

## PLANNING BRIEF

<b>Project Name</b>	<b>Ching Hong Road North</b>		
<b>Date of Preparation</b>	April 2018		
<b>1 Site Particulars</b>	<b>Current Proposal</b>		<b>Remarks</b>
1.1 District Location	Kwai Tsing		
1.2 Site Location	Cheung Ching Estate with existing bus terminus is bounded by Ching Hong Road, Chung Mei Road and Tsing Yi Road		
1.3 Site Area			Cheung Ching Estate as a whole with Cheung Ching Bus Terminus included (exclude GLA of public toilet). Subject to detailed survey of the site area.  Gross Site Area of the proposed development is about 3.62 ha.
1.3.1 Gross Site Area (approx.)[ha]	13.98		
1.3.2 Net Site Area (approx.)[ha]	9.10		
1.4 Existing Land Use	Cheung Ching Estate and existing Cheung Ching Bus Terminus		
1.5 Existing Zoning	“Residential (Group A)” (“R(A)”)		As shown on the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28
1.6 Existing Land Status	Vesting Order No. 65 and 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 Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	Total No. of Flats (Existing and Proposed): About 8,100 (Additional of about 3,200)		± 10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. Design population changes due to flat type adjustment.
2.3 Design Population (approx.)	Total Population: About 22,100 persons (Additional of about 7,800 persons)		± 10% variation should be allowed for design flexibility subject to pro-rata adjustment of ancillary facilities. Population based on the individual detailed flat type and household size of the proposed detailed flat mix.
2.4 Maximum Allowable Plot Ratio	5 for domestic or 9.5 for non-domestic (for Cheung Ching Estate and bus terminus site as a whole)		In accordance with Tsing Yi OZP no. S/TY/28, in composite formula.
2.5 Maximum No. of Storeys or Building Height in mPD	170mPD for Phase 1 & 3 and 155mPD for Phase 2 (main roof)		According to the Visual Appraisal conducted for the proposed development, the heights of buildings will not cause significant adverse impact.

