

## PLANNING BRIEF

<b>PROJECT NAME:</b> Kwu Tung North Area 19		
<b>Date of Preparation:</b> Aug 2, 2021 2:04:33 PM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	North	
1.2 Site Location	Kwu Tung Area 19	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx.) (ha)	6.87 (including FEHD's public market site of approx. 5,500 sqm)	Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	6.87 (including FEHD's public market site of approx. 5,500 sqm)	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Partially under site formation by CEDD and partially pending clearance by LandsD	
1.5 Existing Zoning	Mostly "Residential (Group A) 2" with two small portions in area shown as 'Road'	As stipulated in the Approved Kwu Tung North OZP No.S/KTN/2 (OZP).
1.6 Existing Land Status	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 No. of Flats Proposed (approx.)	9,220	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 2,484 1P/2P flats subject to detailed design.

2. Development Parameters	Current Proposal	Remarks
2.3 Design Population (approx)	22,700	Based on actual flat mix. A $\pm 10\%$ adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio	-	
2.4.1 Total Plot Ratio (PR)	6.25 (subject to Town Planning Board (TPB)'s approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)	A total maximum PR of 5 is stipulated in the OZP. According to the approved planning application No. A/KTN/54, total PR relaxed to 6. In order to provide the welfare facilities as specified in Item 3.4 to meet 5% of attainable domestic GFA requirement, a fresh s.16 planning application will be submitted to the TPB by Housing Department (HD) for minor relaxation of total PR to 6.25, subject to TPB approval and detailed design.
2.5 Proposed Maximum Gross Floor Area (GFA)	Not exceeding 429,375 sqm (subject to TPB's approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)	Based on the PR of 6.25. The total GFA is the sum of total domestic GFA and total non-domestic GFA which includes FEHD's public market of approx. 12,000 sqm GFA, as well as other non-domestic facilities such as education and social welfare facilities. Remarks of Item 2.4.1 refer.
2.6 Building Height Restriction (BHR)	Max. 151mPD (west) & 146mPD (east) (main roof level) (subject to TPB's approval of s.16 planning application for minor relaxation of PR and BHR, and detailed design)	The BHRs of 135mPD (west) & 130mPD (east) are stipulated in the OZP. According to the approved planning application No. A/KTN/54, BHRs relaxed to 145mPD (west) & 140mPD (east). In order to provide the welfare facilities as

2. Development Parameters	Current Proposal			Remarks
				specified in Item 3.4 to meet the requirement of 5% of attainable domestic GFA and high end parking provision, a fresh s.16 planning application will be submitted to the TPB by HD for minor relaxation of BHR to 151mPD (west) & 146mPD (east), subject to TPB approval and detailed design.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms) (CR)			-	
3.1.1 Nursery Classes and Kindergartens	500 half-day and 500 full-day places for every 1,000 persons aged 3 to under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)	16.4	24	Assume 2.13% of design population aged 3-5 according to the HKPSG in 2026. The kindergarten provision is according to the requirements of HKPSG with 6 additional CR as required by Education Bureau. 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 Schools	1 whole-day CR per 25.5 persons aged 6-11	41.2	-	Assume 4.63% of design population aged 6-11 according to the HKPSG in 2026. Demand to be met by provision in vicinity.
3.1.3 Secondary Schools	1 whole-day CR per 40 persons aged 12-17	30.3	-	Assume 5.34% of design population aged 12-17 according to the HKPSG in 2026. To be provided on district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	22,700	22,700	Subject to design population.
3.3 Recreation Facilities [no.]			-	

