

**Endorsed Planning Brief**

<b>PROJECT NAME:</b> Proposed Public Housing Development and Joint-user Complex at Tsuen Nam Road		
<b>Date of Preparation:</b> June 2022		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Sha Tin	-
1.2 Site Location	Tsuen Nam Road, Tai Wai, Sha Tin Planning Area 3	-
1.3 Site Area		
1.3.1 Gross Site Area (approx.) (ha)	0.37	Subject to detailed survey.
1.3.2 Net Site Area (approx.) (ha)	0.37	Subject to detailed survey.
1.4 Existing Land Use	Tai Wai Playground	The playground will be closed for site handover to HD. As advised by LCSD, demand to be met by district provision – there are existing provision of leisure services venues in close proximity, namely, Tai Wai Soccer Pitch, Chik Fu Street Rest Garden and Chik Fuk Street Sitting-out Area providing recreation and leisure facilities for public enjoyment in Tai Wai area.
1.5 Existing Zoning	Residential (Group A)	As stipulated in the draft Sha Tin OZP No. S/ST/35. S.16 planning application will be submitted for Town Planning Board's approval on the proposed public vehicle park (PVP) requested by TD.
1.6 Existing Land Status	Government land	Government Land Allocation No. GLA-ST 76.
<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 Proposed No. of Flats (approx.)	390	Including about 25% 1P/2P flats subject to change at detailed design stage. ±10% variation is allowed for flexibility subject to pro-rata adjustments to ancillary facilities.

2 Development Parameters	Current Proposal			Remarks
2.3 Design Population (approx.)	873			Based on an individual household size of the proposed flat mix and subject to detailed design. ±10% variation is allowed for design flexibility subject to pro-rata adjustments to ancillary facilities.
2.4 Maximum Plot Ratio	Domestic 9 /Non-domestic 15 (composite formula)			GFA/PR restriction not specified in the draft Sha Tin OZP No. S/ST/35. Adopt composite formula under Building (Planning) Regulations.
2.5 Maximum Building Height in mPD	+160 mPD (at main roof)			BH restriction not specified in the draft Sha Tin OZP No. S/ST/35.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux/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 are required for every 1,000 children aged 3 to 6)	0.6	0	Adopted 2.1% of design population aged 3-5 in 2027 according to the HKPSG. To be catered by the nearby provision.
3.1.2 Primary School (no.)	1 whole day classroom per 25.5 persons aged 6-11	0	0	Demand to be met by district provision.
3.1.3 Secondary School (no.)	1 whole day classroom per 40 persons aged 12-17	0	0	Demand to be catered by territorial provision.
3.2 Local Open Space (approx.) (sq.m.)	1 sq.m. per person	873	Not less than 873	Subject to design population at detailed design stage.
3.3 Recreation Facilities				
3.3.1 Badminton Court (no.)	1 per 8,000 persons	0.1	0	To be catered by the nearby provision.
3.3.2 Basketball Court (no.)	1 per 10,000 persons	0.1	0	To be catered by the nearby provision.
3.3.3 Table Tennis Table (no.)	1 per 7,500 persons	0.1	0	To be catered by the nearby provision.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.4 Children's Play Area (approx.) (sq.m.)	400 sq.m. per 5,000 persons	69.8	70	<p>Subject to design population at detailed design stage.</p> <p>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 development.</p>
3.4 Social Welfare / Community / Government Facilities (no.)				<p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.</p> <p>The proposed facilities required by the client departments are subject to detailed design; the availability of government funding; and the confirmation of management, operation and maintenance (MOM) responsibility.</p> <p>The proposed facilities are accountable for the calculation of non-domestic GFA.</p>
3.4.1 Integrated Family Service Centre (IFSC)	1 per 100 000 to 150 000 persons	-	1 (about 591 sq.m. NOFA)	Requested by Social Welfare Department (SWD).
3.4.2 Child Care Centre (CCC)	100 aided places per 25 000 persons	-	1 (about 530 sq.m. NOFA)	Ditto.
3.4.3 Social Security Field Unit (SSFU)	-	-	1 (about 509 sq.m. NOFA)	Ditto.
3.4.4 Neighborhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15 000 to 20 000 persons; future need is on a district basis.	-	1 (about 303 sq.m. NOFA)	Ditto.
3.4.5 General Outpatient Clinic (GOPC)	1 per 100 000 persons; future needs to be determined on a district basis.	-	1 (about 2,800 sq.m. NOFA)	Requested by Health Bureau/Hospital Authority (HB/HA).
3.4.6 Small Library with Students' Study Room	District library 1 per 200 000 persons; future need is on a district basis.	-	1 (about 1,205 sq.m. NOFA)	Requested by Leisure and Cultural Services Department (LCSD).

