

PLANNING BRIEF

PROJECT NAME: Kam Sheung Road Site 1		
Date of Preparation: August 30, 2022		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Yuen Long	
1.2 Site Location	Kam Tin South	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) (ha)	5.8	Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	5.8	Subject to detailed survey upon CEDD's handover of site.
1.4 Existing Land Use	Mainly occupied by a mix of active/fallow agricultural land	
1.5 Existing Zoning	Residential (Group A)	As stipulated in the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
1.6 Existing Land Status	Private Lots and 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 of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats (approx.)	3,750	In view of the limitation of the infrastructure capacity, -10% deviation and a maximum flat number of 4,100 under CEDD's IDC study are allowed for design flexibility, subject to detailed design.
2.3 Design Population (approx.)	11,830	Based on actual flat mix. In view of the limitation of

2. Development Parameters	Current Proposal			Remarks
				the infrastructure capacity, -10% deviation and a maximum design population of 12,628 under CEDD's IDC study are allowed for design flexibility, subject to detailed design.
2.4 Maximum Plot Ratio				
2.4.1 Total Plot Ratio (PR)	3			<p>As stipulated in the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.</p> <p>Any floor space that is constructed or intended for use solely as social welfare facilities as required by the Government, and ancillary facilities are exempted from PR calculation.</p>
2.5 Maximum No. of Storeys or Building Height in mPD	+69mPD (including roof-top structures)			The site is subject to Shek Kong Airfield Height Restriction and building height restriction as stipulated in the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, the maximum building height includes roof-top structures.
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 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)	8.5	1 no. with 7 classrooms	<p>Assumed 2.13% of design population aged 3-5 according to HKPSG in 2026.</p> <p>Flexibility shall be allowed for the use of premises subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Additional classrooms in Site 6 would be shared with Site 1.
3.1.2 Primary School [no. of classrooms]	1 whole-day classroom per 25.5 persons aged 6-11	21.2	-	<p>Assumed 4.57% of design population aged 6-11 according to HKPSG in 2027.</p> <p>Two primary schools (one at the "G/IC" zone adjoining Site 1 and another at the "G/IC" zone adjoining Site 6) will be provided outside the public housing sites.</p>
3.1.3 Secondary School [no. of classrooms]	1 whole-day classroom per 40 persons aged 12-17	15.6	-	<p>Assumed 5.30% of design population aged 6-11 according to HKPSG in 2027.</p> <p>Demand to be met by provision at district-wide level.</p>
3.2 Local Open Space [sqm]	1 sqm per person	11,830	Not less than 11,830	Subject to design population and detailed design.
3.3 Recreation Facilities				
3.3.1 Badminton Court [no.]	1 per 8,000 persons	1.5	1	Subject to design population and detailed design.
3.3.2 Basketball Court [no.]	1 per 10,000 persons	1.2	1	Subject to design population and detailed design.
3.3.3 Table Tennis Table [no.]	1 per 7,500 persons	1.6	2	Subject to design population and detailed design.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	947	Not less than 947	<p>Subject to design population and detailed design.</p> <p>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.</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4 Social Welfare / Community Facilities [no.]				<p>Government, institution or community facilities as required by Government are exempted from PR calculation.</p> <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 are requested by Social Welfare Department (SWD) and subject to the detailed design, confirmation on the availability of government funding by SWD.</p>
3.4.1 60-place Day Care Centre for the Elderly (DE)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above. In general, 40% of community care services (CCS) will be provided by centre-based services and 60% of CCS will be provided by home-based services.	-	1 (about 358 sqm NOFA)	Ditto.
3.4.2 District Elderly Community Centre (DECC)	1 in each new development area with a population of around 170,000 or above	-	1 (about 522 sqm NOFA)	Ditto.
3.4.3 100- place Child Care Centre (CCC)	100 aided places per 25,000 persons	-	1 (about 530 sqm NOFA)	Ditto.
3.4.4 50-place Care and Attention Home for Severely Disabled Persons (C&A/SD)	-	-	1 (about 780 sqm NOFA)	Ditto.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.5 One team of Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above. In general, 40% of community care services (CCS) will be provided by centre-based services and 60% of CCS will be provided by home-based services.	-	1 (about 256.9 sqm NOFA)	Ditto.
3.4.6 50-place Day Activity Centre (DAC)	-	-	1 (about 319 sqm NOFA)	Ditto.
3.4.7 50-place Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above	-	1 (about 691 sqm NOFA)	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm] (approx.)	To be determined by Housing Department (HD)	N.A.	4,000 sqm	Subject to final retail study and detailed design.
3.6 Parking Requirements [no.]				Full PR exemption under OZP for all parking facilities.
3.6.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats excl. 1P/2P flats	229-408	306	Based on HKPSG at 1 per 12 flats, excluding 1P/2P flats as agreed with Transport Department (TD). Subject to detailed design.
3.6.2 Car Parking (R&C)	1 per 150-300 sqm retail GFA	14-27	20	Based on HKPSG at 1 per 200 sqm retail GFA as per TD's request. Subject to final retail study and detailed design.
3.6.3 Motor-cycle Parking (Domestic)	1 per 110-250 flats excl. 1P/2P flats	15-34	34	Based on HKPSG at 1 per 110 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.4 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats excl. 1P/2P flats for	15	15	Shared-use of LGV and private light buses parking.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	shared-use of LGV and private light buses parking [8m(L) x 3.5m (W) x 3.6m (H)]			Based on HKPSG at 1 per 260 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.6.5 Loading/Unloading (L/UL) (Domestic)	2 per each residential block, allowing use of such L/UL bays for overnight shared-use parking for Medium/ Heavy Goods Vehicles (M/HGV) and Coaches/Buses. [12m(L) x 3.5m (W) x 4.7m (H)]	18	18	<p>The provision of L/UL is "shared-use" by coaches/buses and M/HGV L/UL bays for service vehicles and overnight parking. Subject to detailed design.</p> <p>Whether such L/UL bays will be utilised for overnight parking will depend on the demand and local situation of individual estates. In the case of SSF, such L/UL bays will form part of estate common areas and the utilisation for overnight parking will be subject to detailed design and owners' decision.</p>
3.6.6 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	4-5	5	Based on HKPSG at 1 per 800sqm retail GFA as per TD's request. Subject to detailed design.
3.6.7 Bicycle Parking (Domestic)	1 per every 15 flats with flat size smaller than 70 sqm (within a 0.5-2km radius of a rail station)	250	250	Based on HKPSG at 1 per every 15 flats as per TD's request. Subject to detailed design.
3.6.8 Visitor Parking (Domestic)	5 per residential block	45	45	Based on HKPSG at 5 per residential block as per TD's request. Subject to site and design constraints.
3.6.9 Parking (Welfare Facilities)	-	-	6	As requested by SWD. Three designated parking spaces for 3 private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3 m are required for DE.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				<p>One parking space for a private light bus with tail-lift for wheelchair (minimum 8m L x 3m W x 3.3m headroom) for C&A/SD.</p> <p>One designated parking space for one private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m is required for HCS for Frail Elderly Persons.</p> <p>One parking space measuring 8m L x 3m W with minimum headroom of 3.3m for a private light bus with tail-lift for wheelchair should be provided for HSMH.</p>
3.6.10 Loading/ Unloading (L/UL) (Welfare Facilities)	-	-	1	<p>As requested by SWD. Shared L/UL areas for the private light buses and ambulances or other vehicles of the development in close proximity to the entrance/ lift lobby of the DE, CCC, C&A/SD, HCS team for Frail Elderly Persons, and HSMH.</p> <p>L/UL for welfare facilities to be shared with domestic L/UL.</p>
3.6.11 Loading/ Unloading (L/UL) (Kindergarten)	Subject to the requirements of HD.	-	1	8m (L) x 3m (W) with minimum headroom of 3.3m, subject to HD's design.
4. Technical Consideration/ Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	No unacceptable impact as demonstrated by the Preliminary Environmental Review (PER) under CEDD's Investigation, Design and Construction (IDC) stage of			The PER conducted under CEDD's IDC study has been agreed with EPD.