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.3.1 Badminton Court	1 per 8,000 persons	2.84	3	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	2.27	2	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	3.03	3	Subject to design population.
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	1,816	1,816	Subject to design population. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster a sense of community in public housing developments.
3.4 Social Welfare / Community Facilities [no.]			-	Subject to Social Welfare Department (SWD)'s agreement and confirmation on funding availability and detailed design . All social welfare/ community facilities will be regarded as non-domestic uses and accountable for the calculation of non-domestic GFA. The proposed provision is subject to TPB's approval on the minor relaxation of total PR and BHR. Remarks of Item 2.4.1 refer. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.1 120-p Day Care Centres for the Elderly (DE) (kitchen based)	17.2 subsidised Community Care places per 1 000 elderly persons aged 65 or above	105.5 places (assuming 27.01% of population aged 65 or above in 2031)	1 (about 754sqm NOFA)	As requested by SWD. As per SWD's advice, the no. of places for centre-based Community Care services will be 40% of the community care places according to the HKPSG.
3.4.2 District Elderly Community Centre (DECC)	1 in each new development area with	1	1 (about	As requested by SWD.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
	a population of around 170,000 or above		424sqm NOFA)	
3.4.3 Child Care Centre (CCC)	1 CCC (100 places) per 25,000 persons	0.91	1 (about 530 sqm NOFA)	As requested by SWD.
3.4.4 One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	17.2 subsidised Community Care places per 1 000 elderly persons aged 65 or above	-	1 (about 142 sqm NOFA)	As requested by SWD. As per SWD's advice, the no. of places for home-based Community Care services will be 60% of the community care places according to the HKPSG.
3.4.5 50-p Day Activity Centre (DAC)	-	-	1 (about 319 sqm NOFA)	As requested by SWD.
3.4.6 50-p Hostel for Severely Mentally Handicapped Person (HSMH)	-	-	1 (about 691 sqm NOFA)	As requested by SWD.
3.4.7 50-p Hostel for Moderately Mentally Handicapped Persons (HMMH)	-	-	1 (about 617 sqm NOFA)	As requested by SWD.
3.4.8 30-p Supported Hostel for Mentally/ Physically Handicapped Persons [SHOS(MPH)]	-	-	1 (about 355 sqm NOFA)	As requested by SWD.
3.4.9 120-p Integrated Vocational Rehabilitation Services Centre (IVRSC)	-	-	1 (about 653 sqm NOFA)	As requested by SWD.
3.4.10 60-p Special Child Care Centre (SCCC)	-	-	1 (about 409.4 sqm NOFA)	As requested by SWD.
3.4.11 200-p Long Stay Care Home (200p)	-	-	1 (about 2,866 sqm NOFA)	As requested by SWD.
3.4.12 40-p Supported Hostel for Ex-Mentally Ill Persons [SHOS(Ex-MI)]	-	-	1 (about 486 sqm NOFA)	As requested by SWD.
3.4.13 Integrated Family Service	1 IFSC per 100,000 to	-	1	As requested by SWD.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
Centre (IFSC)	150,000 persons (service boundary defined by SWD)		(about 551 sqm NOFA)	
3.4.14 Integrated Children and Youth Services Centre (ICYSC)	-	-	1 (about 631 sqm NOFA)	As requested by SWD.
3.5 Retail and Commercial (R&C) Facilities (sqm)	To be determined by HD	N.A.	7,200 sqm GFA	At public housing portion and subject to detailed design. Excluding the public market to be provided by FEHD outside the public housing portion at the eastern part of the site.
3.6 HD's Office (GFA) (sqm)	To be determined by HD	N.A.	About 1,460 sqm	The GFA is subject to review and detailed design.
3.7 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities. Based on parking ratio as per TD's request. Those for the public market are to be provided by FEHD within the public market site and not included below.
3.7.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats (excluding 1P/2P flats)	421 - 749	749	To adopt the ratio of 1 per 9 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.2 Light Goods Vehicle (Domestic)	1 per 260 flats (excluding 1P/2P flats)	26	26	Shared Use Space of Light Goods Vehicles and Light Buses to adopt the ratio of 1 per 260 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.3 Car Parking (R&C)	1 per 150-300sqm retail GFA	24 - 48	48	To adopt the ratio of 1 per 150sqm retail GFA as per TD's request. Subject to detailed design.
3.7.4 Loading/ Unloading for M/HGV and coach (Domestic)	2 per residential block	24	24	Loading/ Unloading for M/HGV and coach to be provided based on 2 per residential block as per TD's request. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7.5 Loading/ Unloading (R&C)	1 per 800-1,200sqm retail GFA	6 - 9	9	To adopt the ratio of 1 per 800sqm retail GFA as per TD's request. Subject to review and detailed design.
3.7.6 Motor-cycle Parking (Domestic)	1 per 110-250 flats (excluding 1P/2P flats)	27 - 62	62	To adopt the ratio of 1 per 110 flats excluding 1P/2P flats as per TD's request. Subject to detailed design.
3.7.7 Visitors Parking	5 per residential block	60	60	To adopt 5 per residential block as per TD's request. Subject to detailed design.
3.7.8 Bicycle Parking	Within 2km radius of a rail station: 1 per 15 flats	615	615	To adopt 1 per 15 flats as per TD's request. Subject to detailed design.
3.7.9 Car Parking (HD's management office)	To be determined by HD	N.A.	2	Subject to detailed design.
3.7.10 Parking (Welfare Facilities)	-	-	11	<p>As requested by SWD.</p> <p>Six parking spaces measuring 8m x 3m with minimum headroom of 3.3m each for six private light buses with tail-lift for exclusive use of the DE.</p> <p>One parking space measuring 8m x 3m with minimum headroom of 3.3m for a private light bus with tail-lift for exclusive use of the HCS team for Frail Elderly Persons.</p> <p>One parking space measuring 8m x 3m with minimum headroom of 3.3m for a private light bus for HSMH.</p> <p>One parking space measuring 7m x 3.5m with minimum headroom of 3.6m for a 5.5 ton good vehicles with loading/unloading area for goods for exclusive</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				<p>use of the IVRSC.</p> <p>One parking space measuring 12m x 3.5m with minimum headroom of 3.8m for a 48-seater coach for exclusive use of the SCCC.</p> <p>One parking space measuring 8m x 3m with minimum headroom of 3.3m for a private light buses with tail-lift for exclusive use of the LSCH.</p>
3.7.11 Loading/ Unloading (Welfare Facilities)	-	-	2	<p>As requested by SWD.</p> <p>Shared loading/ unloading areas for the private light buses and ambulances or other vehicles of the development in close proximity to the entrance/lift lobby of the CCC, HCS team for Frail Elderly Persons, DAC, DE, HSMH, HMMH, SHOS(MPH), SCCC, LSCH and IFSC.</p>
3.8 Pedestrian Connection			-	
3.8.1 Public Pedestrian Walkway	-	-	1	<p>Subject to detailed design, a covered 24-hour barrier-free walkway will be provided to connect the public housing development and the public market and connection further to the planned public transport interchange and railway station to the south of the Site at the Town Plaza of KTN NDA will be considered at the detailed design stage.</p>
3.8.2 Footbridge(s)	-	-	1	<p>To connect the eastern and western parts of the</p>