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.7 HAD's Sub-Office cum Home Affairs Enquiry Centre (HAEC)	-	-	1 (about 320 sq.m. NOFA)	Requested by Home Affairs Department (HAD).
3.4.8 HAD's Conference Room and Multi-Purpose Room	-	-	1 (about 510 sq.m. NOFA)	Ditto.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail Internal Floor Area (sq.m)	To be determined by HD	-	0	To be met by the existing and planned retail provisions in neighbourhoods in the district.
3.6 Parking Requirements (no.)				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	19-33	33	Based on 1 per 9 flats, excluding 1P/2P flats including 1 accessible parking space.
3.6.2 Car Parking (Visitor)	5 per residential block	5	5	
3.6.3 Motorcycle Parking (Domestic)	1 per 110-250 flats excluding 1P/2P flats	2-3	3	Based on 1 per 110 flats, excluding 1P/2P flats.
3.6.4 Light Goods Vehicle (LGV) Parking (Domestic)	1 per 260 flats excluding 1P/2P flats	2	2	Shared-use LGV and light bus parking, excluding 1P/2P flats.
3.6.5 Loading / Unloading (L/UL) (Domestic)	2 per residential block.	2	2	Shared-use coaches/buses and Medium /Heavy Goods Vehicle (M/HGV) L/UL bays for overnight parking, subject to due consideration of the site constraint and local situation.
3.6.6 Bicycle Parking	1 per 15 flats within 0.5-2km radius of rail station	26	26	Based on 1 per 15 flats.
3.6.7 Lay-by (CCC)	As agreed with client department	-	1 no. of shared lay-by for ambulance	Requested by SWD.  Lay-by to be shared with HAD's sub-office, conference room and multi-purpose room as agreed by SWD and HAD.  Subject to availability of government funding and detailed design.



3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.8 Car Parking and Lay-by (GOPC )	As agreed with client department	-	30 nos. of private car parking spaces  4 nos. of lay-by including 1 no. for ambulance, 1 no. for taxi, 1 no. for LGV, and 1 no. for MGV/HGV	Requested by HB/HA.  Including 1 accessible private car parking space.  Subject to availability of government funding and detailed design.
3.6.9 Lay-by (Small Library)	As agreed with client department	-	2 nos. of shared lay-by including 1 no. for LGV and 1 no. for coach/MGV/HGV	Requested by LCSD.  LGV lay-by and coach/MGV/HGV lay-by to be shared with HAD's sub-office, conference room and multi-purpose room as agreed by LCSD and HAD.  Subject to availability of government funding and detailed design.
3.6.10 Car Parking, L/UL and Lay-by (HAD facilities)	As agreed with client department	-	1 no. of private car parking space  2 nos. of private car L/UL spaces  3 nos. of shared lay-by including 1 no. for ambulance, 1 no. for LGV & 1 no. for coach/MGV/HGV	Requested by HAD.  Ambulance lay-by to be shared with CCC as agreed by HAD and SWD. Also see remark under Item 3.6.7 above.  LGV lay-by and coach/MGV/HGV lay-by to be shared with small library as agreed by HAD and LCSD. Also see remark under Item 3.6.9 above.  Subject to availability of government funding and detailed design.
3.6.11 Car parking (Public)	As agreed with client department	-	105 nos.	Requested by TD to include public parking spaces of not less than 105 nos. for private cars (parking of taxis and van-type light goods vehicles will not be prohibited) and 30 nos. for motorcycles for the PVP.
3.6.12 Motorcycle Parking (Public)	As agreed with client department	-	30 nos.	Subject to the Town Planning Board's approval of s.16 planning application for the proposed PVP use, availability of government funding, confirmation of MOM responsibility, detailed design and space availability.

