

PLANNING BRIEF

PROJECT NAME:	Public Housing Development at Shan Mei Street (Redevelopment of Sui Fai Factory Estate)	
Date of Preparation:	February 2023	
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Sha Tin	
1.2 Site Location	Shan Mei Street, Fo Tan, Sha Tin Area 16	
1.3 Site Area		
1.3.1 Gross Site Area (approx.) (ha)	0.9	Subject to detailed survey
1.3.2 Net Site Area (approx.) (ha)	0.9	Subject to detailed survey and finalisation of design layout
1.4 Existing Zoning	Residential (Group A) 8	As stipulated on the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36
1.5 Existing Land Use	Factory Estate	
1.6 Existing Land Status	V.O. No. 115	
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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)
2.2 No. of Flats Proposed (approx.)	1,360	- Including about 274 1P/2P flats for the current proposal subject to change at detailed design stage - $\pm 10\%$ variation is allowed for design flexibility subject to pro-rata adjustment to the provision of ancillary facilities
2.3 Design Population (approx.)	3,672	- Based on average household size of 2.7

2. Development Parameters		Current Proposal			Remarks
2.3	Design Population (approx.) (cont'd)				<ul style="list-style-type: none"> - Subject to change at detailed design stage - $\pm 10\%$ variation is allowed for design flexibility subject to pro-rata adjustment to the provision of ancillary facilities
2.4	Maximum Gross Floor Area (approx.) (sq.m.)	60,300 sq.m. (58,500 sq.m. for domestic and 1,800 sq.m. for non-domestic)			Based on the maximum Plot Ratio (PR) stipulated on the approved Sha Tin OZP No. S/ST/36; subject to net site area and detailed design
2.5	Maximum PR	6.7 (6.5 for domestic and 0.2 for non-domestic)			Maximum PR of 6.7 as stipulated on the approved Sha Tin OZP No. S/ST/36
2.6	Maximum Building Height (BH) in mPD	+140 mPD			Maximum BH of 140mPD as stipulated on the approved Sha Tin OZP No. S/ST/36
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education Facilities				
3.1.1	Nursery Class & 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 are required for every 1,000 children aged 3 to 6)	2.6	0	<ul style="list-style-type: none"> - Adopted 2.1% of design population aged 3-5 in 2027 in accordance with the HKPSG - To be met by the nearby existing and planned provision
3.1.2	Primary School (no.)	1 whole day classroom per 25.5 persons aged 6-11	0	0	To be met by district provision
3.1.3	Secondary School (no.)	1 whole day classroom per 40 persons aged 12-17	0	0	To be met by territorial provision
3.2	Local Open Space (approx.) (sq.m.)	1 sq.m. per person	3,672	Not less than 3,672	Subject to design population at detailed design stage

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3 Recreation Facilities				Subject to design population at detailed design stage
3.3.1 Children's Play Area (approx.) (sq.m.)	400 m ² per 5,000 persons	294	294	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 development
3.3.2 Badminton Court (no.)	1 per 8,000 persons	0.5	1	
3.3.3 Basketball Court (no.)	1 per 10,000 persons	0.4	0	
3.3.4 Table Tennis Table (no.)	1 per 7,500 persons	0.5	1	
3.4 Social Welfare / Community Facilities (no.)				<ul style="list-style-type: none"> - The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned - Full PR exemption for the facilities as per the provision of the OZP - All facilities required by the client departments are subject to detailed design and timely confirmation on the availability of government funding
3.4.1 Day Care Centre for the Elderly (DE)	17.2 subsidized community care places per 1 000 elderly persons aged 65 or above	-	1 (60 places) (about 358 sq.m. NOFA)	As requested by Social Welfare Department (SWD)
3.4.2 Child Care Centre (CCC)	-	-	1 (100 places) (about 530 sq.m. NOFA)	As requested by SWD
3.4.3 Neighbourhood Elderly Centre (NEC)	1 NEC in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons	1	1 (about 303 sq.m. NOFA)	As requested by SWD