3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				site by a footbridge between terraced podiums, and other possible pedestrian connections between 2 parts. In addition, footbridge opening at the northern side for connection with the public housing site to the north in Area 12 will be considered at the detailed design stage.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	To implement mitigation measures as recommended in the EIA conducted by CEDD and the final Environmental Review Report (ERR) conducted in 2017 for NENT NDAs including building layout, setback distance and noise tolerant building. An Environmental Assessment Study (EAS) will be carried out to review any potential noise issues associated with the development for EPD's agreement.			
4.1.2 Air	An EAS will be carried out to review any potential air quality issues associated with the development for EPD's agreement.			The approved EIA report indicated that the subject site will not be subject to adverse air quality impact.
4.1.3 Air Ventilation (Pedestrian Wind Environment)	To provide qualitative statements for the fresh s.16 planning application on the additional impact on air ventilation due to the additional welfare facilities and to confirm that the good design measures recommended in the AVA of the previous application No. A/KTN/54 would be maintained for the current proposed building design.			To implement the mitigation measures recommended in the AVA-IS of Application No. A/KTN/54, which include to maintain building permeability of at least 20%, further reduce or divide into smaller size of podiums and avoiding long continuous facades, wherever appropriate.
4.1.4 Soil	To implement mitigation measures and remedial actions as recommended in the EIA covering potential land contamination issues prepared by CEDD wherever appropriate. Nonetheless, as required in the EIA, an arsenic management plan associated with the development will be prepared by HD for EPD's agreement.			
4.2 Infrastructure	-			

