

## PLANNING BRIEF

<b>PROJECT NAME:</b> Wang Chau Phase 1		
<b>Date of Preparation:</b> Apr 27, 2022 10:40:33 AM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Yuen Long	
1.2 Site Location	Long Ping Road	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	3.97	Site A: 1.95ha Site B: 2.02ha Subject to CEDD's confirmation on site boundary and detailed survey.
1.3.2 Net Site Area (approx) (ha)	3.66(Excluding road and free-standing Social Welfare Building etc.)	Site A: 1.95 ha Site B: 1.71 ha (including Site B1 (1.30ha) and Site B2 (0.41 ha)) Subject to CEDD's confirmation on site boundary alignment and detailed survey.
1.4 Existing Land Use	Under Site Formation Works	
1.5 Existing Zoning	"Residential (Group A)4"	As stipulated in the draft OZP No. S/YL-PS/19.
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 to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 No. of Flats Proposed	Site A : 2,530 Site B : 1,870 Total: 4,400	To allow flexibility in the detailed design, +/-10% adjustment is allowed subject to pro-rata

2. Development Parameters	Current Proposal			Remarks
				adjustments to ancillary facilities. Site A including about 430 no. of 1P/2P flats.
2.3 Design Population (approx.)	Site A: 6,750 Site B: 5,240 Total: 11,990			Site A based on actual flat mix and Site B based on an average household size of 2.8. +/-10% adjustment is allowed subject to pro-rata adjustments to ancillary facilities. The total design population ceiling of 13,508 is allowed as per the technical assessments undertaken by CEDD subject to detailed design.
2.4 Maximum Plot Ratio	(Total) 6.0			As stipulated in the OZP.
2.5 Maximum Gross Floor Area	Site A: 117,000 sqm Site B: 102,600 sqm			Subject to detailed survey of site area.
2.6 Maximum No. of Storeys or Building Height in mPD	Site A: 135mPD Site B: 145 mPD			The maximum BHR of 135mPD is stipulated in the OZP. Subject to Town Planning Board's approval on S16 application for minor relaxation of BHR for Site B. Please also refer to Item 4.3.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities (no. of classrooms)			-	
3.1.1 Nursery Class & Kindergarten	500 half-day and 500 full-day places for every 1,000 children aged 3 to under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to under 6)	Site A: 5 Site B: 4	9	One 9-classroom kindergarten to be provided in Site A. The use of the premises is subject to change to cope with the prevailing demand as stipulated by bureaux and departments concerned.
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	Site A: 12 Site B: 9	Nil	A 24 classroom primary school will be provided outside the public housing site.
3.1.3 Secondary School	1 whole-day classroom per 25.5 persons aged 12-17	Site A: 9 Site B: 7	Nil	To be catered by the provision in the surrounding area.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.2 Recreation Facilities (no.)			-	
3.2.1 Local Open Space (sqm)	1 sqm per person	Site A: 6,750 Site B: 5,240	Site A: not less than 6,750 Site B: not less than 5,240	Subject to design population and detailed design.
3.2.2 Badminton Court (no.)	1 per 8,000 persons	Site A: 0.84 Site B: 0.66	Site A: 1 Site B: 1	- Ditto -
3.2.3 Basketball Court (no.)	1 per 10,000 persons	Site A: 0.68 Site B: 0.52	Site A: 1 Site B: 1	- Ditto -
3.2.4 Table Tennis Table (no.)	1 per 7,500 persons	Site A: 0.90 Site B: 0.70	Site A: 1 Site B: 1	- Ditto -
3.2.5 Children's Play Area (sqm)	400 sqm per 5,000 persons	Site A: 540 Site B: 419	Site A: not less than 540 Site B: not less than 419	- Ditto - Facilities to be integrated with open space/play area for all age groups and persons with disabilities to foster a sense of community in public housing developments.
3.3 Social Welfare / Community Facilities (no.)			-	The proposed facilities are requested by Social Welfare Department (SWD) and subject to SWD's confirmation on funding availability and detailed design. The entrustment of the construction of the Integrated Social Welfare Building (ISWB) in Site B is subject to HA's acceptance. According to the OZP notes, floorspace for G/IC facilities as required by the Government may be disregarded from plot ratio calculation. The use of premises is subject to change to cope with the prevailing demand as stipulated by bureaux and departments.
3.3.1 Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a	N.A.	1 (303 sqm NOFA)	To be provided at Site A.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
	population of 15,000 to 20,000 persons, including both public and private housing			
3.3.2 60p Day Care Centre for the Elderly (DE)	17.2 subsidized community care places per 1,000 elderly persons aged 65 or above	N.A.	1 (358 sqm NOFA)	To be provided at Site A.
3.3.3 60p Special Child Care Centre (SCCC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	N.A.	1 (409 sqm NOFA)	To be provided at Site B.
3.3.4 100p Residential Care Home for the Elderly (RCHE)	21.3 subsidized beds per 1,000 elderly persons aged 65 or above	N.A.	1 (1,354 sqm NOFA)	To be provided at Site B.
3.3.5 50p Day Activity Centre (DAC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	N.A.	1 (319 sqm NOFA)	To be provided at Site B.
3.3.6 50p Hostel for Moderately Mentally Handicapped Persons (HMMH)	To be determined taking into account the service demand and availability of suitable premises	N.A.	1 (617 sqm NOFA)	To be provided at Site B.
3.3.7 50p Hostel for Severely Mentally Handicapped Persons (HSMH)	To be determined taking into account the service demand and availability of suitable premises	N.A.	1 (691 sqm NOFA)	To be provided at Site B.
3.3.8 50p Integrated Vocational Rehabilitation Services Centre (IVRSC)	To be determined taking into account the service demand and availability of suitable premises	N.A.	1 (325 sqm NOFA)	To be provided at Site B. The NOFA is proposed and subject to PVC/GPA's approval.
3.3.9 100p Child Care Centre (CCC)	100 aided places per 25,000 persons	N.A.	1 (530 sqm NOFA)	To be provided at Site B.
3.4 Retail & Commercial (R&C) Facilities (sqm)			-	
3.4.1 Retail Internal Floor Area	To be determined by	N.A.	About	Equivalent to about 3,210