3 Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal (Based on Additional Flats / Population)	Remarks
3.1 Education Facilities				
3.1.1 Kindergarten [no. of classrooms]	730 half-day and 250 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 26 classrooms are required for every 1,000 children aged 3 to under 6)	5 classrooms	6 classrooms	Assume 2.46% of design population aged 3-5 according to the HKPSG in 2021.  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. of classrooms]	1 whole day classroom per 25.5 persons aged 6-11	17 classrooms	-	Additional demand to be catered by nearby provision as advised by the Education Bureau.
3.1.3 Secondary School [no. of classrooms]	1 whole day classroom per 40 persons aged 12-17	10 classrooms	-	Additional demand to be catered by nearby provision as advised by the Education Bureau.
3.2 Local Open Space [m <sup>2</sup> ]	1m <sup>2</sup> per person	7,800m <sup>2</sup>	Not less than 7,800m <sup>2</sup>	Subject to proposed increase in population. To be provided in accordance with the requirement of HKPSG and provide 1m <sup>2</sup> local open space per person within the proposed development.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1/8,000 persons	1	2	Provision of 1 badminton court for the increased population.  Current proposal includes the re-provision of 1 badminton court.
3.3.2 Basketball Court	1/10,000 persons	0.8	4	Provision of 1 basketball court for the increased population.  Current proposal includes the re-provision of 3 basketball courts affected by Phase 1 and Phase 2.
3.3.3 Table Tennis Table	1/7,500 persons	1	1	Provision for the increased population.
3.3.4 Children's Play Area [m <sup>2</sup> ]	400m <sup>2</sup> /5000 persons	624m <sup>2</sup>	Not less than 624m <sup>2</sup>	Subject to proposed increase in population. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal (Based on Additional Flats / Population)	Remarks
				public housing development.
3.4 Social Welfare / Community / Medical and Health Facilities [no.]				<p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau / 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>All facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.</p>
3.4.1 Residential Care Home for the Elderly (RCHE) (150-place)	To be determined taking into account the service demand and the availability of suitable premises.	-	1 (with NOFA of about 1,913 m <sup>2</sup> )	As agreed with SWD and subject to Government funding.
3.4.2 Day Care Centre for Elderly (DE) (60-place)	To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service provision and service demand.	-	1 (with NOFA of about 358 m <sup>2</sup> )	Ditto.
3.4.3 Re-provisioning of Existing Social Welfare Facilities	-	-	With NOFA of about 1,494 m <sup>2</sup> for Items 1 to 4  With IFA of about 74 m <sup>2</sup> for Item 5	Including 1) Social and Recreational Centre for the Disabled (S&RC) (Physically Handicapped); 2) Neighbourhood Elderly Centre; 3) Integrated Children and Youth Services Centre; 4) Day Nursery Centre; and 5) Family Multi-Intellectual Centre.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal (Based on Additional Flats / Population)	Remarks
3.4.4 Re-provisioning of Community Facilities	-	-	1 Community Hall (with NOFA of about 600 m <sup>2</sup> ) (450-place)	The existing community centre with 360-place will be upgraded to 450-place and re-provided. Requirement as requested by HAD.
3.4.5 Maternal and Child Health Centre (MCHC)	-	-	1 (with NOFA of about 1,500 m <sup>2</sup> )	Requirement as requested by Department of Health.
3.4.6 General Outpatient Clinic (GOPC)	1 per 100,000 person; future needs to be determined on a district basis	-	1 (with NOFA of about 1,600 m <sup>2</sup> )	Requirement as requested by Hospital Authority.
3.5 Retail and Commercial (R&C) Facilities [m <sup>2</sup> ]	To be determined by HD	-	About 1,120 m <sup>2</sup> IFA	Provision will be subject to HA's retail viability study.  GFA of about 2,000 m <sup>2</sup> . Subject to detailed design.
<b>3.6 Parking and Loading/Unloading Facilities [no.]</b>				
3.6.1 Car Parking (Domestic - PRH)	Outside 500m radius of rail station: 1 per 26 – 40 flats (excluding 1 person/2 person (1P/2P) flats)	61-94	104	Provision based on 1 per 26 flats, excluding 762 1P/2P flats based on HKPSG as agreed with TD, including 3 accessible parking spaces (one in each phase). Additional 10 ancillary parking spaces will be provided to meet TD's requests on local need.
3.6.2 Car Parking (R&C)	1 per 200-300 m <sup>2</sup> GFA	7-10	10	Provision based on 1 per 200m <sup>2</sup> GFA including at least 1 disabled parking space.
3.6.3 Motorcycle Parking (Domestic - PRH)	1 per 110-250 flats (excluding 1P/2P flats)	10-23	23	Provision based on 1 per 110 flats, excluding 762 1P/2P flats based on HKPSG as agreed with TD.
3.6.4 Light Goods Vehicle Parking (Domestic - PRH)	1 per 200-600 flats (excluding 1P/2P flats)	5-13	13	Provision based on 1 per 200 flats, excluding 762 1P/2P flats based on HKPSG as agreed with TD.
3.6.5 Loading/Unloading (Domestic-PRH)	1 per residential block	4	4	Provision based on HKPSG as agreed with TD.
3.6.6 Loading/Unloading (R&C)	1 per 800-1,200 m <sup>2</sup> GFA	2-3	3	Provision based on 1 per 800m <sup>2</sup> GFA as agreed with TD.

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal (Based on Additional Flats / Population)	Remarks
3.6.7 Car Parking and Loading/Unloading (L/UL) (Welfare Facilities)	Subject to agreement between HD and SWD	-	<p><u>For S&amp;RC</u> 1 (private light bus), 1 shared L/UL area</p> <p><u>For RCHE and DE</u> 1 (private light bus), 1 shared L/UL area (private light bus and ambulance) and 3 (private light buses)</p>	<p>As requested by SWD for the Social and Recreational Centre for the Disabled (1 parking space for private light bus with tail-lift at measurement 8m x 3m with minimum headroom 3.3m), Residential Care Home for the Elderly (1 parking space for private light bus with tail-lift at measurement of 8m x 3m with minimum 3.3m headroom), and Day Care Centre for Elderly (3 parking spaces for 3 private light buses with tail-lift at measurement of 8m x 3m with minimum 3.3m headroom).</p> <p>Provision is subject to detailed design and GPA's approval.</p>
3.6.8 Loading/Unloading (Community Hall)	-	-	2 for private cars including 1 for disabled persons; 1 for coach bus; 1 for 2 vans and 1 for ambulance	<p>As requested by HAD for the Community Hall and can be shared with those provided for welfare facilities as per item 3.6.7.</p> <p>Provision is subject to detailed design and GPA's approval.</p>
3.6.9 Car Parking (MCHC)	As agreed with client department	-	1 AM Messenger Van; 7 for private cars including 1 for disabled persons	<p>Provision as agreed by the Department of Health.</p> <p>L/UL &amp; lay-by to be shared with GOPC as agreed by the Hospital Authority and the Department of Health.</p> <p>Provision is subject to detailed design and GPA's approval.</p>
3.6.10 Taxi/ Private Car Lay-by (MCHC)	As agreed with client department	-	1 shared lay-by for taxi	
3.6.11 Loading/Unloading for Ambulance (MCHC)	As agreed with client department	-	1 shared lay-by for ambulance	
3.6.12 Loading/Unloading (L/UL) for MGVs/HGVs (MCHC)	As agreed with client department	-	2 shared L/UL for lorries and large vans	