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.2.1 Drainage and Sewerage	To implement planned infrastructure according to the planned population threshold undertaken by the Government.	Subject to review. HD will liaise with relevant departments when appropriate.
4.2.2 Water Supply	To implement planned infrastructure according to the planned population threshold undertaken by the Government.	Subject to review. HD will liaise with relevant departments when appropriate.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD will liaise with utility companies when appropriate.
4.2.4 Roads/Traffic Improvement	To implement the road and junction improvement works in the district undertaken by the Government.	HD will liaise with relevant departments when appropriate.
4.3 Urban Design, Visual and Landscape	<p>To implement the design requirements of terraced podium and shopping street and observe the recommendations of the Urban Design Study for KTN Town Plaza, wherever appropriate.</p> <p>A visual appraisal (VA) will be conducted to support a s.16 planning application for minor relaxation of PR and BHR and to implement mitigation measures as recommended in the VA wherever appropriate. Remarks of Items 2.4.1 and 2.6 refer.</p> <p>Impact on urban design, visual and landscape aspects will be minimised with proper mitigation measures as far as practicable at detailed design stage.</p>	<p>As stipulated in the OZP and recommended under the UDS. Subject to site constraints and detailed design, within the terraced podium area, a GFA of not less than 60% of the terraced podium area will be provided. For the terraced podium in the eastern part of the site, commercial/social welfare/ community facilities will be provided. Every unit within the terraced podium will provide a direct access to the KTN Town Plaza. The terraced podium roof will allow human activities, e.g. sitting out area. Only essential equipment/structures will be provided on the terraced podium roof.</p> <p>The landscape impact incurred by the proposed development should be minimized as far as possible. Besides, should there be impact to the existing landscape resources, appropriate and adequate landscape treatments shall be</p>

