

PLANNING BRIEF

PROJECT NAME: Yuen Long South Site 2.2					
Date of Preparation: Jan 31, 2024 2:09:44 PM					
1. Site Particulars		Current Proposal		Remarks	
1.1	District Location	Yuen Long			
1.2	Site Location	Lam Tai East Road			
1.3	Site Area	-			
1.3.1	Gross Site Area (approx) (ha)	3.32		Subject to detailed survey.	
1.3.2	Net Site Area (approx) (ha)	3.32		Subject to detailed survey.	
1.4	Existing Land Use	Under site formation works by CEDD			
1.5	Existing Zoning	"Residential (Group A)3" ("R(A)3")		As stipulated in the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.	
1.6	Existing Land Status	Government Land			
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	Proposed No. of Flats (approx)	4,800		A $\pm 10\%$ adjustment is allowed for design flexibility subject to pro-rata adjustments of ancillary facilities. Including about 752 no. of 1P/2P flats.	
2.3	Design Population (approx)	12,960		Based on assumed household size of 2.7 per flat. A $\pm 10\%$ adjustment is allowed for design flexibility subject to pro-rata adjustments of ancillary facilities.	
2.4	Maximum Plot Ratio	7.0 (Total)		As stipulated in the OZP.	
2.5	Maximum Gross Floor Area (GFA) (approx.) (sqm)	232,400		Subject to detailed survey of site area. Based on total plot ratio of 7.0.	
2.6	Maximum No. of Storeys or Building Height in mPD	160mPD		As stipulated in the OZP.	
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 and Kindergarten	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 (CRs) are required for every 1,000 children aged 3 to under 6)	9.3	9	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	1 whole-day classroom per 25.5 persons aged 6-11	23.2	Nil	To be catered by the provision in the district.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	17.2	Nil	To be catered by the provision in the district.
3.2 Local Open Space (sqm)	1 sqm per person	12,960	Not less than 12,960	Subject to design population and detailed design.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	1.62	2	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	1.30	1	Ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.73	2	Ditto.
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	1,037	Not less than 1,037	Ditto. 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 developments.
3.4 Social Welfare / Community Facilities (no.)			-	As requested by SWD and subject to confirmation on government funding availability by SWD and detailed design. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau/ departments concerned. According to the Notes of the OZP, full GFA exemption for GIC facilities as required by the Government.
3.4.1 100-p Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	N.A.	1 no. (100-place) (about 1,354 sqm Net Operational Floor Area (NOFA))	
3.4.2 100-p Day Care Centre for the Elderly (DE)	17.2 subsidised places per 1,000 elderly persons aged 65 or above	N.A.	1 no. (100-place) (about 603 sqm NOFA)	
3.4.3 120-p Day Care Centre for the Elderly (DE)	17.2 subsidised places per 1,000 elderly persons aged 65 or above	N.A.	1 no. (120-place) (about 754 sqm NOFA)	
3.4.4 Home Care Services (HCS) for Frail Elderly Persons	17.2 subsidised places per 1,000 elderly persons aged 65 or above	N.A.	1 Team (2-team size non-kitchen based) (about 142 sqm NOFA)	
3.4.5 100-p Child Care Centre (CCC)	100 aided places per 25,000 persons	N.A.	1 no. (100-place) (about 530 sqm NOFA)	
3.4.6 Integrated Family Service Centre (IFSC)	1 per 100,000 to 150,000 persons	N.A.	1 no. (about 551 sqm NOFA)	
3.4.7 50-p Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above	N.A.	1 no. (50-place) (about 691 sqm NOFA)	
3.4.8 50-p Day Activity Centre (DAC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	N.A.	1 no. (50-place) (about 319 sqm NOFA)	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.9 Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	1 no. (about 328 sqm NOFA)	
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA (about) (sqm)	To be determined by HD	N.A.	3,310	Subject to change and detailed design.
3.6 Parking Requirements (no.)			-	According to the Notes of the OZP, 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)	290-506	506	Based on 1 space per 8 flats excluding 1P/2P flats as agreed with TD. Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.2 Car Parking (Visitor)	5 per residential block	30	30	Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.3 Light Goods Vehicle and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	16	16	Shared-use space in accordance with HKPSG.
3.6.4 Motorcycle Parking (Domestic)	1 per 110-250 flats (excl. 1P/2P flats)	17-37	37	To provide 1 motorcycle parking space per 89 flats excluding 1P/2P flats as far as practicable as per TD's request (subject to detailed design).
3.6.5 Bicycle Parking (Domestic)	1 per 15 flats within 0.5-2km radius of rail station and flat size smaller than 70 sqm	320	320	To provide 1 bicycle parking space per 5 flats as far as practicable as per TD's request (subject to detailed design).
3.6.6 Loading/ Unloading (Domestic)	2 per residential block	12	12	Overnight shared-use parking for Medium/Heavy Goods Vehicles and Coaches/Buses is allowed subject to site constraint and local situation.