3 Planning Requirements (Cont'd)	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal (Based on Additional Flats / Population)	Remarks
3.6.13 Car Parking (GOPC)	1 to 1.5 car parking spaces for each consulting room with 1 to 2 spaces reserved for disabled persons	20-30	21 for private cars including 1 for disabled persons	About 20 consultation rooms in current proposal. Provision as agreed by the Hospital Authority. L/UL & lay-by to be shared with MCHC as agreed by Hospital Authority and the Department of Health.
3.6.14 Taxi/ Private Car Lay-by (GOPC)	0 to 1 taxi/private car lay-by per consulting room to be provided undercover	0-20	1 shared lay-by for taxi	Provision is subject to detailed design and GPA's approval.
3.6.15 Loading/Unloading for Ambulance (GOPC)	1 to 2 lay-bys (9m x 3m) for ambulance to be provided undercover	1-2	1 shared lay-by for ambulance	
3.6.16 Loading/Unloading for MGVs/HGVs (GOPC)	1 to 2 lay-by for MGVs/HGVs	1-2	2 shared L/UL for lorries and large vans	
3.6.17 Lay-by for School Buses (16-seater van) (Kindergarten)	-	-	1	According to the HKPSG, nil provision for parking space and lay-by may be permitted for this kindergarten in the general building. Nevertheless, for the benefit of the user and as permitted by the scheme design, we propose one lay-by for school buses (16-seater van).
4 Technical Considerations/Constraints	Current Proposal (Based on Additional Flats / Population)			Remarks
4.1 Environmental 4.1.1 Noise	An Environmental Assessment Study (EAS) has been conducted. Mitigation measures are proposed in the EAS for agreement with EPD.			-
4.1.2 Air	An Environmental Assessment Study (EAS) has been conducted.			-
4.1.3 Pedestrian Wind Environment	A micro-climate study will be conducted at the detailed design stage.			No insurmountable problem is envisaged.
4.2 Infrastructure 4.2.1 Drainage and Sewerage	A Sewerage Impact Assessment (SIA) has been conducted. Upgrading works to existing public sewerage system are proposed in the SIA for consideration by EPD and DSD.			No adverse impact to existing public drainage system is anticipated.