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
(sqm)	HD		2,090 sqm IFA	sqm GFA. Subject to change and detailed design.
3.5 Parking Facilities (Site A)			-	Full GFA exemption for all parking facilities.
3.5.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9 -16 flats (excl. 1P/2P flats)	133 - 234	191	Based on 1 carparking space per 11 flats (excl. 1P/2P flats) as agreed with TD.
3.5.2 Visitor Parking	5 per residential block	20	20	Based on 4 residential blocks
3.5.3 Light Goods Vehicle & Light Bus Parking	1 per 260 flats (excl. 1P/2P flats)	9	9	Shared-use space in accordance with HKPSG.
3.5.4 Motorcycle Parking	1 per 110-250 flats (excl. 1P/2P flats)	9 - 20	20	Based on 1 per 110 flats (excl. 1P/2P flats)
3.5.5 Bicycle Parking	1per 15 flats within 0.5-2km radius of a rail station and flat size smaller than 70 sqm	169	169	
3.5.6 Loading/Unloading (Domestic)	2 per residential block	8	8	One loading/unloading bay to be shared with "DE". L/UL bay will be utilized for overnight parking with due consideration of site constraints and local situation in accordance with HKPSG.
3.5.7 Car Parking (Retail & Commercial)	1 per 150 -300sqm retail GFA	11 - 22	22	Based on 1 carparking space per 150 sqm commercial GFA.
3.5.8 Loading/Unloading (Retail & Commercial)	1 per 800-1,200 sqm retail GFA	3 - 4	3	Based on 1 loading/unloading bay per 1200 sqm commercial GFA. L/UL bay will be utilized for overnight parking with due consideration of site constraints and local situation in accordance with HKPSG.
3.5.9 Light Bus Parking (Welfare facilities)	N.A.	N.A.	3	As requested by SWD, three designated parking spaces for private light buses with tail-lift for "DE". Each parking space is 3m(W)x 8m(L)x3.3m(H).