3.6.7 Car Parking (Retail)	1 per 150-300 sqm retail GFA	12-23	23	Based on 1 space per 150 sqm retail GFA as agreed with TD. Shared-use by Van-type Light Goods Vehicles or Taxis is allowed.
3.6.8 Loading/Unloading (Retail)	1 per 800-1,200 sqm retail GFA	3-5	5	Based on 1 space per 800 sqm retail GFA as agreed with TD. Overnight shared-use parking for Medium/Heavy Goods Vehicles and Coaches/Buses is allowed subject to site constraint and local situation.
3.6.9 Parking Facilities for RCHE	N.A.	N.A.	1 (for private light bus with tail-lift)	As requested by SWD, one designated parking space (8m(L) x 3m(W) with minimum headroom of 3.3m) for a private light bus with tail-lift.
3.6.10 Parking Facilities for DE (120p)	N.A.	N.A.	6 (for private light bus with tail-lift)	As requested by SWD, six designated parking spaces (8m(L) x 3m(W) with minimum headroom of 3.3m) for private light buses with tail-lift.
3.6.11 Parking Facilities for DE (100p)	N.A.	N.A.	5 (for private light bus with tail-lift)	As requested by SWD, five designated parking spaces (8m(L) x 3m(W) with minimum headroom of 3.3m) for private light buses with tail-lift.
3.6.12 Parking Facilities for HCS for Frail Elderly Persons	N.A.	N.A.	1 (for private light bus with tail-lift)	As requested by SWD, one designated parking space (8m(L) x 3m(W) with minimum headroom of 3.3m) for a private light bus with tail-lift.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.13 Parking Facilities for DAC and HSMH	N.A.	N.A.	1 (for private light bus)	As requested by SWD, one designated parking space (8m(L) x 3m(W) x 3.3m(H)) for a private light bus.
3.6.14 Loading/ Unloading (Welfare Facilities)	N.A.	N.A.	1	As requested by SWD, one loading/ unloading bay (11m(L) x 3.5m(W) with minimum headroom of 4.7m) which is in the close proximity and accessible conveniently to the entrance/ lift(s) lobby of the welfare facilities for shared use among RCHE, DEs, HCS for Frail Elderly Persons, CCC, HSMH and emergency use of ambulances.
4. Technical Considerations/ Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	No adverse impact as demonstrated in the Environmental Review (ER) under Yuen Long South Planning and Engineering Study (YLS P&E Study) conducted by CEDD and PlanD. An Environmental Assessment Study (EAS) will be conducted by HD to ensure compliance with the criteria stipulated in the HKPSG.			The ER was accepted by EPD.
4.1.2 Air	Ditto.			Ditto.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	No adverse impact as demonstrated in the Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA) under YLS P&E Study.			The DIA was accepted by DSD. The SIA was accepted by EPD and DSD.
4.2.2 Water Supply	No adverse impact as demonstrated in the Water Supply and Utilities Impact Assessment (WSUIA) under YLS P&E Study.			The WSUIA was accepted by WSD.
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	CEDD conducted Traffic and Transport Impact Assessment (TTIA) under YLS P&E Study and TTIA review under their D&C Study. CEDD will implement the road/ traffic improvement measures as recommended in the TTIA and TTIA review to ensure no adverse impact on the traffic network.			The TTIA was accepted by TD. The TTIA review will be agreed with TD.
4.2.5 Geotechnical Requirement	CEDD conducted Geotechnical Assessment (GA) under their D&C Study. The geotechnical assessment on the proposed site formation works was in accordance with the requirements of housing development, site topography, sequence of works and method of construction. No insurmountable problem is envisaged.			The GA was accepted by GEO.
4.3 Urban Design, Visual and Landscape	-			
4.3.1 Urban Design, Visual and Landscape	In view of the grave concerns of the local villagers on the potential wall effect of the proposed public housing adjoining low-rise village housing and in order to ensure visual harmony with the surroundings, incorporation of a low-rise building area (LBA) within the site along the eastern boundary and variations in building height to formulate an urban form with a building height profile gradually descending from north to south across the YLS area may be considered at the detailed design stage as per the Explanatory Statement of OZP. The LBA (if provided) together with the strip of land zoned "Open Space" ("O") outside the site will serve as a buffer alongside adjacent villages. Building design (e.g. appropriate façade treatment and responsive colour schemes, etc.) to be compatible with the surrounding developments as far as practicable.			The Sustainable Building Design Guidelines would be taken into consideration as far as practicable.
4.3.2 Pedestrian Wind Environment	The Air Ventilation Assessment (AVA) (Detailed Study) for the overall YLS Development Area under YLS P&E Study demonstrated that no significant air ventilation impact is anticipated with the provision of mitigation measures. A quantitative AVA - Initial Study (IS) specifically to the site may be conducted at the detailed design stage.			The AVA (Detailed Study) was accepted by PlanD. Design improvement and ventilation mitigation measures as identified in the AVA-IS, if any, will be implemented wherever appropriate.
4.4 Greening	-			
4.4.1 Green Coverage (% of Gross Site Area)	Minimum 30%, while half of which will be provided at grade or on levels easily accessible to pedestrians.			