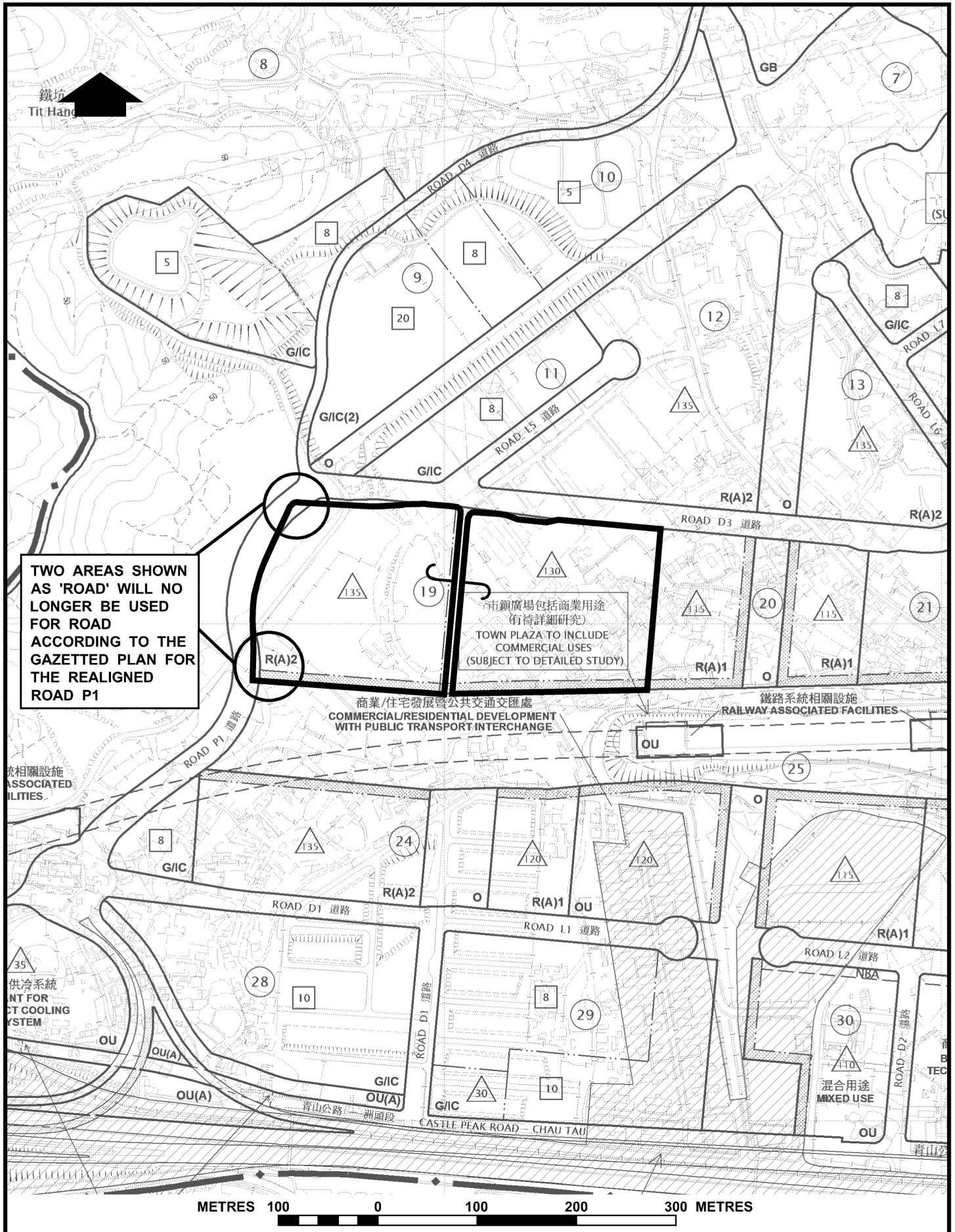
4. Technical Considerations/Constraints	Current Proposal	Remarks
		considered and provided for the development.
4.4 Geotechnical	Site formation works are partially on-going on land handed over to CEDD and undertaken by CEDD. No insurmountable problem is envisaged.	To continue to liaise with CEDD on the design and construction of geotechnical works. After site handover to HD, site formation works involving minor slope formation and retaining wall will be carried out by HD.
4.5 Greening	-	
4.5.1 Green Coverage (% of Gross Site Area)	Target 30%	At least 50% green coverage will be at grade or on levels easily accessible to pedestrians. Subject to detailed design, a minimum of 3 trees per 100 sqm of the overall green coverage would be provided.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2022/23 - 2023/24	Tentative date.
5.2 Building Completion Date	2026/27 - 2027/28	Tentative date.
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 net site area.
- 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 and 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 bureau/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.

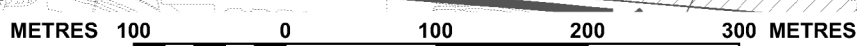


TWO AREAS SHOWN AS 'ROAD' WILL NO LONGER BE USED FOR ROAD ACCORDING TO THE GAZETTED PLAN FOR THE REALIGNED ROAD P1

市鎮廣場包括商業用途 (有待詳細研究)  
TOWN PLAZA TO INCLUDE COMMERCIAL USES (SUBJECT TO DETAILED STUDY)