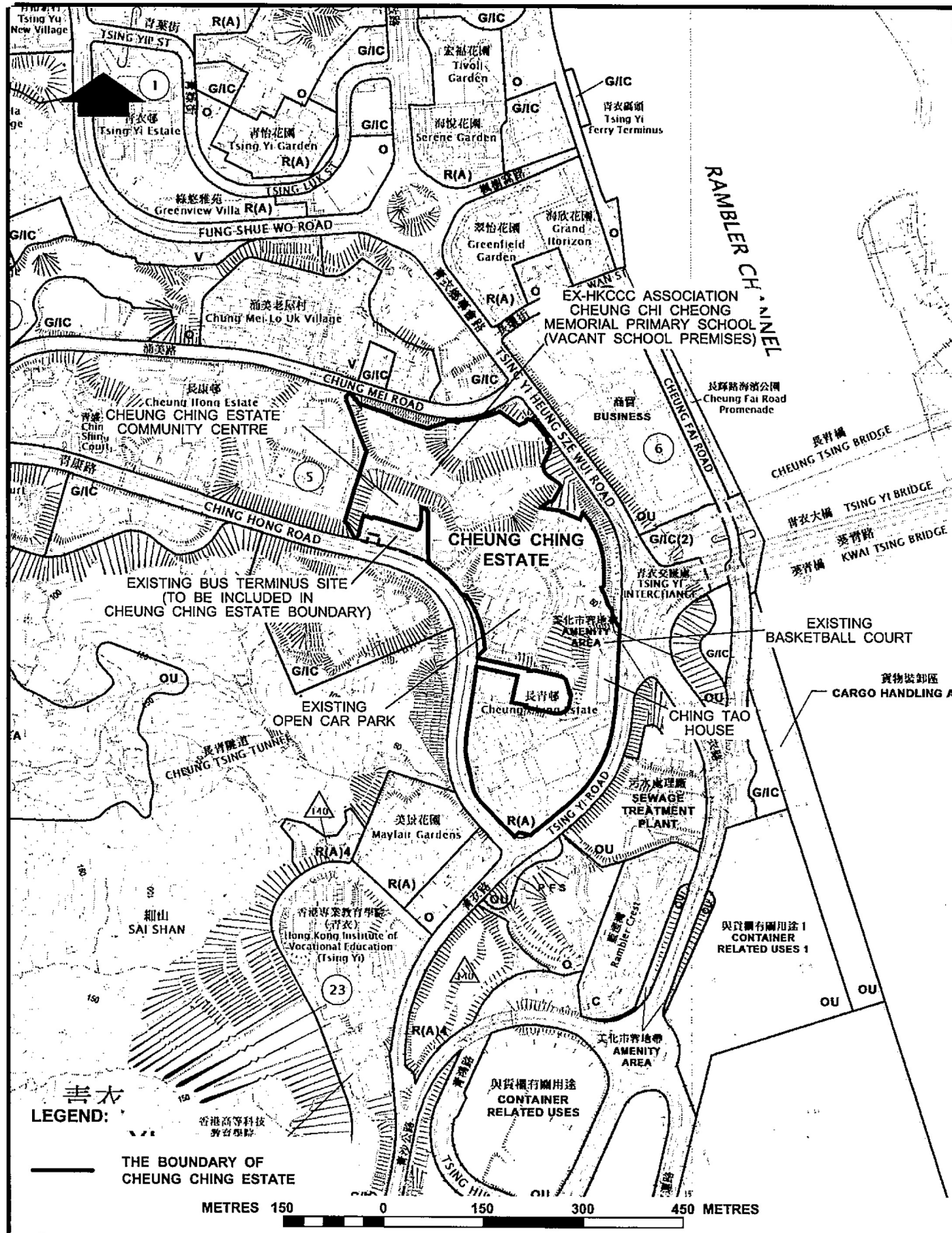
4 Technical Considerations/Constraints (Cont'd)	Current Proposal (Based on Additional Flats / Population)	Remarks
4.2.2 Water Supply	A Waterworks Impact Assessment (WIA) is being conducted. Upgrading works to existing water supply system, if required, will be proposed in the WIA for consideration by WSD.	With implementation of necessary upgrading/improvement works to existing water supply system, no insurmountable problem in water supply is envisaged.
4.2.3 Electricity, Telephone, Gas	-	No insurmountable problem is envisaged.
4.2.4 Roads/ Traffic Aspect	A Traffic Impact Assessment (TIA) has been conducted. Road/junction improvement works are proposed in the TIA for consideration by TD.	-
4.2.5 Geotechnical Requirement	Site formation and associated slope upgrading works are required.	No insurmountable problem is envisaged.  The study and design of all permanent geotechnical works for slopes and retaining walls affecting or to be affected by the development will be submitted to GEO, CEDD.
4.3 Urban Design, Visual and Landscape	Impact on landscape, urban design and visual aspects will be minimised with proper mitigation measures as far as practical at detailed design stage.	The proposed open space and greenery should be integrated with existing environment. VA has been conducted and no significant impact is concluded.
4.4 Green Coverage (% of Gross Site Area)	A minimum site coverage of greenery of 20% at each phase with a target of at least half of the overall green coverage being at-grade.  A minimum of 3 trees per 100m <sup>2</sup> of the total green coverage will be provided within the proposed development.	Provision based on the proposed development area of each phase.
5 Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2019/20 (Phases 1 & 2) 2023/24 (Phase 3)	
5.2 Building Completion Date	2023/24 (Phase 1) 2023/24 (Phase 2) 2028/29 (Phase 3)	Building Completion Dates are tentative which are subject to the confirmation on the availability of government funding and public consultation.
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:
  - (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):** Covered public transport terminal/interchange should be accountable for GFA calculation.
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 District Planning Officer will check compliance with the HKPSG 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 GFA calculation.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular No.1/06 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.

