

## PLANNING BRIEF

<b>PROJECT NAME:</b> Po Shek Wu Road		
<b>Date of Preparation:</b> May 2019		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	North	
1.2 Site Location	Sheung Shui	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.38	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.38	Subject to detailed survey.
1.4 Existing Land Use	Bus Depot	
1.5 Existing Zoning	R(A)5	As stipulated in the draft FSS OZP No. S/FSS/23.
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 HKPSG.
2.2 Proposed No. of Flats	1,850	A $\pm$ 10% deviation is allowed subject to detailed design.
2.3 Design Population (approx)	5,180	Based on average household size of 2.8. A $\pm$ 10% deviation is allowed subject to detailed design.
2.4 Maximum Plot Ratio		
2.4.1 Total Plot Ratio	7	As stipulated in the draft FSS OZP No. S/FSS/23.  Government, institution or community facilities, public vehicle parks and public transport facilities as required by the Government and ancillary

2. Development Parameters	Current Proposal			Remarks
				parking facilities are exempted from Plot Ratio calculation.
2.5 Maximum No. of Storeys or Building Height in mPD	130mPD			As stipulated in the draft FSS OZP No. S/FSS/23.
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)	4	6	Assumed 2.10% of design population aged 3-5 according to the HKPSG in 2027.  Subject to design population.  Flexibility should be given for the use of premises subject to change to cope with the prevailing demand.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	9	-	Assumed 4.57% of design population aged 6-11 according to the HKPSG in 2027.  Demand to be met by provision at district-wide level.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	7	-	Assumed 5.30% of design population aged 12-17 according to the HKPSG in 2027.  Demand to be met by provision at district-wide level.
3.2 Local Open Space [sqm]	1 sqm per person	5,180	5,180 sqm	Subject to design population.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	0.7	-	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	0.5	-	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	0.7	1	Subject to design population.
3.3.4 Children's Play Area /	400 sqm per 5,000	415	415 sqm	Subject to design

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
Playground [sqm]	persons			population.  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.
3.4 Retail & Commercial (R&C) Facilities				
3.4.1 Retail GFA [sqm]	To be determined by HD	-	3,000 sqm	Subject to detailed design.
3.5 Parking Requirements [no.]				Public vehicle parks as required by the Government and ancillary parking facilities are exempted from Plot Ratio calculation.
3.5.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 15 to 22 flats	85-124	124	Based on 1 per 15 flats.
3.5.2 Car Parking (R&C)	1 per 200 sqm retail GFA	15	15	
3.5.3 Motor-cycle Parking	1 per 110 flats	17	17	
3.5.4 Loading/Unloading (Domestic)	1 per residential block	2	2	
3.5.5 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	3-4	4	Based on 1 per 800 sqm.
3.5.6 Bicycle Parking	Within 0.5km radius of a rail station – nil	0	164	Having considered that the site is close to cycle track, 1 per 15 flats would be provided and additional 40 bicycle parking spaces as requested by TD.
3.5.7 Visitor Parking	2-3 per residential block	4-6	10	5 per residential block as requested by TD.
3.5.8 Car Parking (Kindergarten)	-	-	1	As requested by TD.
3.5.9 Loading / Unloading (Kindergarten)	-	-	1	As requested by TD.
3.6 Public Transport Facilities (no.)				Public transport facilities as required by the Government are exempted from Plot Ratio