商業/住宅發展與公共交通交匯處  
COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE

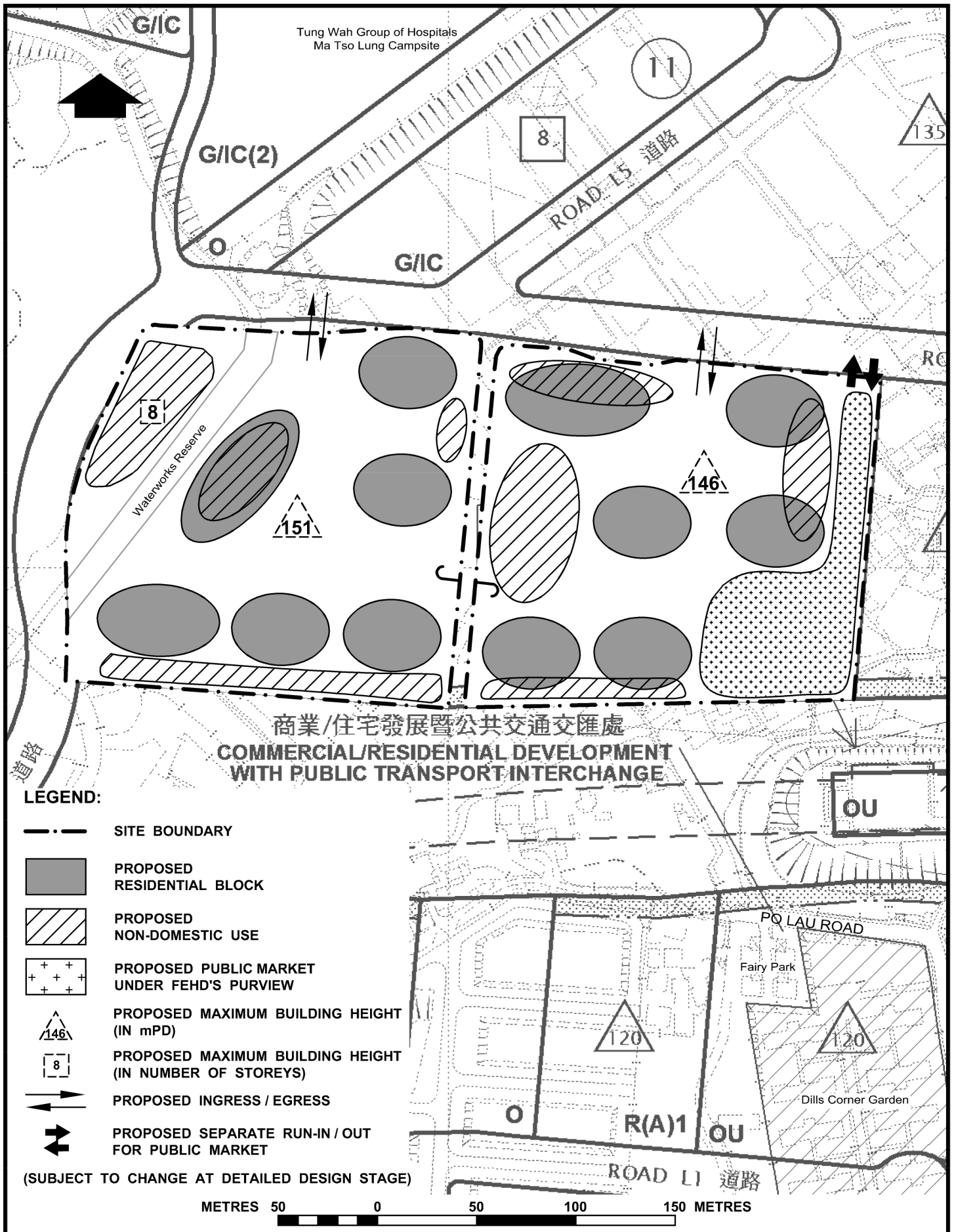
鐵路系統相關設施  
RAILWAY ASSOCIATED FACILITIES



# LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT KWU TUNG NORTH AREA 19

 HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 1	DATE: 22. 6. 2021
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**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
KWU TUNG NORTH AREA 19**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
22. 6. 2021**