

**AMENDMENTS TO THE APPROVED PLANNING BRIEF**

<b>PROJECT NAME:</b> Tsing Hung Road, Tsing Yi			
<b>Date of Preparation:</b> 22 February, 2019			
<b>1. Site Particulars</b>	<b>Previous Proposal approved by Metro DipCon on 28.12.2016</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Kwai Tsing		
1.2 Site Location	Junction of Tsing Hung Road and Tsing Yi Road, Tsing Yi Area 22B		
1.3 Site Area	-		
1.3.1 Gross Site Area (approx) (ha)	2.29	2.17	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	1.98	2.02	Subject to detailed design and site survey on net site area. Slopes are excluded.
1.4 Existing Land Use	Vacant Land		
1.5 Existing Zoning	Residential (Group A) 4	Residential (Group A) 4	As stipulated in the approved Tsing Yi OZP No. S/TY/28 gazetted in February 2017.
1.6 Existing Land Status	Government Land	Government Land	Site possession of STT 3877 had been given to HKHA in April 2017.
<b>2. Development Parameters</b>	<b>Previous Proposal</b>	<b>Current Proposal</b>	<b>Remarks</b>
2.1 Proposed Housing Type	Rental	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	2,800	2,868	Including about 636 1P/2P flats ("± 10%" variation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned).

<b>2. Development Parameters (Con't)</b>	<b>Previous Proposal approved by Metro DipCon on 28.12.2016</b>		<b>Current Proposal</b>	<b>Remarks</b>
2.3 Design Population (approx)	6,500		6,945	Based on individual household size of the proposed flat mix. "+/- 10%" variation 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 Domestic (about)	-		-	As stipulated in Tsing Yi OZP No. S/TY/28, domestic PR of 6 or non-domestic PR of 9.5 or under composite formula for mixed use.
Non-domestic (about)	6		6	
2.5 Maximum Gross Floor Area (GFA)	9.5		9.5	
2.5 Maximum Gross Floor Area (GFA)	-		-	Subject to net site area and composite formula.
Domestic [m <sup>2</sup> ]	About 113,000		About 114,800	Following the remark under Item 2.4 above.
Non-domestic [m <sup>2</sup> ]	About 7,800		About 10,160	
2.6 Maximum No. of Storeys or Building Height in mPD	140mPD (main roof)			As stipulated in the approved Tsing Yi OZP No. S/TY/28 gazetted in February 2017.
2.7 No. of Blocks	2 to 3		2	
<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Previous Proposal approved by Metro DipCon on 28.12.2016 [Provision in accordance with HKPSG]</b>	<b>Current Proposal [Provision in accordance with HKPSG]</b>	<b>Remarks</b>
3.1 Education Facilities				Flexibility shall be given for the use of premises subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.
3.1.1 Nursery Class & 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 (CRs) are required for every 1,000 children aged 3 to under 6)	6 [4.2 based on (i) 2.46% of design population in 2021 adopted for this school-age group according to HKPSG; (ii) standards adopted in 2016.]	6 [5.4]	2.27% of design population in 2022 has been adopted for this school-age group according to the HKPSG.

3. Planning Requirements (Con't)	HKPSG Standards	Previous Proposal approved by Metro DipCon on 28.12.2016 [Provision in accordance with HKPSG]	Current Proposal [Provision in accordance with HKPSG]	Remarks
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	- [14.0 based on 5.49% of design population in 2021 adopted for this school-age group according to HKPSG]	- [13.6]	5% of design population in 2022 has been adopted for this school-age group according to the HKPSG.  To be catered by adjacent provision as confirmed by Education Bureau (EDB).
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	- [8.1 based on 4.99% of design population in 2021 adopted for this school-age group according to the HKPSG]	- [8.4]	4.81% of design population in 2022 has been adopted for this school-age group according to the HKPSG.  To be catered by adjacent provision as confirmed by EDB.
3.2 Local Open Space [m <sup>2</sup> ]	1 m <sup>2</sup> per person	6,500 [6,500]	6,945 [6,945]	Subject to design population.
3.3 Recreation Facilities [no.]		-	-	
3.3.1 Badminton Court	1 per 8,000 persons	1 [0.81]	1 [0.87]	Subject to design population.
3.3.2 Basketball Court	1 per 10,000 persons	- [0.65]	- [0.69]	Subject to design population.
3.3.3 Table Tennis Table	1 per 7,500 persons	1 [0.87]	1 [0.93]	Subject to design population.
3.3.4 Children's Play Area/ Playground [m <sup>2</sup> ]	400 m <sup>2</sup> per 5,000 persons	520 [520]	556 [556]	Subject to design population. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in the public housing development.
3.4 Retail & Commercial (R&C) Facilities IFA [m <sup>2</sup> ]	To be determined by HD	1,300	1,010 (about)	One commercial centre, subject to detailed design. Retail GFA is about 1,600sq.m.
3.5 Social Welfare/ Community Facilities [no.]		-	-	The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.