Prepared by Planning Sections, Housing Department





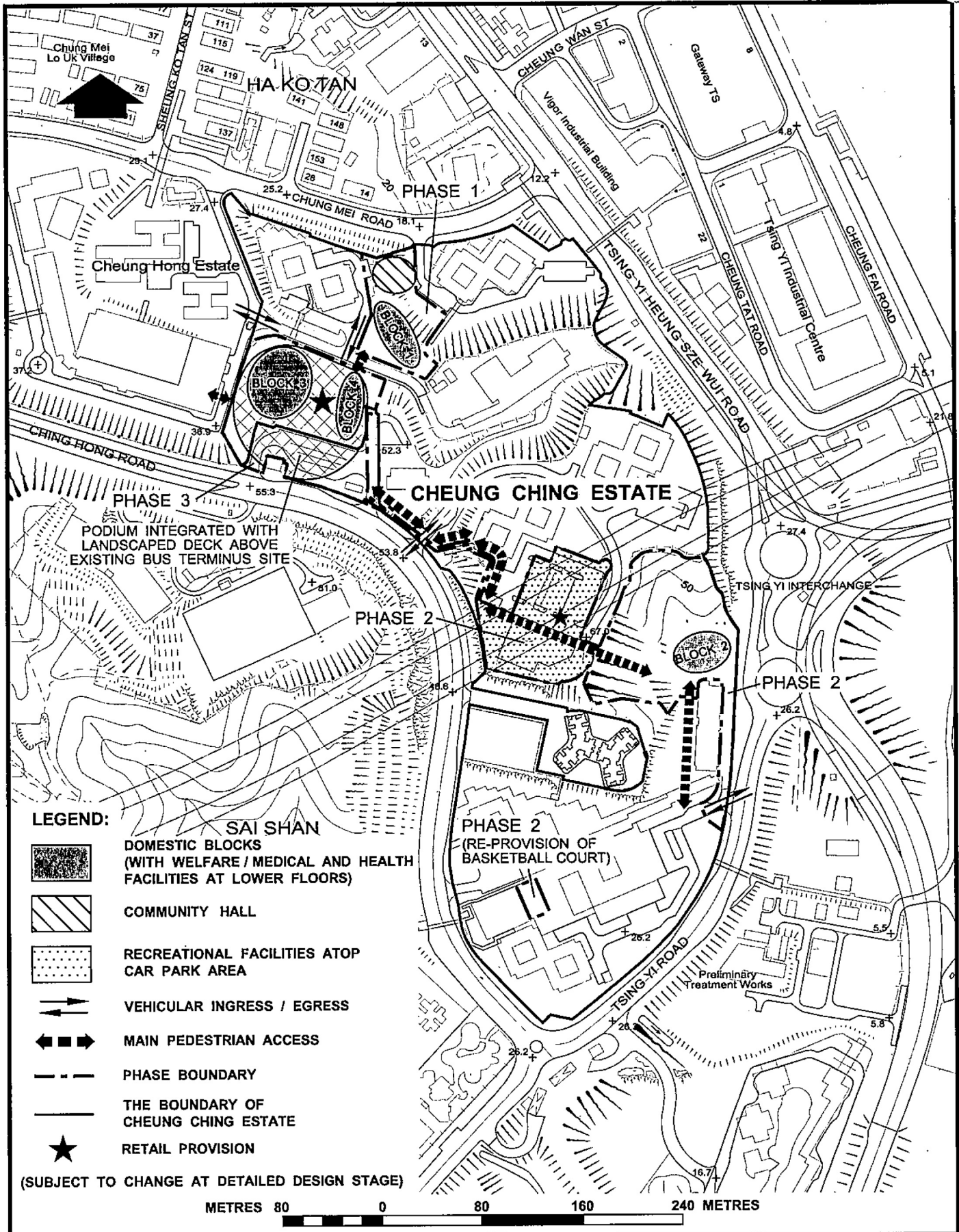
# CHING HONG ROAD NORTH, TSING YI



HOUSING DEPARTMENT  
PLANNING SECTION

PLAN 1

DATE:  
26. 2. 2018



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
CHING HONG ROAD NORTH, TSING YI**



