

## PLANNING BRIEF

<b>PROJECT NAME:</b> Queen's Hill Extension, Fanling		
<b>Date of Preparation:</b> May 19, 2023		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	North	
1.2 Site Location	Lung Ma Road, Lung Yeuk Tau	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	3.99	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	3.51	Subject to detailed survey and detailed design.
1.4 Existing Land Use	Ex-Burma Lines Military Site	
1.5 Existing Zoning	"Residential (Group A)1"	As stipulated in the approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19.
1.6 Existing Land Status	Government Land	Included a small piece of land under STT No. 1699 at the southeastern edge of the Site.
<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 HKPSG.
2.2 Proposed No. of Flats (approx)	4,030	±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	10,880	Based on average household size of 2.7. ±10% adjustment is allowed for flexibility in detailed design subject to

2. Development Parameters	Current Proposal			Remarks
				pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio				
2.4.1 Total Plot Ratio	7			As stipulated in the approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19.
2.4.2 Domestic Plot Ratio	6.5			
2.4.3 Non-Domestic Plot Ratio	0.5			
2.5 Proposed Maximum Gross Floor Area (GFA) (sqm)	245,700 sqm (about)			Based on the PR of 7.0. Subject to detailed survey and detailed design on net site area.
2.6 Maximum No. of Storeys or Building Height in mPD	Max. 175mPD (main roof level)			As stipulated in the approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19.
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 persons aged 3 to under 6 (assume 34 CRs are required for every 1,000 children aged 3 to under 6)	7.8	8	Assume 2.10% of design population aged 3-5 according to the HKPSG in 2027. 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.]	1 whole-day CR per 25.5 persons aged 6-11	19.5	-	Assume 4.57% of design population aged 6-11 according to the HKPSG in 2027. Demand to be met by existing provision in the district.
3.1.3 Secondary School [no.]	1 whole-day CR per 40 persons aged 12-17	14.4	-	Assume 5.30% of design population aged 12-17 according to the HKPSG in 2027. To be provided on a territory-wide basis.
3.2 Local Open Space [sqm]	1 sqm per person	10,800	Not less than 10,880	Subject to design population. Passive/active recreational facilities to be appropriately provided

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				for all age groups and persons with disabilities.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	1.36	1 no.	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	1.09	1 no.	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.45	1 no.	Subject to design population.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	870	Not less than 870	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, detailed design. Government, institution or community facilities as required by the Government are exempted from plot ratio calculation. The use of the premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/ departments concerned.
3.4.1 100-p 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 the community care services will be provided by centre-based services.	-	1 (about 603.3sqm NOFA)	As requested by SWD.
3.4.2 Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a	-	1	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	population of 15,000 to 20,000 persons, including both public and private housing.			
3.4.3 One team of Home Care Services (HCS) for Frail Elderly Persons (2-teams size non-kitchen based)	17.2 subsidised community care places per 1,000 elderly persons aged 65 or above. In general, 60% of the community care services will be provided by home-based services.	-	1 (about 142sqm NOFA)	As requested by SWD.
3.4.4 30-p Supported Hostel for Mentally Handicapped Persons (SHOS(MH))	36 service places per 10,000 persons aged 15 or above.	-	1	As requested by SWD.
3.4.5 50-p Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above.	-	1	As requested by SWD.
3.4.6 80-p Integrated Vocational Rehabilitation Services Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above.	-	1	As requested by SWD.
3.4.7 50-p Day Activity Centre (DAC)	To be determined taking into account the population, geographical factor, existing service provision and service demand.	-	1	As requested by SWD.
3.4.8 50-p Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above.	-	1	As requested by SWD.
3.4.9 100-p Long Stay Care Home (LSCH)	36 service places per 10,000 persons aged 15 or above.	-	1	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by HD	N.A.	about 3,500	Subject to review and detailed design.
3.6 Ancillary Parking Requirements (no.)				Full plot ratio exemption under OZP for all parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8 - 14 flats	288 - 504	504	Based on HKPSG at 1 per 8 flats as per TD's request. Shared-use by van-type Light Goods Vehicles or