<b>4 Technical Considerations / Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.1 Environmental		
4.1.1 Noise	To address the potential noise issues associated with the proposed development such as noise from nearby roads, railway, fixed noise sources, etc. No insurmountable problem is anticipated.	An Environmental Assessment Study (EAS) has been submitted for Environmental Protection Department (EPD)'s agreement.
4.1.2 Air	To address the potential air quality issues associated with the proposed development such as vehicular emissions from nearby roads, industrial emissions, etc. No insurmountable problem is envisaged.	An EAS has been submitted for EPD's agreement.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No insurmountable problem is envisaged.	Drainage Impact Assessment will be submitted at detailed design stage for Drainage Services Department (DSD)'s agreement.  Sewerage Impact Assessment has been submitted for DSD and EPD's agreement.
4.2.2 Water Supply	No insurmountable problem is envisaged.	Water Supply Impact Assessment has been submitted for Water Supplies Department's agreement.
4.2.3 Electricity, Telephone and Gas	No insurmountable problem is envisaged.	HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	With the implementation of traffic mitigation measures, no insurmountable problem is envisaged.	A Traffic Review (TR) was conducted by Architectural Services Department (ArchSD) for the development. TD vetted the TR and all relevant departments had no adverse comments.
4.2.5 Geotechnical Requirement	No insurmountable problem is envisaged.	Geotechnical Feasibility Study has been submitted and no further comment was received from GEO. Geotechnical Assessment Report will be submitted to GEO.
4.3 Urban Design, Visual and Landscape	No insurmountable problem is envisaged.	The subject site has no building height restriction under the OZP. To support the s.16 planning application for the proposed PVP, a Visual Appraisal and landscape submission (including a broad brush tree/vegetation survey and a conceptual landscape plan) will be conducted.
4.4 Pedestrian Wind Environment	No insurmountable problem is envisaged.	A micro-climate study will be conducted at detailed design stage.
4.5 Greening Coverage	A minimum site coverage of greenery of 20% with a target of at least 50% of overall green coverage being at grade or at levels easily accessible.	

5 Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2024/2025	Subject to site availability as well as availability of government funding and confirmation of MOM responsibility for the joint-user complex, including PVP.
5.2 Building Completion Date	2030/31	Ditto.
<b>6 Attachments</b>		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

