and the existing/ proposed geotechnical features will be further assessed.</p>	To liaise with GEO of CEDD as and when necessary.
4.2.5 Drainage and Sewerage	Preliminary Drainage and Sewerage Study had been conducted by CEDD as part of EFS which was considered by DSD and EPD. Upon implementation of the proposed drainage and sewerage works, no insurmountable problem is anticipated.	-

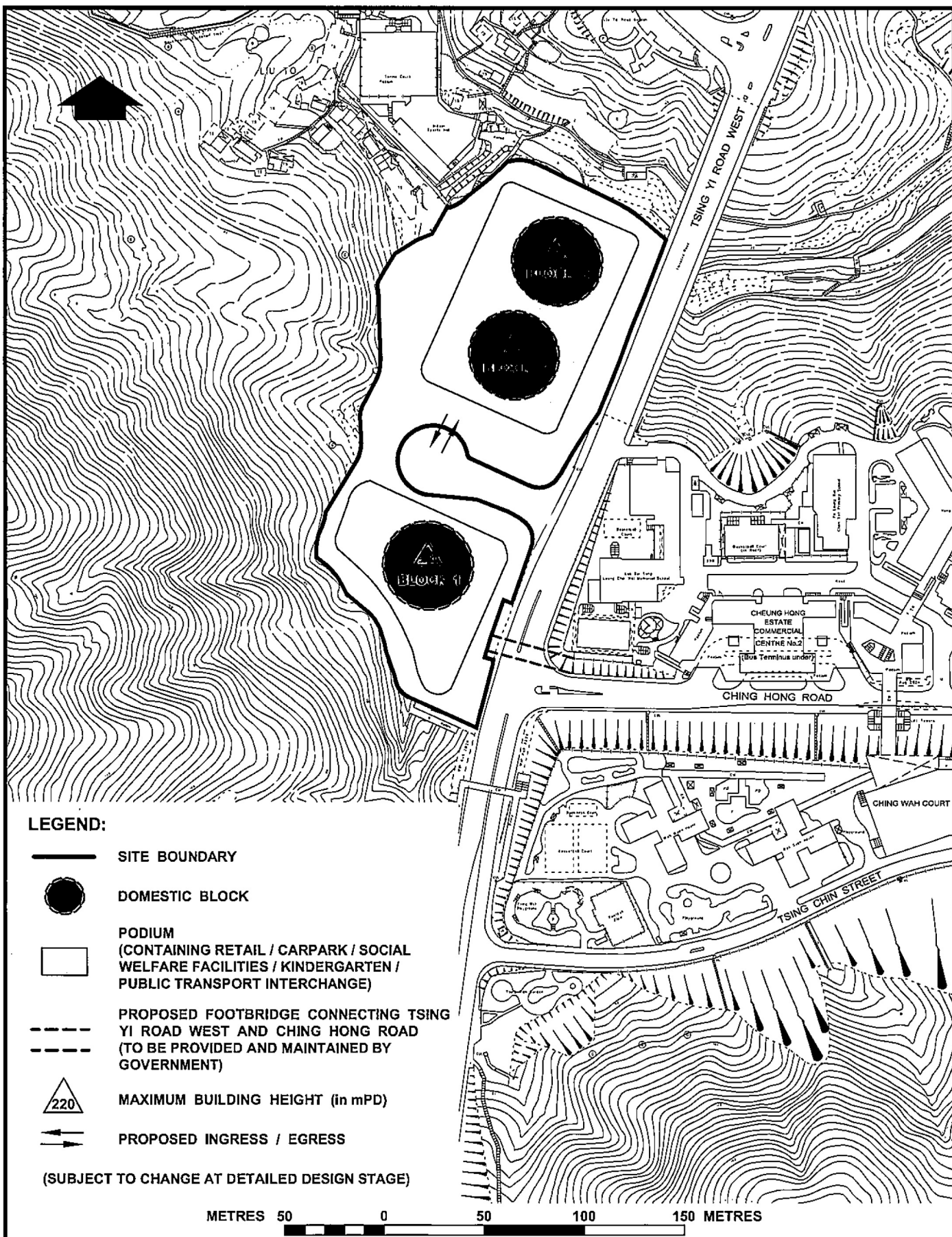
4 Technical Considerations/ Constraints (Cont'd)	Current Proposal	Remarks
4.3 Urban Design, Visual and Landscape	Landscape and Visual Impact Assessment was conducted by CEDD as part of EFS and was considered by PlanD. No insurmountable problem is envisaged with implementation of relevant mitigation measures including provision of amenity planting/ landscape treatment, building separations of not less than 15m wide and adoption of sensible building design.	Sustainable Building Design Guidelines will be taken into consideration as far as practicable.
4.4 Air Ventilation	<p>Qualitative Air Ventilation Assessment (AVA) was conducted by CEDD as part of EFS and considered by PlanD. The recommended mitigation measures including building separations of not less than 15m wide, building setback of 10m from Tsing Yi Road West and 30m from the northern boundary, building disposition, and void of 4m high between podium and building blocks atop would be observed at detailed design stage.</p> <p>Quantitative AVA will be conducted at the detailed design stage and relevant design improvement and ventilation mitigation measures identified will be implemented.</p>	The requirements as set out in the HPLB and ETWB Technical Circular No. 1/06 on AVA (or its latest version) to be observed.
4.5 Green Coverage (% of Gross Site Area)	At least 20% and an overall target 30% of Gross Site Area	<p>Greenery ratio subject to detailed design.</p> <p>At least 50% at-grade or easily accessible. Subject to constraints of the building footprint and site characteristics.</p>
5 Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2028/29	Tentative programme subject to revision.
5.2 Building Completion Date	2034/35	Tentative programme subject to revision.
6 Attachment		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

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;

- (b) internal roads; and
 - (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regarded 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 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 PB is normally not required after completion of the development.





DEVELOPMENT CONCEPT PLAN - PUBLIC HOUSING DEVELOPMENT AT TSING YI ROAD WEST



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
3. 3. 2025**