3. Planning Requirements (Con't)	HKPSG Standards	Previous Proposal approved by Metro DipCon on 28.12.2016 [Provision in accordance with HKPSG]	Current Proposal [Provision in accordance with HKPSG]	Remarks
3.5.1 Neighbourhood Elderly Centre (NEC)	N.A.	One (303m <sup>2</sup> NOFA)	One (303m <sup>2</sup> NOFA)	The proposed facilities are requested by Social Welfare Department (SWD), and are subject to detailed design and the confirmation on the availability of government funding and public consultation.
3.5.2 Integrated Support Service for Persons with Severe Physical Disabilities (ISS)	N.A.	One (116m <sup>2</sup> NOFA)	One (116m <sup>2</sup> NOFA)	
3.5.3 Special Child Care Centre (SCCC)	N.A.	One (30-place) (173m <sup>2</sup> NOFA)	One (30-place) (173m <sup>2</sup> NOFA)	
3.5.4 Early Education and Training Centre (EETC)	N.A.	One (90-place) (212m <sup>2</sup> NOFA)	One (90-place) (212m <sup>2</sup> NOFA)	The proposed facilities shall be handed over to SWD, which would be designated as Government Accommodation to be assigned to the Financial Secretary Incorporated (FSI), represented by Government Property Agency (GPA) on the same date of Deed of Mutual Covenant.
3.6 Parking Facilities [no.]				Proposed non-residential social welfare facilities are accountable for non-domestic GFA.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 26-40 flats excl. 1P/2P flats	83 [54-83]	108 [56-86]	Including 2 accessible parking spaces. Based on 1 per 26 flats excluding 1P/2P flats. Subject to detailed design. Flat number has been increased. The car parking spaces for domestic have been increased accordingly. 22 additional parking spaces are provided as agreed with Transport Department (TD).
3.6.2 Additional Car Parking (Domestic - Visitor parking spaces)	Subject to TD's agreement	0	4	4 additional visitor car parking spaces (based on 2 spaces per block) are provided as agreed with TD.
3.6.3 Car Parking (Retail & Commercial) (R&C)	1 per 200 -300 sqm retail GFA	10 [10]	8 [8]	Including 1 accessible parking space. Based on 1 per 200 sqm retail GFA, Retail GFA has been reduced from about 2,000 sq.m. to about 1,600 sq.m. subject to detailed design.

3. Planning Requirements (Con't)	HKPSG Standards	Previous Proposal approved by Metro DipCon on 28.12.2016 [Provision in accordance with HKPSG]	Current Proposal [Provision in accordance with HKPSG]	Remarks
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats excl. 1P/2P flats	20 [9-20]	21 [9-21]	Based on 1 per 110 flats excluding 1P/2P flats. Subject to detailed design.
3.6.5 Additional Motorcycle Parking (Domestic)	Subject to TD's agreement	0	19	19 additional motorcycle parking spaces are provided as agreed with TD.
3.6.6 Light Goods Vehicle Parking (Domestic)	1 per 200-600 flats excl. 1P/2P flats	11 [4-11]	12 [4-12]	Based on 1 per 200 flats excluding 1P/2P flats. Subject to detailed design.
3.6.7 Welfare Facilities Parking	N.A.	ISS – 1 parking space for a 24-seater van with tail-lift.  SCCC – 1 parking space for a 24-seater van with tail-lift.	ISS – 1 parking space for a 24-seater van with tail-lift.  SCCC – 1 parking space for a 24-seater van with tail-lift.	As requested and subject to confirmation of funding by SWD. The proposed government funded welfare parking facilities shall be handed over to SWD, which would be designated as Government Accommodation to be assigned to FSI, represented by GPA on the same date of Deed of Mutual Covenant.
3.6.8 Loading/Unloading (Domestic)	1 per residential block	2 to 3 [2 to 3]	2 [2]	Based on 1 per domestic block. Subject to detailed design.
3.6.9 Loading/Unloading (R&C)	1 per 800-1,200 sq.m. retail GFA	3 [2 to 3]	2 [2]	Based on 1 per 800 sq.m. retail GFA, Retail GFA has been reduced from about 2,000sq.m. to about 1,600 sq.m subject to detailed design. Flexibility should be allowed for designation of the loading/unloading bays for ancillary night-time parking of goods vehicles subject to actual situation.
3.7 Public Transport Facilities		-	-	
3.7.1 Bus/Mini Bus Stop/Terminal	-	1	1	On-street lay-by for bus and mini bus stop/terminal will be reserved to accommodate about 4 buses and 4 mini buses along Tsing Yi Road as proposed in Traffic Impact Assessment (TIA) and as agreed with TD. They will be handed over to TD and Highways Department (HyD) upon completion.