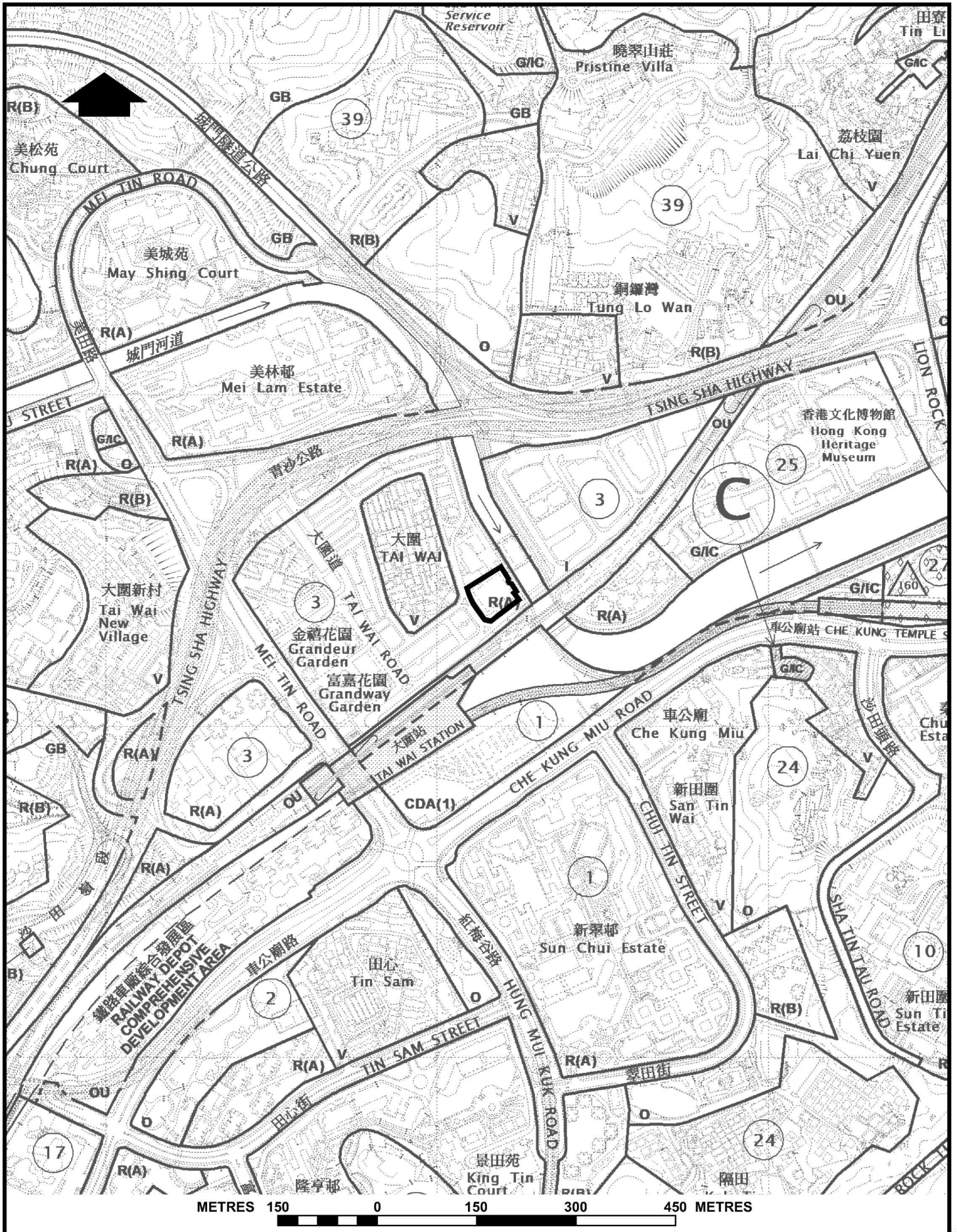
(Last Update on 23.6.2022)

## 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 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 floorspace 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 \*\*\*