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				calculation.
3.6.1 Footbridge	-	-	3	Possible connections to 1) Po Shek Wu Estate, 2) Sheung Shui Areas 4 and 30 Site 2 Public Housing Site and 3) footbridge linking up MTR (subject to detailed design).
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	EAS has been conducted for the preliminary building layouts. With appropriate mitigation measures including provision of acoustic window, acoustics fin and fixed glazing, no insurmountable problem on noise aspect is envisaged. HA will update the EAS to ascertain the environmental mitigation measures required for the eventual building layouts.			EAS has been accepted by EPD.
4.1.2 Air	EAS has been conducted for the preliminary building layouts. With appropriate mitigation measures including provision of setbacks meeting the HKPSG buffer distance requirements from nearby roads, no insurmountable problem on air quality aspect is envisaged. HA will update the EAS to ascertain the environmental mitigation measures required for the eventual building layouts.			EAS has been accepted by EPD.
4.1.3 Pedestrian Wind Environment	<p>An AVA-EE has been conducted at the rezoning stage and has been accepted by PlanD. Appropriate mitigation measures are recommended.</p> <p>Further quantitative AVA-IS should be conducted for assessing the recommended mitigation measures and for scheme optimization at the detailed design stage in accordance with the HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessments (or its latest version).</p> <p>To implement design improvement and ventilation mitigation measures as identified in the AVA wherever appropriate.</p>			<p>Recommended mitigation measures include the followings:</p> <p>(i) To provide the minimum 15m building separation (at above ground level) between Block A and Block B;</p> <p>(ii) To provide minimum 14m width 1-storey ground floor empty bay at Block A;</p> <p>(iii) To preserve about 15m building setback from the northern corner of the site; and</p> <p>(iv) To preserve about 17m air path between Block B and the lift tower.</p>
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	No insurmountable problem regarding capacity of existing drainage is envisaged as there is existing drainage			SIA has been accepted by EPD and DSD.

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	<p>system serving the site and no change on the drainage catchment.</p> <p>SIA has been conducted to assess the potential sewerage impact. Mitigation measures such as upgrading work on the local sewerage will be undertaken. No insurmountable sewerage problem is envisaged.</p> <p>Relevant requirements from DSD and WSD for works in the vicinity of the drainage reserve and waterworks reserve area will be followed.</p>	
4.2.2 Water Supply	<p>Suitable connections will be designed and agreed with the agencies concerned at the detailed design stage. No insurmountable problem on water supply is envisaged.</p>	
4.2.3 Electricity, Telephone, Gas	<p>Suitable connections will be designed and agreed with the agencies concerned at the detailed design stage. No insurmountable problem is envisaged.</p>	
4.2.4 Roads/Traffic Improvement	<p>Mitigation measures by HA such as local road improvement works, provision of public transport interchange at Site 1 to facilitate redistribution of bus route and provision of footbridge connection to enhance connectivity will be proposed. Future pedestrian condition has been assessed and the pedestrian facilities will be adequate to cater for the additional pedestrian demand generated from the proposed housing developments. No insurmountable problem on traffic aspect is envisaged.</p>	<p>TIA has been accepted by TD.</p>
4.2.5 Geotechnical Requirement	<p>Stability of existing slopes/retaining walls affecting or being affected by the housing developments will be assessed. If found necessary, the slopes/retaining walls will be upgraded to the current safety standards.</p> <p>Reference will be made to relevant technical circulars and GEO publications during planning and design stage to accommodate suitable and appropriate landscape treatments for required slope works.</p>	
4.3 Urban Design, Visual and Landscape	<p>VA has been conducted to assess the potential visual impacts. With design mitigation measures including stepped building height profile descending from the center near the railway station to the fringe (i.e. from east to west) and minimum 15m building separation, the development will not have unacceptable visual impact on its vicinity. Additional design measures, such as minimum 20% green coverage with at least half at-grade, provision of podium garden, subdued colors and façade articulation, etc., will also be considered at the detailed design stage to mitigate the visual impact.</p> <p>Impact on landscape, urban design and visual aspects would be minimised with proper mitigation measures as</p>	<p>VA and landscape proposal have been accepted by PlanD.</p>

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	far as practical at detailed design stage.	
4.4 Greening		
4.4.1 Green Coverage (% of Gross Site Area)	at least 20%	At least 50% of the overall site green coverage will be provided at-grade and on the podium level.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2022/23	Tentative date.
5.2 Building Completion Date	2026/27	Tentative date.
<b>6. Attachments</b>		
6.1 Location Plan		
6.2 Development Concept Plan		