4. Technical Consideration/ Constraints	Current Proposal	Remarks
	study. An Environmental Assessment Study (EAS) will be separately conducted by HD.	
4.1.2 Air	Ditto.	Ditto.
4.1.3 Pedestrian Wind Environment	Mitigation measures have been proposed including 30m-wide wind corridors, 15m-wide building separations and building setbacks to increase building permeability. HD will carry out the quantitative AVA-Initial Study (AVA-IS) for assessing the recommended mitigation measures and for scheme optimization at the detailed design stage.	No insurmountable problem is envisaged.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No unacceptable impact as demonstrated by the Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA).	The DIA conducted under CEDD's IDC study has been agreed with DSD. The SIA conducted under CEDD's IDC study has been agreed with EPD and DSD.
4.2.2 Water Supply	No unacceptable impact as demonstrated by the Water Supply Impact Assessment (WSIA).	The WSIA conducted under CEDD's IDC study has been agreed with WSD.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	CEDD conducted Traffic Impact Assessment (TIA) 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 TIA to ensure no unacceptable impact on the traffic network.	The TIA conducted under CEDD's IDC study has been agreed with TD.
4.2.5 Geotechnical Requirement	Site formation works which includes the formation of platform, the construction of retaining structures, the formation of fill slopes/cut slopes, etc. will be designed and constructed by CEDD before the housing site is handed over to HD for housing construction. Stability of existing slopes/retaining walls affecting or being affected by the housing developments will also be assessed by CEDD. If found necessary, the slopes/retaining walls will be upgraded with the site formation works to the current safety standards. Design of above will be according to relevant technical circulars and GEO publications during planning and design stage to accommodate suitable and appropriate landscape treatments for required slope works.	No insurmountable problem is envisaged.