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Taxis is allowed. Subject to detailed design.
3.6.2 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats	16	16	Shared-use of LGV and light buses parking. Based on HKPSG at 1 per 260 flats as per TD's request. Subject to detailed design.
3.6.3 Car Parking (R&C)	1 per 150-300sqm retail GFA	12 - 24	24	Based on HKPSG at 1 per 150sqm retail GFA as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to review and detailed design.
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats	16 - 37	37	Based on HKPSG at 1 per 110 flats as per TD's request. Subject to detailed design.
3.6.5 Loading/ Unloading (L/UL) (Domestic)	2 per residential block, allowing use of such L/UL bays for overnight shared-use parking for Medium/ Heavy Goods Vehicles (M/HGV) and Coaches	10	10	Based on HKPSG at 2 per residential block as per TD's request. Subject to detailed design. The provision of L/UL is "shared-use" by coaches/buses and M/HGV L/UL bays for service vehicles and overnight parking. The L/UL standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.6 Loading/ Unloading (R&C)	1 per 800-1,200sqm retail GFA	3 - 5	5	Based on HKPSG at 1 per 800sqm retail GFA as per TD's request. Subject to review and detailed design.
3.6.7 Visitors Parking (Domestic)	5 per residential block	25	25	Based on HKPSG at 5 per residential block as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.8 Bicycle Parking (Domestic)	Outside 2km radius of a rail station: 1 per 30 flats	135	269	Within 2km of existing or planned cycle track and adopt 1 per 15 flats. Subject to detailed design.
3.6.9 Parking (Welfare Facilities)	-	-	9	<p>As requested by SWD.</p> <p>Five designated parking spaces for five private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3m for DE.</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 (2-team size non-kitchen based).</p> <p>One parking space of at least 7m x 3.5m with minimum headroom of 3.6m for a 5.5-ton goods vehicle for IVRSC.</p> <p>One parking space of 8m x 3m with minimum headroom of 3.3m for a private light bus with tail lift for HSMH.</p> <p>One parking space of 8m x 3m with minimum headroom of 3.3m for a private light bus with tail-lift for LSCH.</p>
3.6.10 Loading/ Unloading (Welfare Facilities)	-	-	2	<p>As requested by SWD.</p> <p>One shared L/UL area for the DE private light buses and other welfare facilities in close proximity to the entrance of the DE.</p> <p>One shared L/UL area for the private light bus of the HCS team for Frail Elderly</p>

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				<p>Persons and other welfare facilities in close proximity to the entrance of the lift lobby to the HCS team for Frail Elderly Persons.</p> <p>One shared L/UL area for goods for IVRSC</p> <p>One shared use L/UL area for HSMH.</p> <p>One shared public L/UL bay or lay-by for ambulance for LSCH.</p>
3.6.11 Loading/ Unloading (Kindergarten)	To be determined by HD	-	1	Subject to review and detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	<p>To implement the noise mitigation measures such as acoustic window as proposed under the Preliminary Environmental Review (PER) conducted by CEDD if applicable to the development.</p> <p>An Environmental Assessment Study (EAS) will be carried out to review the noise mitigation measures, if necessary, of the development for EPD's agreement.</p>			
4.1.2 Air	<p>No mitigation measures for air quality are required.</p> <p>An EAS will be carried out to review the air quality mitigation measures, if necessary, of the development for EPD's agreement.</p>			
4.1.3 Air Ventilation (Pedestrian Wind Environment)	<p>To provide mitigation measures including appropriate building separations between blocks, and setting backs for the residential blocks at the eastern boundary of the Site as recommended in the AVA(EE) conducted by CEDD.</p>			<p>To further enhance the surrounding wind environment, quantitative AVA would be carried out to ascertain the air ventilation impact of the future development at the detailed design stage.</p>
4.2 Infrastructure				
4.2.1 Drainage and Sewerage	<p>To implement planned infrastructure according to the planned population threshold undertaken by the Government.</p>			<p>HD will liaise with relevant departments and utility companies when appropriate.</p>
4.2.2 Water Supply	<p>To implement planned infrastructure according to the planned population</p>			<p>HD will liaise with relevant departments and utility</p>