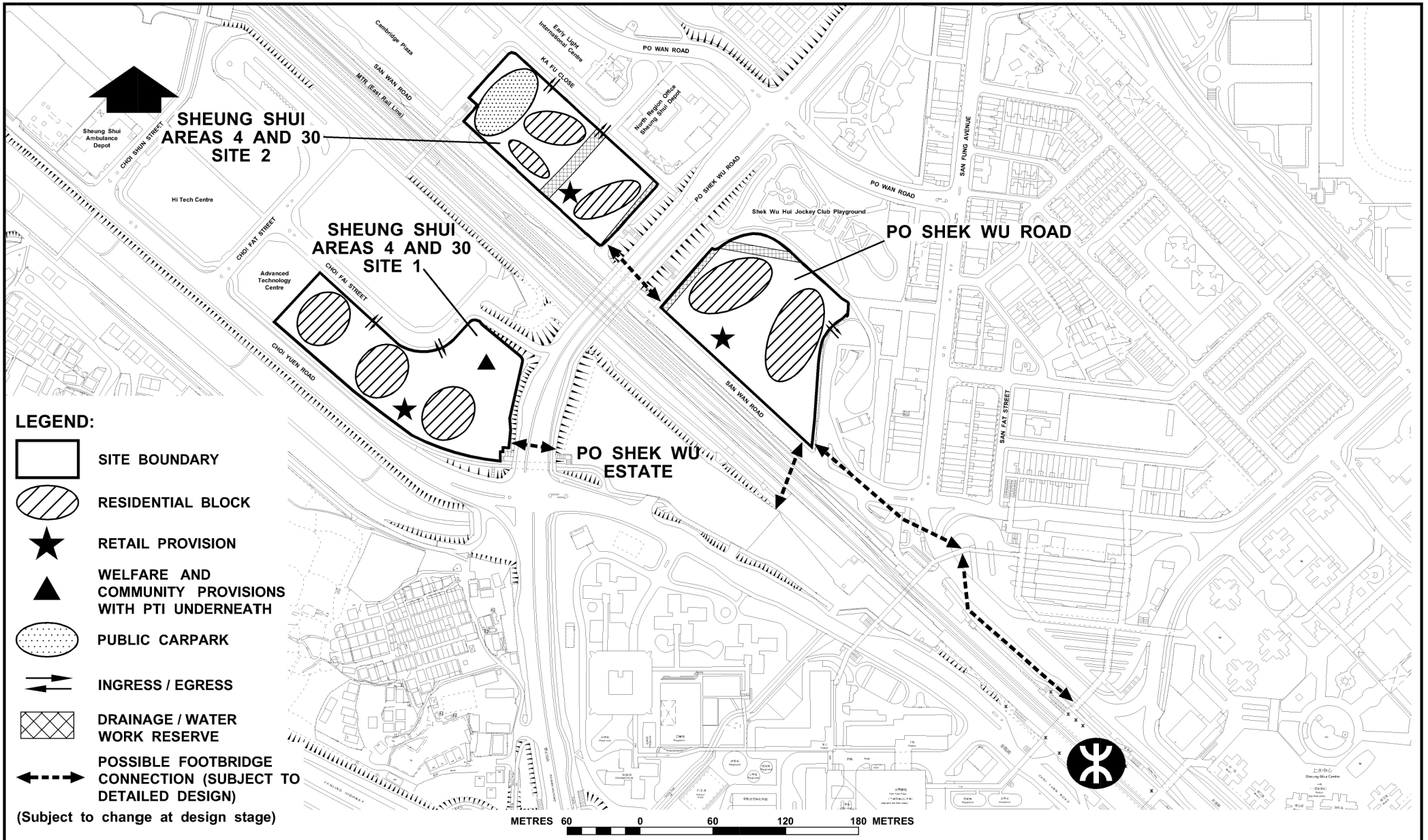
#### Notes

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
  - 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;
  - 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.
- GROSS FLOOR AREA (GFA):** According to the draft FSS OZP No. S/FSS/23, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, may be disregarded.
- 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.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- 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 PR/GFA calculation.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.

10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular 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.







# DEVELOPMENT CONCEPT PLAN

## PUBLIC HOUSING DEVELOPMENTS AT SHEUNG SHUI AREAS 4 AND 30 SITE 1 AND SITE 2 AND PO SHEK WU ROAD

(The plan is for reference only and is subject to change without prior notice)

HOUSING DEPARTMENT  
PLANNING SECTIONS

**PLAN 2**

DATE :  
**29.3.2019**