<b>3. Planning Requirements (Con't)</b>	<b>HKPSG Standards</b>	<b>Previous Proposal approved by Metro DipCon on 28.12.2016 [Provision in accordance with HKPSG]</b>	<b>Current Proposal [Provision in accordance with HKPSG]</b>	<b>Remarks</b>
3.8 Other Facilities [no.]		-	-	
3.8.1 Refuse Collection Point	-	1	1	To provide refuse collection point at appropriate location within the estate.
<b>4. Technical Considerations/Constraints</b>	<b>Previous Proposal approved by Metro DipCon on 28.12.2016</b>		<b>Current Proposal</b>	<b>Remarks</b>
4.1 Environmental	-			
4.1.1 Noise	To implement mitigation measures for addressing the traffic noise from the surrounding roads and fixed noise from the surrounding areas according to the recommendations in the Environmental Assessment Study (EAS) conducted for the current proposal.			HD conducted EAS with detailed noise mitigation measures proposed. No insurmountable problem is anticipated. Report of the EAS was agreed by EPD.
4.1.2 Air	To provide sufficient buffer distance between domestic building blocks and the emission sources.			HD conducted EAS. No insurmountable problem is anticipated as the buffer distance requirements in HKPSG can be satisfied. Report of the EAS was agreed by EPD.
4.1.3 Pedestrian Wind Environment	<p>To conduct Air Ventilation Assessment (AVA) at the detailed design stage in accordance with the HPLB-ETWB Technical Circular No. 1/06 on Air Ventilation Assessment.</p> <p>To orient the domestic blocks to minimize their impact on the winds during summer and annual periods.</p> <p>To align the building disposition along the prevailing wind directions to preserve air flow.</p> <p>To implement design improvement and ventilation mitigation measures as identified in the AVA wherever appropriate.</p>			HD conducted Micro-climate Study and AVA. No insurmountable problem is anticipated.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	<p>To conduct Drainage Impact Assessment if necessary.</p> <p>No sewerage mitigation measures are required in the Sewerage Impact Assessment (SIA).</p>			No insurmountable problem from drainage point of view is envisaged. The SIA report was agreed by EPD.
4.2.2 Water Supply	-			No insurmountable problem is envisaged. HD would liaise with WSD as and when necessary.