**LOCATION PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSUEN NAM ROAD, TAI WAI**

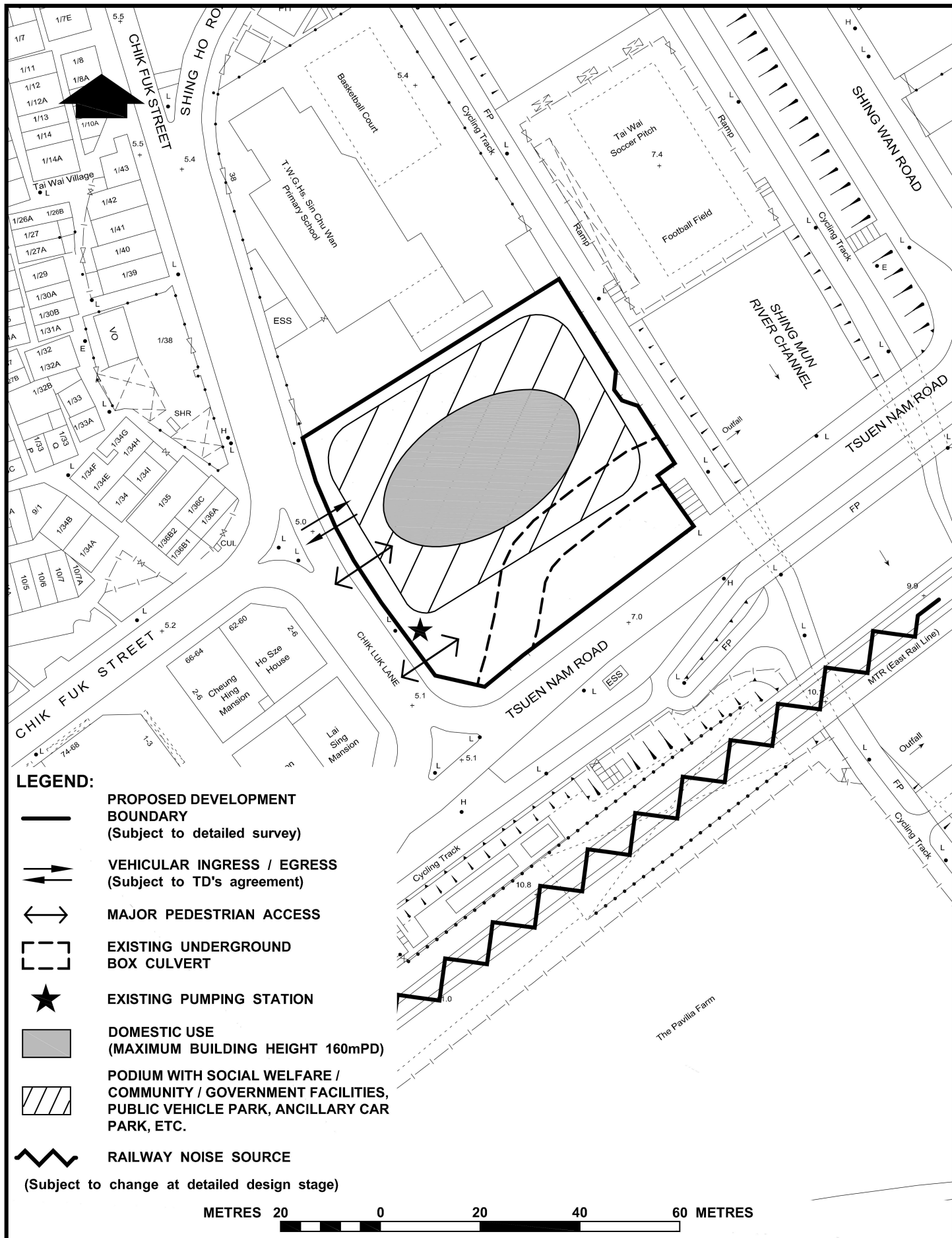


**HOUSING DEPARTMENT  
PLANNING SECTIONS**









**PLAN 1**

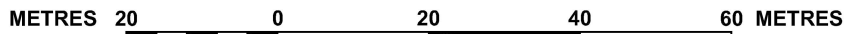
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27.6.2022**





**LEGEND:**

-  **PROPOSED DEVELOPMENT BOUNDARY**  
(Subject to detailed survey)
-  **VEHICULAR INGRESS / EGRESS**  
(Subject to TD's agreement)
-  **MAJOR PEDESTRIAN ACCESS**
-  **EXISTING UNDERGROUND BOX CULVERT**
-  **EXISTING PUMPING STATION**
-  **DOMESTIC USE**  
(MAXIMUM BUILDING HEIGHT 160mPD)
-  **PODIUM WITH SOCIAL WELFARE / COMMUNITY / GOVERNMENT FACILITIES, PUBLIC VEHICLE PARK, ANCILLARY CAR PARK, ETC.**
-  **RAILWAY NOISE SOURCE**  
(Subject to change at detailed design stage)