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.6 Parking Facilities (Site B)			-	Full GFA exemption for all parking facilities
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excl. 1P/2P flats)	139 - 243	156	1 parking space per 11.98 flats (excl. 1P/2P flats) as agreed with TD.
3.6.2 Visitor Parking	5 per residential block	20	20	Based on 4 residential blocks
3.6.3 Light Goods Vehicle & Light Bus Parking	1 per 260 flats (excl. 1P/2P flats)	8	8	Shared-use space in accordance with HKPSG.
3.6.4 Motorcycle Parking	1 per 110-250 flats (excl. 1P/2P flats)	8 - 17	17	Based on 1 per 110 flats (excl. 1P/2P flats)
3.6.5 Bicycle Parking	1 per 15 flats within 0.5-2km radius of a rail station and flat size smaller than 70sqm	125	125	
3.6.6 Loading/Unloading (Domestic)	2 per residential block	8	8	Based on 4 residential blocks. L/UL bay will be utilized for overnight parking with due consideration of site constraints and local situation in accordance with HKPSG.
3.6.7 48-seater Bus Parking (Welfare Facilities)	N.A.	N.A.	1	As requested by SWD, one parking space (3.5m(W)x12m(L)xmin 3.8m(H))for "SCCC". Parking Space to be provided at Site B.
3.6.8 Light Goods Vehicle Parking (Welfare Facilities)	N.A.	N.A.	1	As requested by SWD, one parking space (3.5m(W) x7m(L) x 3.6m(H)) for a 5.5 ton goods vehicle for "IVRSC". Parking Space to be provided at Site B.
3.6.9 Private Light Bus (Welfare Facilities)	N.A.	N.A.	2	As requested by SWD, two parking spaces for private light bus with tail lift. Of which, one parking space (3m(W)x8m(L)xmin 3.3m (H)) is for "RCHE" . Another parking space (3m(W)x 8m(L) x 3.3m (H)) is for "HSMH". Parking spaces to be provided at Site B.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.10 Loading/Unloading (Welfare Facilities)	N.A.	N.A.	2	As requested by SWD, one loading/unloading bay provided at Site B to be shared between "SCCC" and domestic blocks. Another loading/unloading bay at Site B to be for shared use among "IVSRC", "RCHE", "HSMH" and "CCC".
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	An Environmental Assessment Study (EAS) has been conducted by HD and submitted to EPD for agreement and recommended mitigation measures will be implemented at detailed design stage.			
4.1.2 Air	- ditto -			
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	To be connected to the existing network. No adverse impact as demonstrated in the Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA) under CEDD's IDC study and updated SIA Technical Review by HD.			
4.2.2 Water Supply	No adverse impact as demonstrated by the Water Supply Impact Assessment under CEDD's IDC study and updated Technical Review by HD.			
4.2.3 Electricity, Telephone, Gas	Planned Infrastructure would be provided by CEDD. HD would liaise with utility companies as and when necessary.			
4.2.4 Roads/Traffic Improvement	No adverse impact on the traffic network as examined in the Traffic Impact Assessment under CEDD's IDC study and updated Technical Review by HD.			
4.2.5 Geotechnical Requirement	The Geotechnical Report under CEDD's IDC study has been agreed with GEO and demonstrated that the geotechnical works and site formation works are technical feasible subject to further review at detailed design stage.			
4.3 Urban Design, Visual and Landscape	-			To incorporate distinctive building height variations and discernible building gaps in the overall housing design to reduce the perceived visual bulk where practicable. Subject to detailed design.

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
4.3.1 Pedestrian Wind Environment	A quantitative Air Ventilation Assessment (AVA)- Initial Study to be conducted at the detailed design stage	Design measures including building separations recommended in the AVA-Expert Evaluation carried out for the site , design improvement and ventilation mitigation measures as identified in the AVA (IS) will be implemented wherever appropriate.
4.4 Greening	-	
4.4.1 Green Coverage (% Gross Site Area)	Site A & Site B: Overall Site green coverage of minimum 20%, at least half of which will be provided at grade or levels easily accessible to pedestrians.	
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	Site A & Site B: 2023/24	Subject to further review and update of CEDD's site handover dates.
5.2 Building Completion Date	Site A: 2028/29 Site B: 2027/28	- ditto -
<b>6. Attachments</b>		
6.1 Location Plan		
6.2 Development Concept Plan		