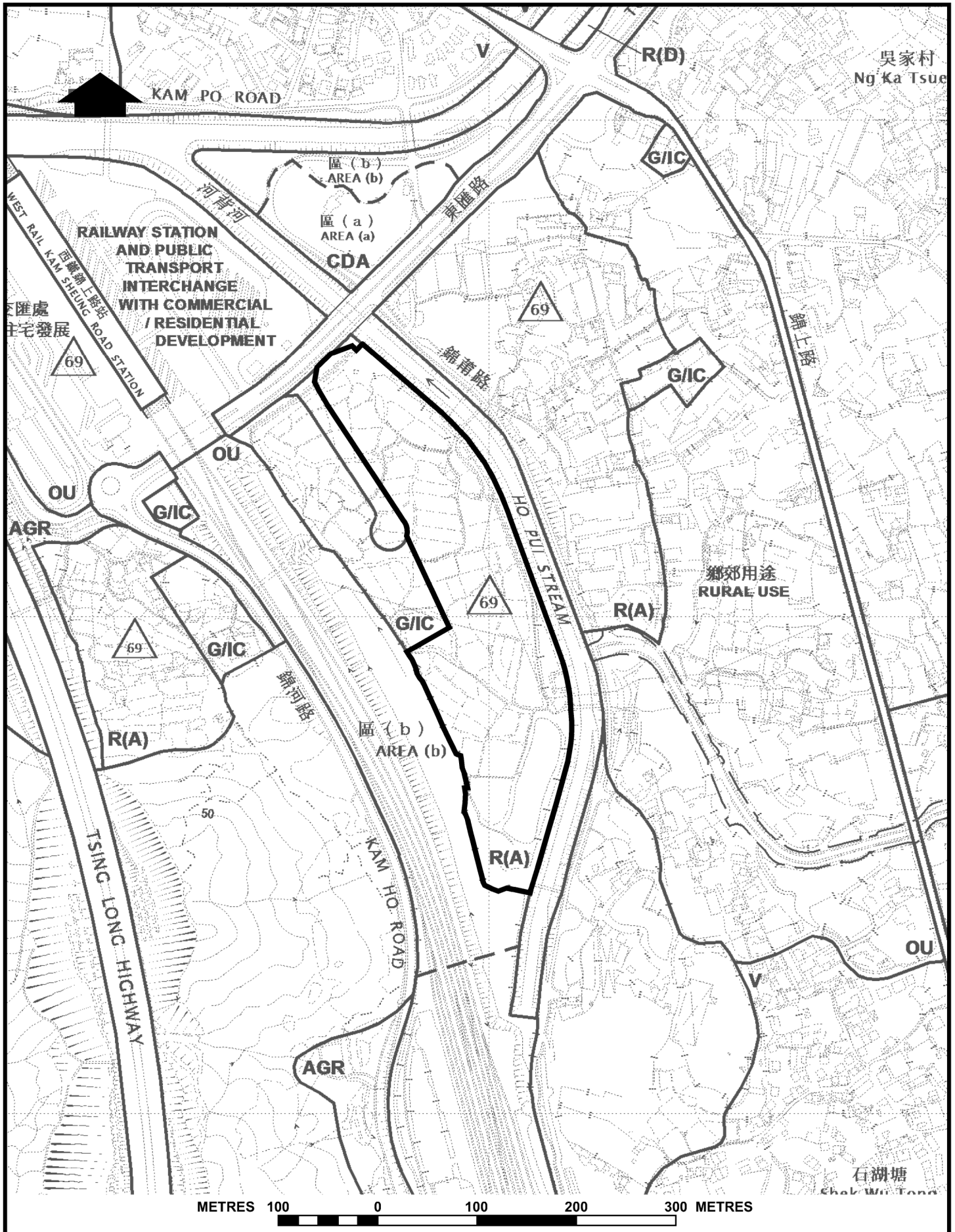
4. Technical Consideration/ Constraints	Current Proposal	Remarks
4.3 Urban Design, Visual and Landscape		
4.3.1 Urban Design, Visual and Landscape	With design mitigation measures including 30m-wide wind corridors, building setback and 30% site coverage of greenery, the development will not have unacceptable visual and landscape impact on its vicinity. Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures as far as practical at detailed design stage.	No insurmountable problem is envisaged.
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	To achieve site coverage of greenery target of 30%, with half of which should be provided at primary zone.	Based on gross site area and subject to detailed design, at least 50% of the overall site coverage of green will be provided at-grade level and/or on level which is accessible to residents within primary zone.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	Phase 1 – 2023/24 Phase 2 – 2023/24	Tentative date subject to land resumption, site clearance and provision of formed site and associated infrastructures.
5.2 Building Completion Date	Phase 1 – 2026/27 Phase 2 – 2027/28	
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.