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.4 Home Care Services (HCS) for Frail Elderly Persons	17.2 subsidized community care places per 1 000 elderly persons aged 65 or above	-	1 (2-team size kitchen-based) (about 157 sq.m. NOFA)	As requested by SWD
3.4.5 Supported Hostel for Mentally Handicapped Persons (SHOS(MH))	36 service places per 10 000 persons aged 15 or above	-	1 (20 places) (about 243 sq.m. NOFA)	As requested by SWD
3.4.6 Integrated Community Centre for Mental Wellness (ICCMW)	1 standard scale centre per 310 000 persons	-	1 (0.5 team) (about 304 sq.m. NOFA)	As requested by SWD
3.5 Retail & Commercial (R&C) Facilities (sq.m.)				
3.5.1 Retail Internal Floor Area (approx.)	To be determined by HD	-	Nil	To be met by existing and planned provisions nearby
3.6 Parking Facilities (no.)				<ul style="list-style-type: none"> - Full PR exemption for all parking facilities as per the provision of the OZP - Provision subject to detailed design
3.6.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats, excluding 1P/2P flats	68-121	121	<ul style="list-style-type: none"> - Based on 1 per 9 flats, excluding 1P/2P flats, as requested by Transport Department (TD) - Includes 2 accessible parking spaces - Shared use by van-type Light Goods Vehicles (LGVs) and taxis is allowed
3.6.2 Car Parking (Visitor)	5 per residential block	10	10	Shared use by van-type LGVs and taxis is allowed
3.6.3 Light Goods Vehicle Parking (Domestic)	1 per 260 flats, excluding 1P/2P flats	5	5	<ul style="list-style-type: none"> - Based on 1 per 260 flats, excluding 1P/2P flats - Shared use LGV and light bus parking

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats, excluding 1P/2P flats	5-10	10	Based on 1 per 110 flats, excluding 1P/2P flats
3.6.5 Loading/Unloading (Domestic)	2 per residential block	4	4	Shared-use coaches/buses and Medium/Heavy Goods Vehicle loading/unloading (L/UL) bays for service vehicles and overnight parking, subject to due consideration of site constraint and local situation
3.6.6 Bicycle Parking	Within a 0.5-2 km radius of a rail station: 1 per 15 flats and flat size smaller than 70 sq.m.	91	91	Based on 1 per 15 flats
3.7 Welfare Facilities Parking	-	-	<p><u>DE</u> 3 designated parking spaces for private light buses with tail-lift</p> <p><u>HCS for Frail Elderly Persons</u> 1 designated parking space for one private light bus with tail-lift</p> <p><u>CCC, HCS for Frail Elderly Persons, DE</u> 1 shared L/UL area for private light buses and ambulances</p>	Provision as requested by SWD subject to detailed design
4. Technical Considerations / Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	To implement mitigation measures, if required, and address noise impacts from road and rail traffic, and industrial noise from the surrounding area as recommended in the Environmental Assessment Study (EAS). No insurmountable problem is envisaged.			An EAS has been submitted to Environmental Protection Department (EPD) for agreement separately
4.1.2 Air	To provide adequate buffer distance from the emission sources. No insurmountable problem is envisaged			Ditto

4. Technical Considerations / Constraints	Current Proposal	Remarks
4.1.3 Land Contamination	To identify the extent of contamination and carry out site investigations to locate the contaminated areas and decontamination works according to prevailing guidelines if contamination is found	A preliminary Land Contamination Assessment has been submitted to EPD for agreement separately
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	To be connected to the existing network. No insurmountable problem is envisaged	A preliminary Sewerage Impact Assessment (SIA) has been conducted by HD
4.2.2 Water Supply	No insurmountable problem is envisaged	A preliminary Water Works Impact Assessment (WWIA) has been conducted by HD
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	To address the traffic impacts that may be imposed due to the development and implement the road/traffic improvements, if required, as recommended in the Traffic Impact Assessment (TIA). The proposed development is acceptable from the traffic point of view.	A preliminary TIA has been conducted by HD
4.2.5 Geotechnical Requirement	No insurmountable problem is envisaged	HD would liaise with Civil Engineering and Development Department (CEDD) as and when necessary
4.3 Urban Design, Visual and Landscape	To take into account the findings of Visual Appraisal (VA) for the design layout with proposed mitigation measures to allow visual penetration. The VA indicates that the proposed development is considered not visually incompatible with nearby high-rise developments.	A VA has been conducted by HD with the design features mentioned in remark of Item 4.4 incorporated
4.4 Pedestrian Wind Environment	To carry out the implementation of design improvement and ventilation mitigation measures as identified in the Air Ventilation Assessment (AVA) Expert Evaluation (EE) where appropriate. No insurmountable problem is envisaged.	<p>An AVA-EE has been conducted by HD with the following design features incorporated subject to change in detailed design.</p> <ul style="list-style-type: none"> - Building gap of about 15m between the domestic blocks within the Site - Building gap of not less than 7.5m between the domestic block and the adjacent industrial building
4.5 Greenery Coverage	To provide at least 20% of gross site area, with a target of at least 50% for the overall green coverage at primary zone of the development.	

5. Development Programme		
5.1 Foundation Commencement Date	2025/26	Subject to timely clearance, demolition and decontamination of the Site
5.2 Building Completion Date	2029/30	Subject to timely clearance, demolition and decontamination of the Site
6. Attachment		
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 the following for the purpose of PR/GFA calculation:
 - (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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 the provision of ancillary facilities. For schemes approved by 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.
3. **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 ***