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSUEN NAM ROAD, TAI WAI**

 **HOUSING DEPARTMENT  
PLANNING SECTIONS**

<b>PLAN 2</b>	<b>DATE : 27. 6. 2022</b>
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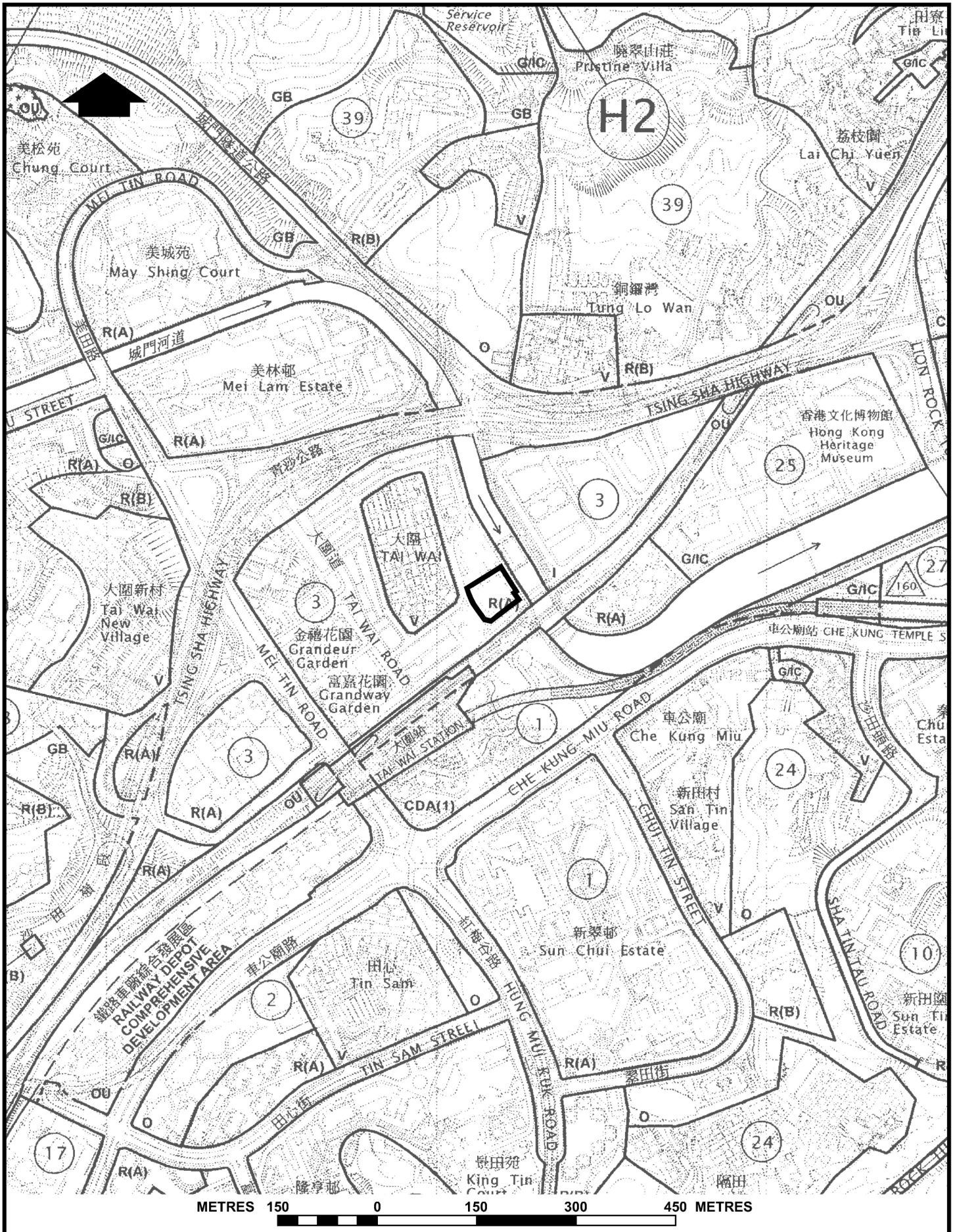
**Addendum to the Approved Planning Brief for  
Proposed Public Housing Development and Joint-user Complex at Tsuen Nam Road, Sha Tin Area 3  
(May 2024)**