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	threshold undertaken by the Government.	companies 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 and provide public transport facilities in the vicinity undertaken by the Government.	HD will liaise with relevant departments when appropriate.
4.3 Urban Design, Visual and Landscape	To provide mitigation measures including visual corridors and building separations among building blocks, etc. as far as practicable as recommended in the Landscape and Visual Impact Assessment conducted by CEDD to minimise visual and landscape impact of the proposed development.	To be addressed at design stage.
4.4 Geotechnical	Planned geotechnical works will be implemented under CEDD's site formation proposal. No insurmountable problem is envisaged.	To continue to liaise with CEDD on the design and construction of geotechnical works.
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 residents.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2025/26	Tentative Date.
5.2 Building Completion Date	2030/31	Tentative Date.
<b>6. Attachments</b>		
6.1 Location Plan ( <b>Plan 1</b> )		
6.2 Development Concept Plan ( <b>Plan 2</b> )		

### **Notes**

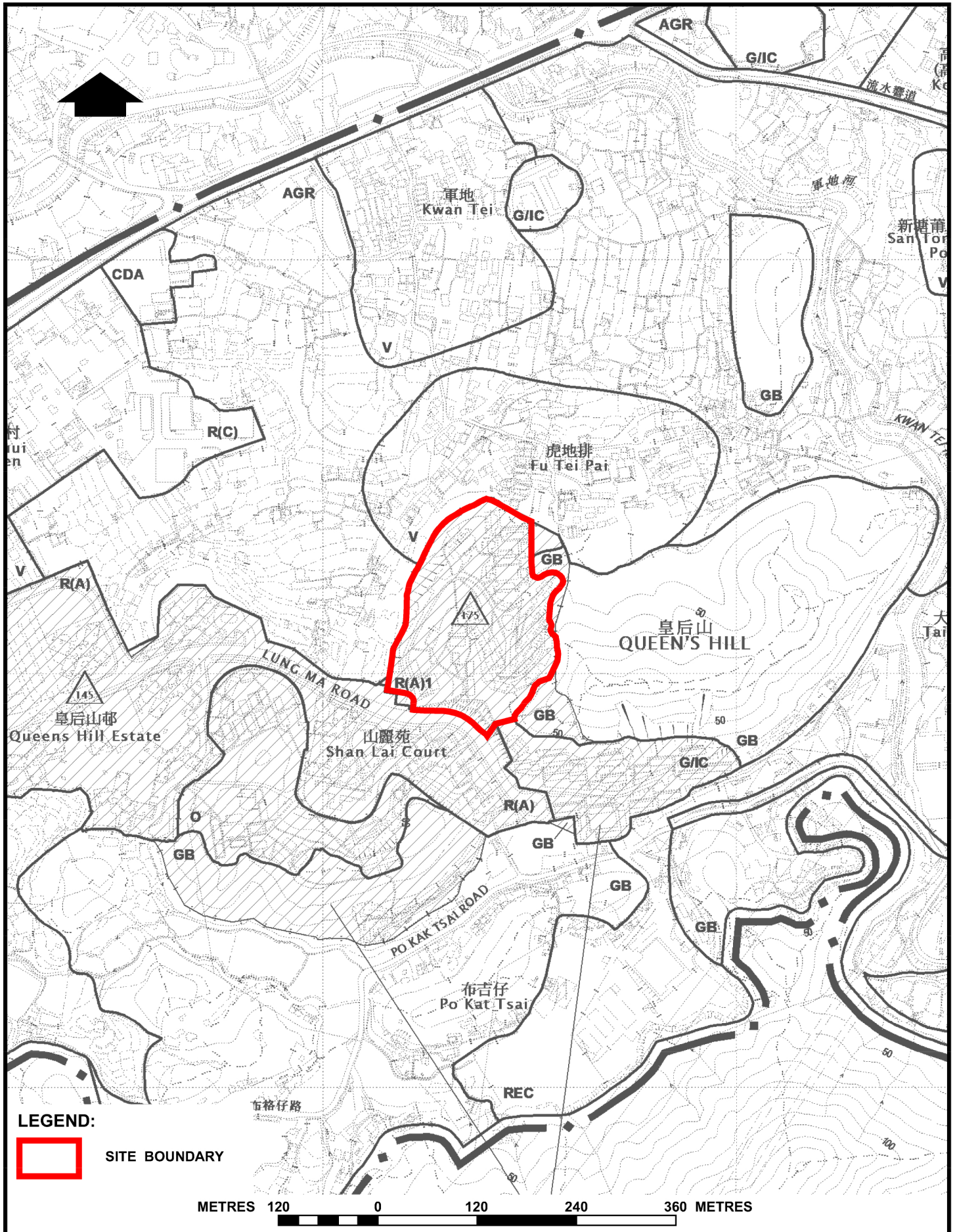
- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:

  - 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.
- 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.