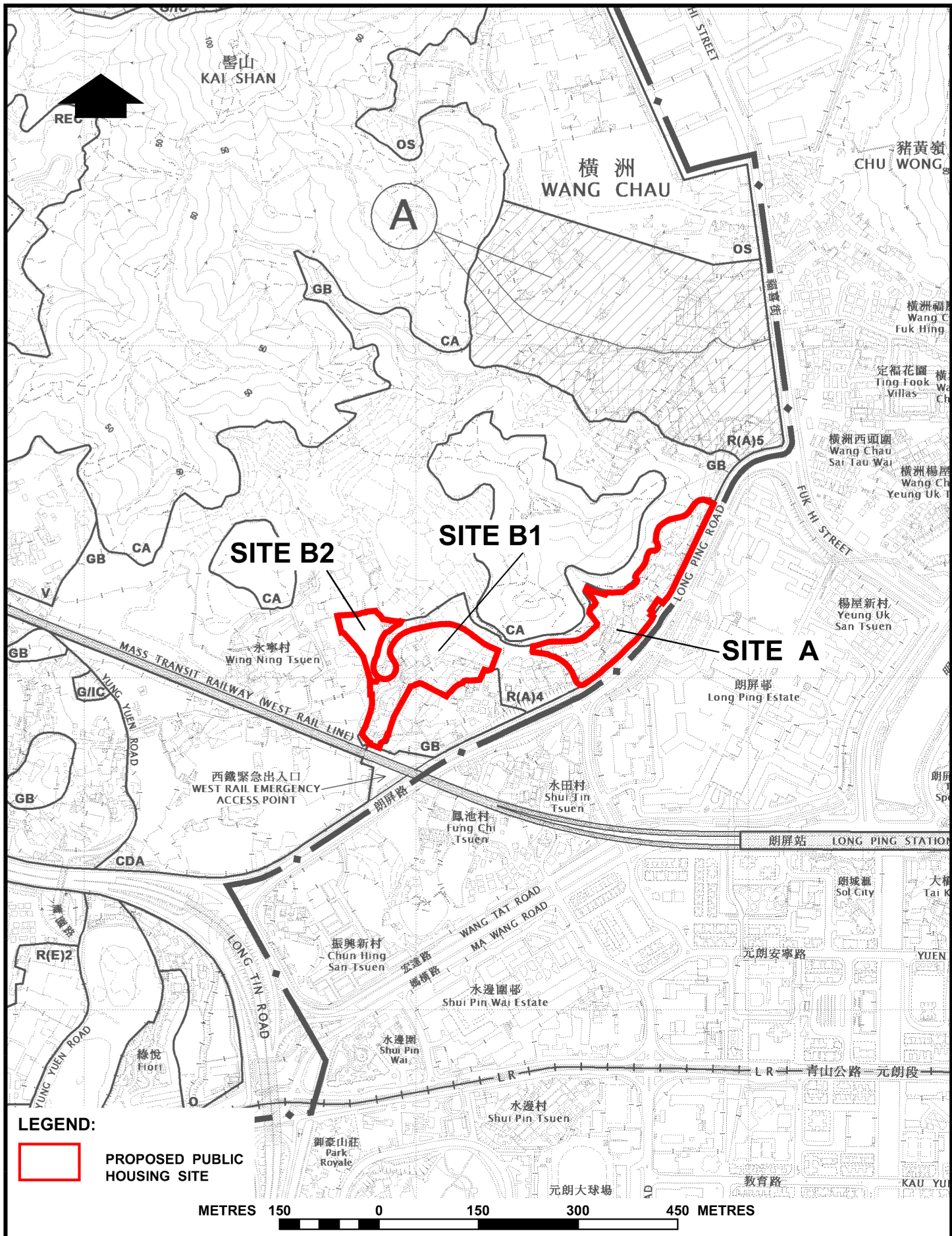
### **Notes**

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude 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.
- 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.