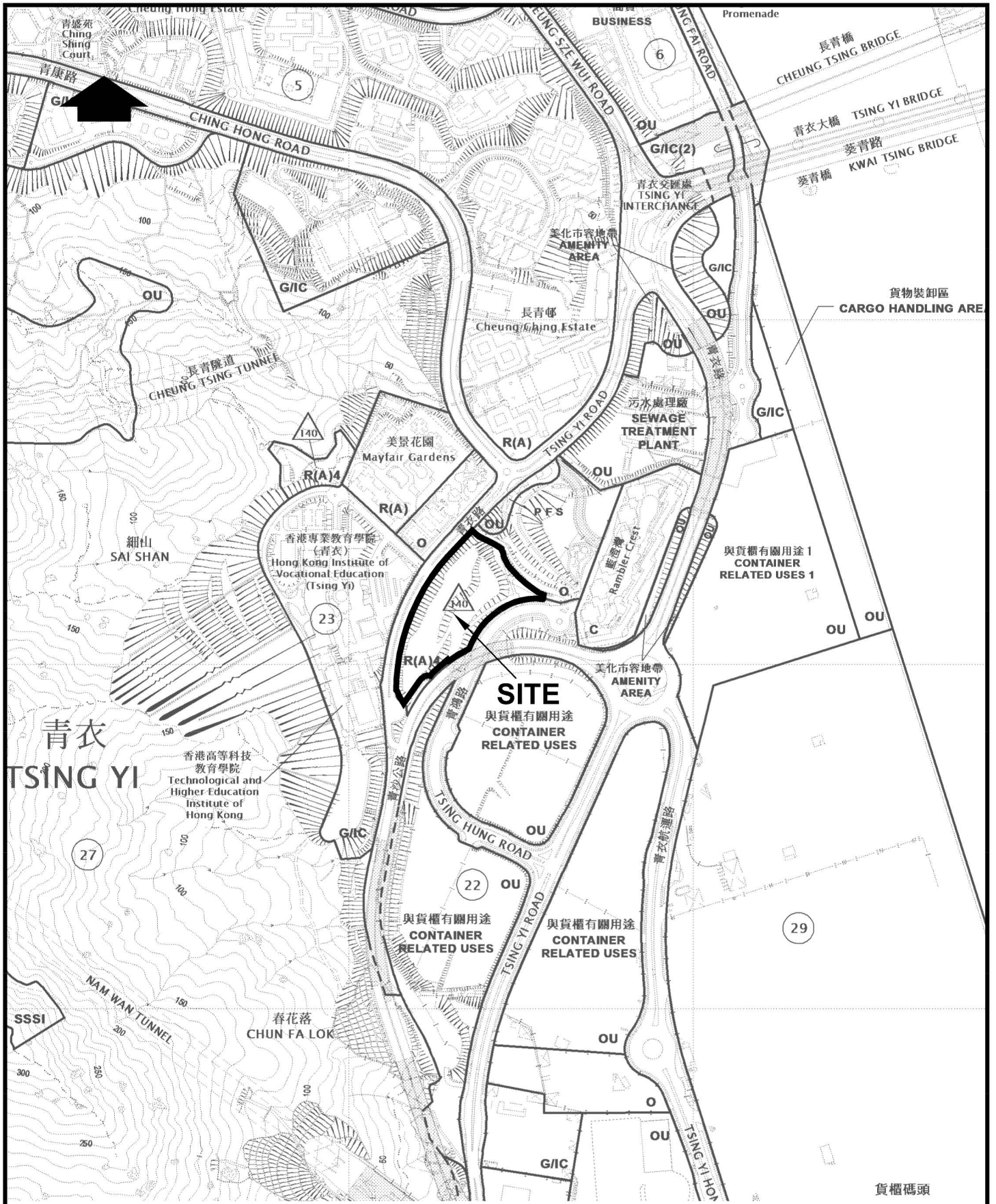
4. Technical Considerations/Constraints (Con't)	Previous Proposal approved by Metro DipCon on 28.12.2016	Current Proposal	Remarks
4.2.3 Electricity, Telephone, Gas	-		No insurmountable problem is envisaged. HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	To implement road improvement measures as recommended in the TIA.		HD conducted TIA. The TIA indicated that the traffic impact induced by the proposed development would be acceptable from the traffic engineering point of view. Report of the TIA was agreed by TD.
4.3 Urban Design and Visual	<p>Building design will be compatible with the surrounding developments. Maximum building height of 140mPD will be adopted except for the low-rise retail block along Tsing Yi Road. The portion of the retail block facing the junction of Sai Shan Road/ Tsing Yi Road would be kept below 30mPD as far as feasible (subject to detailed design) so as to minimize visual blockage from Sai Shan Road to the Rambler Channel and to enhance wind permeability.</p> <p>To consider incorporating design improvement and mitigation measures as suggested in the Visual Appraisal (VA).</p> <p>View corridors and building gaps will be provided as far as practicable.</p>		HD conducted VA and no significant impact is anticipated. Report of the VA was agreed by PlanD.
4.4 Landscape and Tree Preservation Proposals	A Tree Survey Report (TSR) including tree preservation and compensatory planting proposals will be prepared in accordance with Development Bureau Technical Circular (Works) No. 7/2015 on HD's Tree Preservation Committee.		HD conducted a tree survey. No Old and Valuable Trees or trees of rare species were found within the Site in the tree survey.
4.5 Greening			
4.5.1 Greening Coverage	<p>To provide 30% green coverage as far as feasible for a gross site area of 2ha or more. The green coverage of the proposed development with a target of at least 50% of the overall green coverage being at-grade.</p> <p>To optimize the greening opportunity at various level.</p> <p>The Local Open Space would be provided preferably at-grade.</p>		The proposal provides 30% green coverage with at least half of it at-grade or at levels easily accessible by pedestrians, and provide a minimum of three trees per 100sq.m. of planting area.
5. Development Programme	Previous Proposal approved by Metro DipCon on 28.12.2016	Current Proposal	Remarks
5.1 Foundation Commencement Date	2017/18	2017/18	To be completed in 2019/20.
5.2 Building Completion Date	2021/22	2022/23	Subject to the necessary approval.
6. Attachments			
6.1 Location Plan			
6.2 Development Concept Plan			

**Notes:**

1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude:
  - (a) 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;
  - (b) internal roads; and
  - (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regarded 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 ancillary facilities.
3. **GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **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.
6. **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.
7. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
8. **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.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space 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.