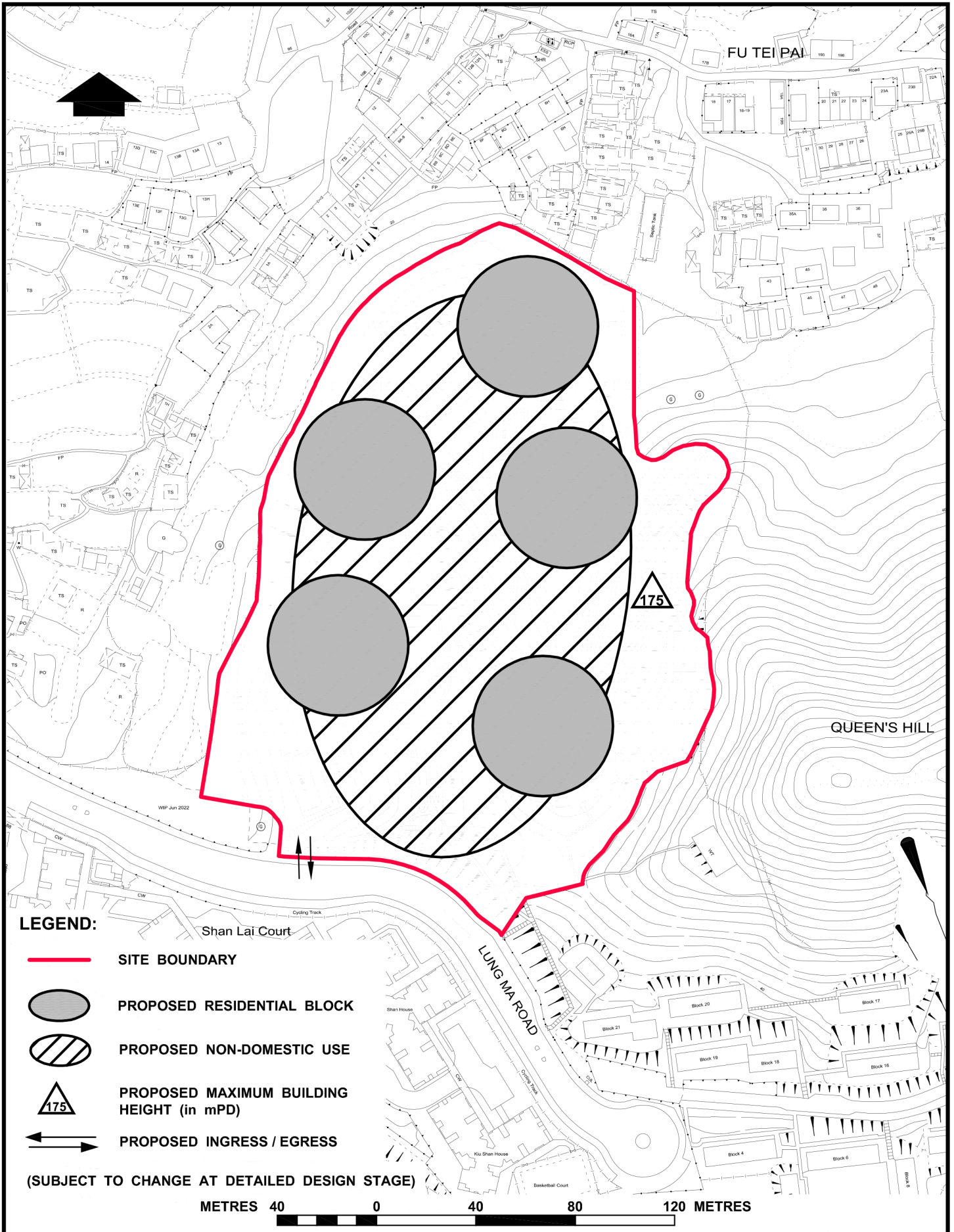
# LOCATION PLAN PUBLIC HOUSING DEVELOPMENT AT QUEEN'S HILL EXTENSION



**HOUSING DEPARTMENT  
 PLANNING SECTIONS**

**PLAN 1**

**DATE :  
 11. 4. 2023**



# DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT QUEEN'S HILL EXTENSION



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE :  
14. 4. 2023