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.

*** End of Report ***



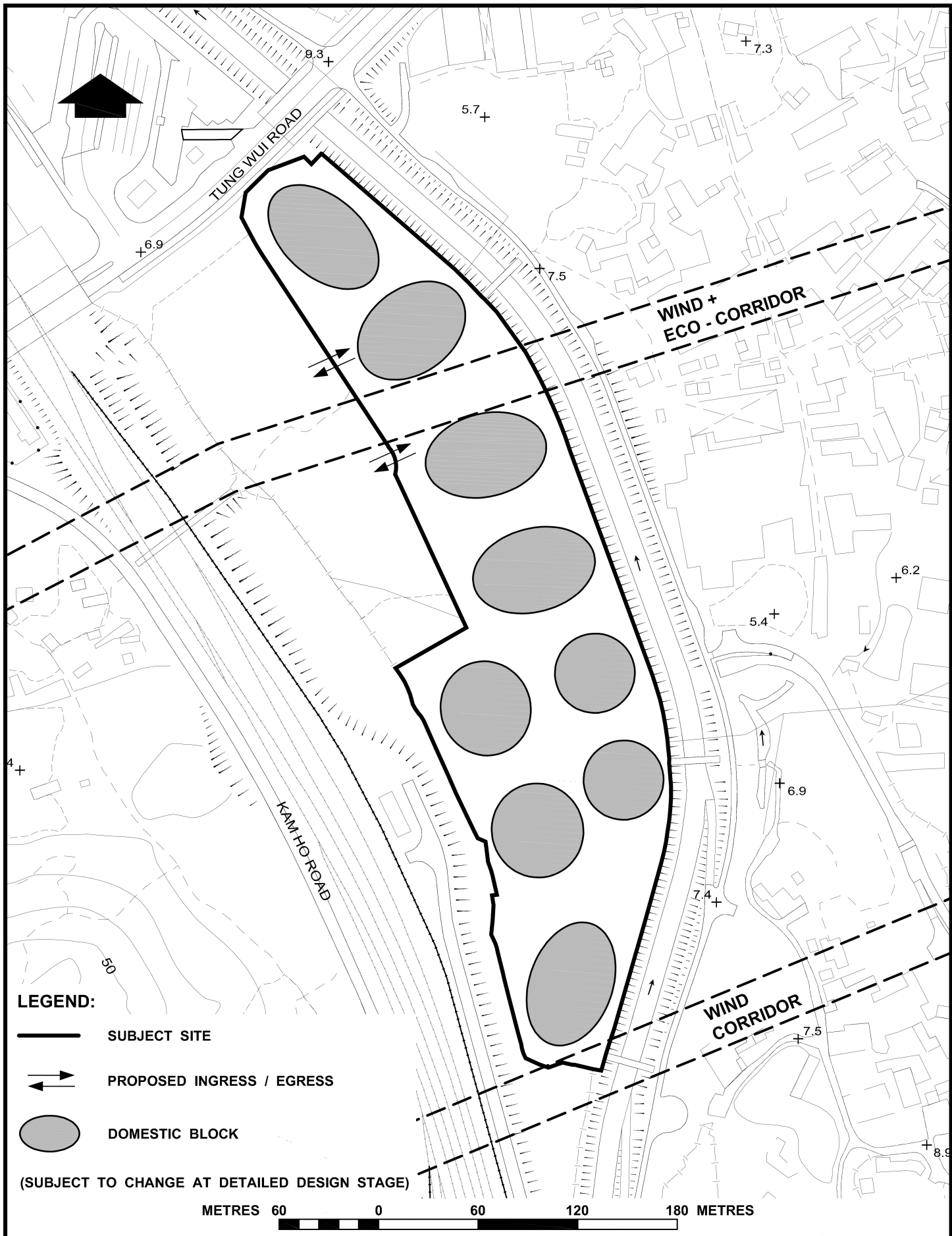
**LOCATION PLAN
KAM SHEUNG ROAD SITE 1**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
30.8.2022**



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT
KAM SHEUNG ROAD SITE 1**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
30.8.2022**