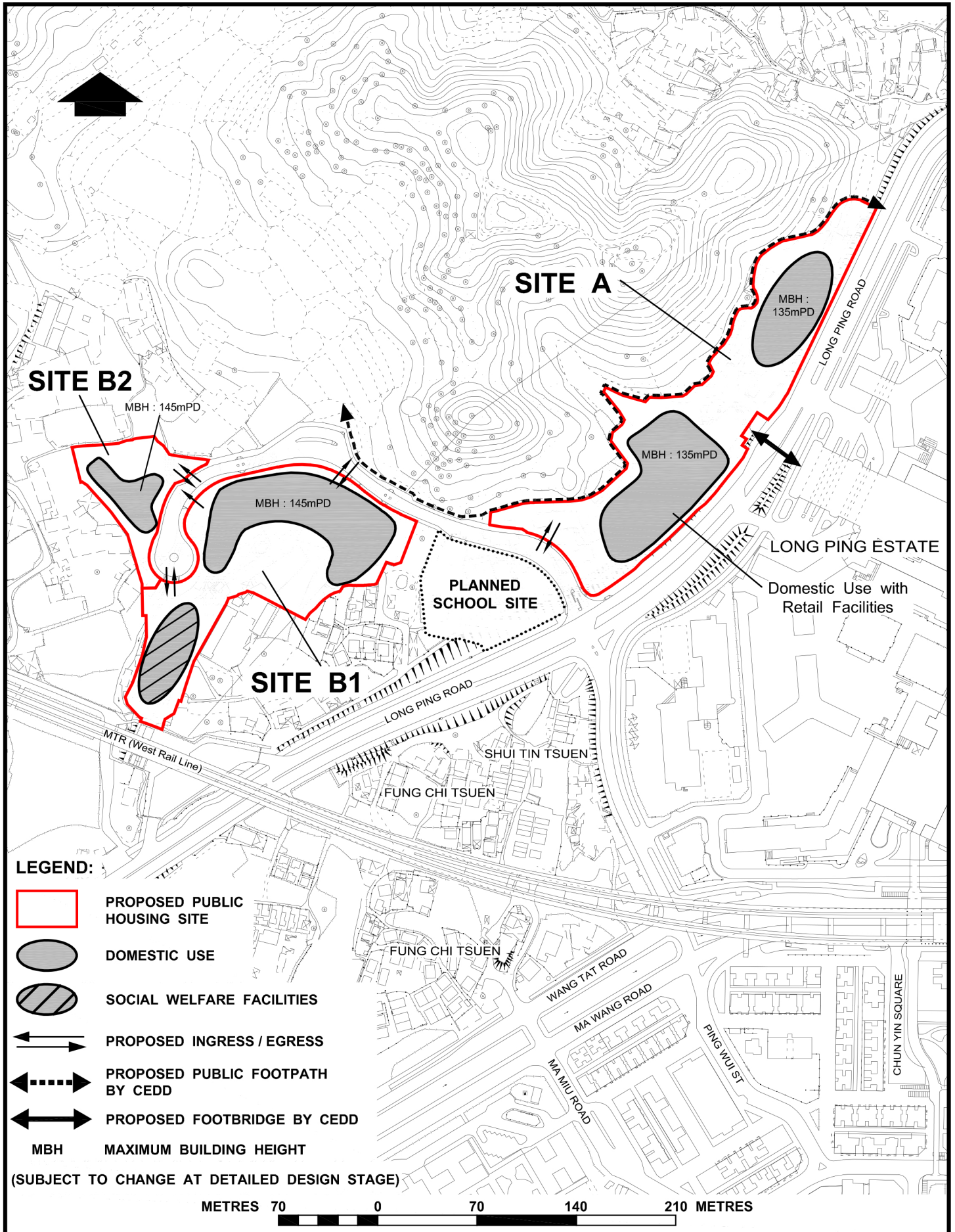
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
8. **PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation 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.



**SITE LOCATION PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
WANG CHAU PHASE 1**

 **HOUSING DEPARTMENT  
PLANNING SECTIONS**

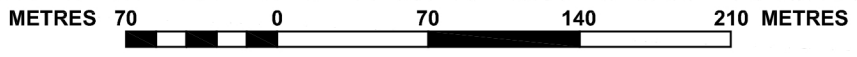
<b>PLAN 1</b>	<b>DATE : 27. 4. 2022</b>
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**LEGEND:**

- PROPOSED PUBLIC HOUSING SITE
- DOMESTIC USE
- SOCIAL WELFARE FACILITIES
- PROPOSED INGRESS / EGRESS
- PROPOSED PUBLIC FOOTPATH BY CEDD
- PROPOSED FOOTBRIDGE BY CEDD
- MBH**      **MAXIMUM BUILDING HEIGHT**

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
WANG CHAU PHASE 1**

**HOUSING DEPARTMENT  
PLANNING SECTIONS**

<b>PLAN 2</b>	<b>DATE :</b> 27. 4. 2022
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