	<b>Approved Planning Brief (17 August 2022)</b>	<b>Current Proposal</b>	<b>Reasons for Change</b>
<b>Site Particulars</b>			
Gross Site Area (approx.) (ha)	0.37	0.37	Refining the north-eastern boundary and including a small land parcel. Subject to detailed survey of the site area.
Net Site Area (approx.) (ha)	0.37	0.37	Ditto.
Existing Land Use	Tai Wai Playground	Tai Wai Playground and lay-by area	The playground and lay-by area will be closed for site handover to Housing Department. As advised by Leisure and Cultural Services Department, demand will be met by district provision as there are existing provision of leisure services venues in close proximity, namely, Tai Wai Soccer Pitch, Chik Fu Street Rest Garden and Chik Fuk Street Sitting-out Area providing recreation and leisure facilities for public enjoyment in Tai Wai area. Opportunity has been taken to include an existing lay-by area to the east of the site into the site boundary. No reprovisioning is requested.
Existing Land Status	Government land	Government land	Tai Wai Playground is under Government Land Allocation No. GLA-ST 76.
<b>Development Parameters</b>			
Proposed No. of Flats (approx.)	390	500	Flat number increased by about 110 (about +28%) as a result of gross floor area (GFA) exemption of aboveground car park as stipulated in the latest Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 on Calculation of GFA and Non-accountable GFA (December 2023). Including about 25% 1P/2P flats subject to change at detailed design.  +/- 10% variation should be allowed for flexibility subject to pro-rata adjustments to provision of ancillary facilities.
Design Population (approx.)	873	1,100	Design population increased by about 227 persons (about +26%) based on individual flat mix due to change in flat number, subject to detailed design.  +/- 10% variation should be allowed for flexibility subject to pro-rata adjustments to provision of ancillary facilities.
Maximum Building Height	160 mPD (at main roof)	175 mPD (at main roof)	Building height increased by about 15m due to GFA exemption of car park as stipulated in the PNAP APP-2 mainly due to the increase in flat numbers and domestic car parking spaces as well as provision of refuge floor and ancillary facilities under the current proposal.

	<b>Approved Planning Brief (17 August 2022)</b>	<b>Current Proposal</b>	<b>Reasons for Change</b>
<b>Planning Requirements</b>			
Local Open Space (approx.) (sq.m.)	Not less than 873	Not less than 1,100	Increased by about 227 sq.m. due to the change in design population, subject to detailed design.
Children's Play Area (approx.) (sq.m.)	70	88	Increased by about 18 sq.m. due to the change in design population, subject to detailed design.
<b>Parking Requirements (no.) (Provisions subject to detailed design)</b>			
Car Parking (Domestic)	33 (including 1 accessible parking space)	42 (including 1 accessible parking space)	9 additional spaces are provided due to the change in flat number and based on the parking ratio of 1 per 9 flats, excluding 1P/2P flats, per Transport Department's request. Shared use by van-type Light Goods Vehicles (LGVs) and Taxis is allowed.
Car Parking (Visitor)	5	5	No change. Based on the parking ratio of 5 per residential block. Shared use by van-type LGVs and Taxis is allowed.
Motorcycle Parking (Domestic)	3	4	1 additional space is provided due to the change in flat number and based on the parking ratio of 1 per 110 flats, excluding 1P/2P flats.
Light Goods Vehicle Parking (Domestic)	2	2	No change. Based on the parking ratio of 1 per 260 flats, excluding 1P/2P flats. Shared use of LGV and light bus parking is allowed.
Loading/Unloading (L/UL) (Domestic)	2	2	No change. Based on the parking ratio of 2 per residential block. Shared use coaches/buses and Medium/Heavy Goods Vehicle L/UL bays for overnight parking, subject to due consideration of site constraint and local situation.
Bicycle Parking	26	34	8 additional spaces are provided due to the change in flat number and based on the parking ratio of 1 per 15 flats.
<b>Development Programme</b>			
Foundation Commencement Date	2024/25	2026/27	Subject to site availability, completion of cabling works within the site, availability of government funding and confirmation of management, operation and maintenance responsibility for the joint-user complex, including PVP.
Building Completion Date	2030/31	2031/32	Ditto.
<b>Attachments</b>			
Location Plan (Plan 1)			
Development Concept Plan (Plan 2)			

(Last Update on 18.4.2024)