**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 2**

**DATE:  
22. 3. 2018**

**Addendum to the Approved Planning Brief for the  
Public Housing Development at Ching Hong Road North, Tsing Yi  
(October 2019)**

	<b>Approved Planning Brief (as at 23 May 2018)</b>	<b>Amendment to Planning Brief</b>	<b>Reasons for Change / Remarks</b>
<b><u>Parking and Loading/Unloading Facilities</u></b>			
Car Parking (Domestic – PRH)	104 (including additional 10 ancillary parking spaces to meet TD's requests on local need)	114	Provision based on 1 per 26 flats, excluding 762 1P/2P flats based on HKPSG as agreed with TD, including 3 accessible parking spaces (one in each phase). While the provision in accordance with the HKPSG would be 61-94, the additional 20 ancillary parking spaces will be classified as visitor parking spaces (5 spaces per residential block) to meet TD's requests on local need.
Loading/Unloading (R&C)	3	4	Provision based on 1 per 800m <sup>2</sup> GFA as agreed with TD. Additional one space to facilitate the operation of a standalone retail shop at isolated location.  In operation stage, the vacant L/UL bay would be utilised as ancillary night-time parking subject to actual situation.
Car Parking (MCHC)	1 AM Messenger Van; 7 for private cars including 1 for disabled persons	1 AM Messenger Van; 10 for private cars including 1 for disabled persons	Provision as agreed by the Department of Health.  L/UL & lay-by to be shared with GOPC as agreed by the Hospital Authority and the Department of Health.  Provision is subject to detailed design and GPA's approval.

**Addendum No. 2 to the Approved Planning Brief for  
Ching Hong Road North, Tsing Yi (January 2024)**

	<b>Approved Planning Brief (as at 23 May 2018)</b>	<b>Amendment to Planning Brief</b>	<b>Reasons for Change / Remarks</b>
<b>Development Parameters</b>			
Maximum No. of Storeys or Building Height in mPD	170mPD for Phase 1 & 3 and 155mPD for Phase 2 (main roof)	170mPD for Phase 1, 155mPD for Phase 2 and <b>180mPD for Phase 3</b> (main roof)	Modular Integrated Construction (MiC) approach will be adopted in Ching Hong Road North Phase 3 in accordance with Government's intention. The maximum building height is increased from 170mPD to 180mPD, arising from the additional domestic floors due to the utilization of the total GFA resulting from GFA concession for adoption of MiC approach.
<b>Education Facilities</b>			
Kindergarten [no. of classrooms]	6 classrooms	<b>10 classrooms (including 4 classrooms as re-provisioning of existing social welfare facilities i.e. within Kindergarten-cum-Child Care Centre)</b>	As confirmed by EDB and SWD in October 2022, the service nature of the existing Day Nursery Centre should be revised to Kindergarten-cum-Child Care Centre based on related registration requirements. Relevant information is updated.
<b>Social Welfare / Community / Medical and Health Facilities</b>			
Re-Provisioning of Existing Social Welfare Facilities	With NOFA of about 1,494 m <sup>2</sup> for Items 1 to 4  With IFA of about 74m <sup>2</sup> for Item 5  Remarks: Including 1) Social and Recreational Centre for the Disabled (S&RC) (Physically Handicapped); 2) Neighbourhood Elderly Centre; 3) Integrated Children and Youth Services Centre; 4) Day Nursery Centre; and 5) Family Multi-Intellectual Centre.	With NOFA of about 1,494 m <sup>2</sup> for Items 1 to 4  With IFA of about 74m <sup>2</sup> for Item 5  Remarks: Including 1) Social and Recreational Centre for the Disabled (S&RC) (Physically Handicapped); 2) Neighbourhood Elderly Centre; 3) Integrated Children and Youth Services Centre; 4) <b>Kindergarten-cum-Child Care Centre</b> ; and 5) Family Multi-Intellectual Centre.	