\*\*\*End of Report\*\*\*



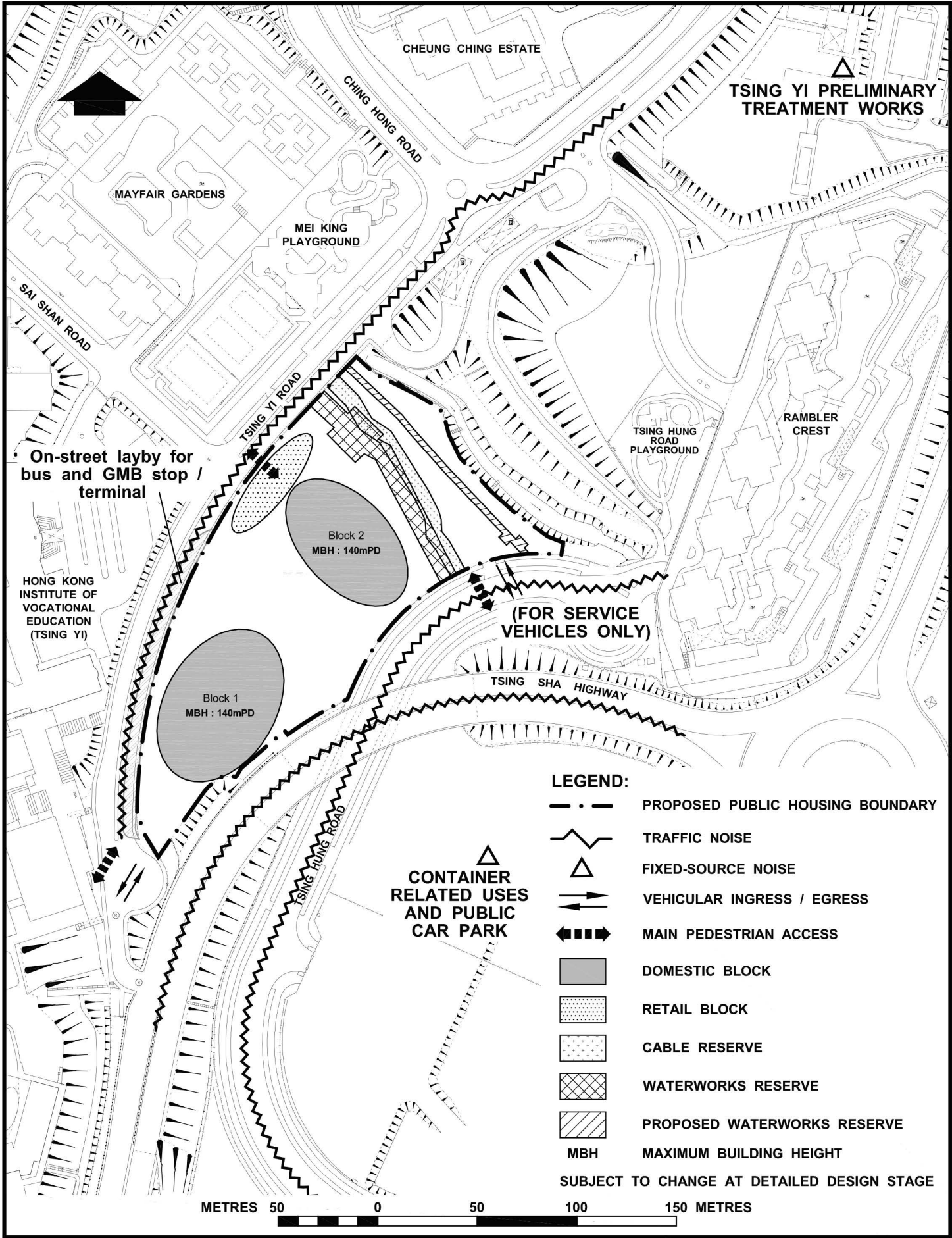


**LOCATION PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSING HUNG ROAD, TSING YI**

**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
FEB 2019**



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSING HUNG ROAD, TSING YI**

	<b>HOUSING DEPARTMENT PLANNING SECTIONS</b>	
	<b>PLAN 2</b>	<b>DATE : FEB 2019</b>