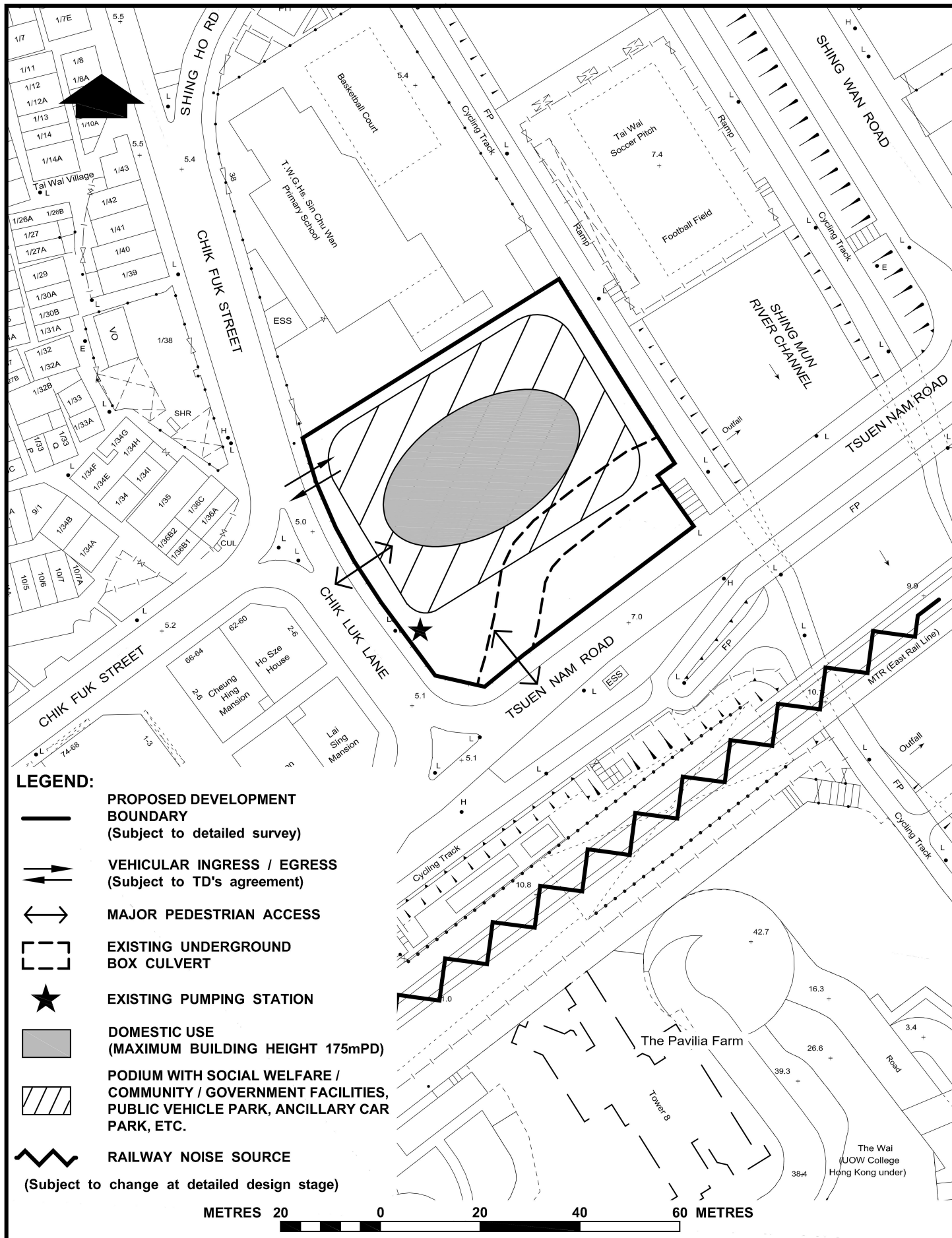
**LOCATION PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSUEN NAM ROAD, TAI WAI**











**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
2. 4. 2024**



**LEGEND:**

-  **PROPOSED DEVELOPMENT BOUNDARY**  
(Subject to detailed survey)
-  **VEHICULAR INGRESS / EGRESS**  
(Subject to TD's agreement)
-  **MAJOR PEDESTRIAN ACCESS**
-  **EXISTING UNDERGROUND BOX CULVERT**
-  **EXISTING PUMPING STATION**
-  **DOMESTIC USE**  
(MAXIMUM BUILDING HEIGHT 175mPD)
-  **PODIUM WITH SOCIAL WELFARE / COMMUNITY / GOVERNMENT FACILITIES, PUBLIC VEHICLE PARK, ANCILLARY CAR PARK, ETC.**
-  **RAILWAY NOISE SOURCE**  
(Subject to change at detailed design stage)

METRES 20 0 20 40 60 METRES

**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TSUEN NAM ROAD, TAI WAI**

 **HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**      **DATE :**  
**2. 4. 2024**