5. Development Programme		Current Proposal	Remarks
5.1	Foundation Commencement Date	2024/25	Subject to further review and update of CEDD's site handover date.
5.2	Building Completion Date	2029/30	Ditto.
6. Attachments			
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 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. 36C.

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.

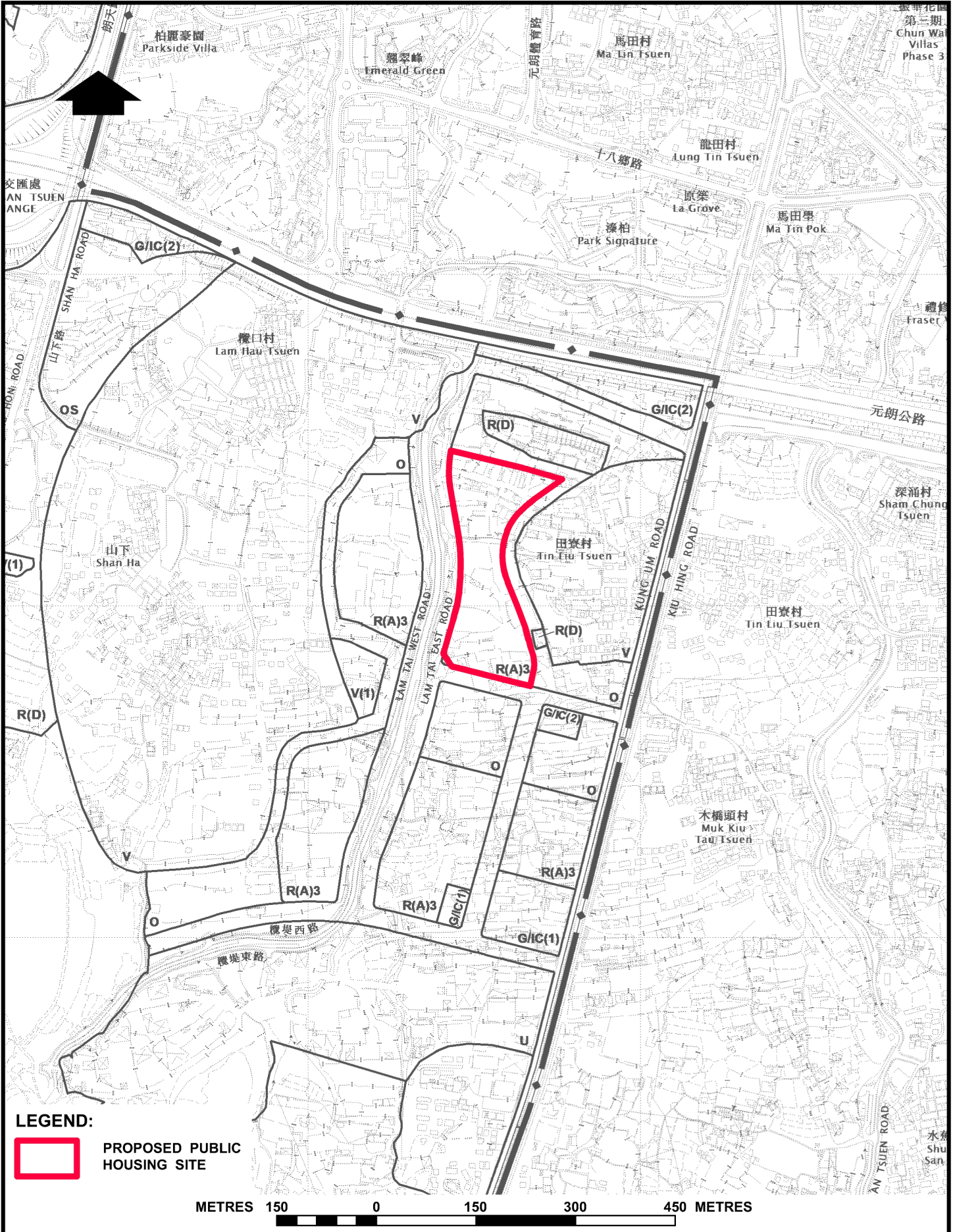
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

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.



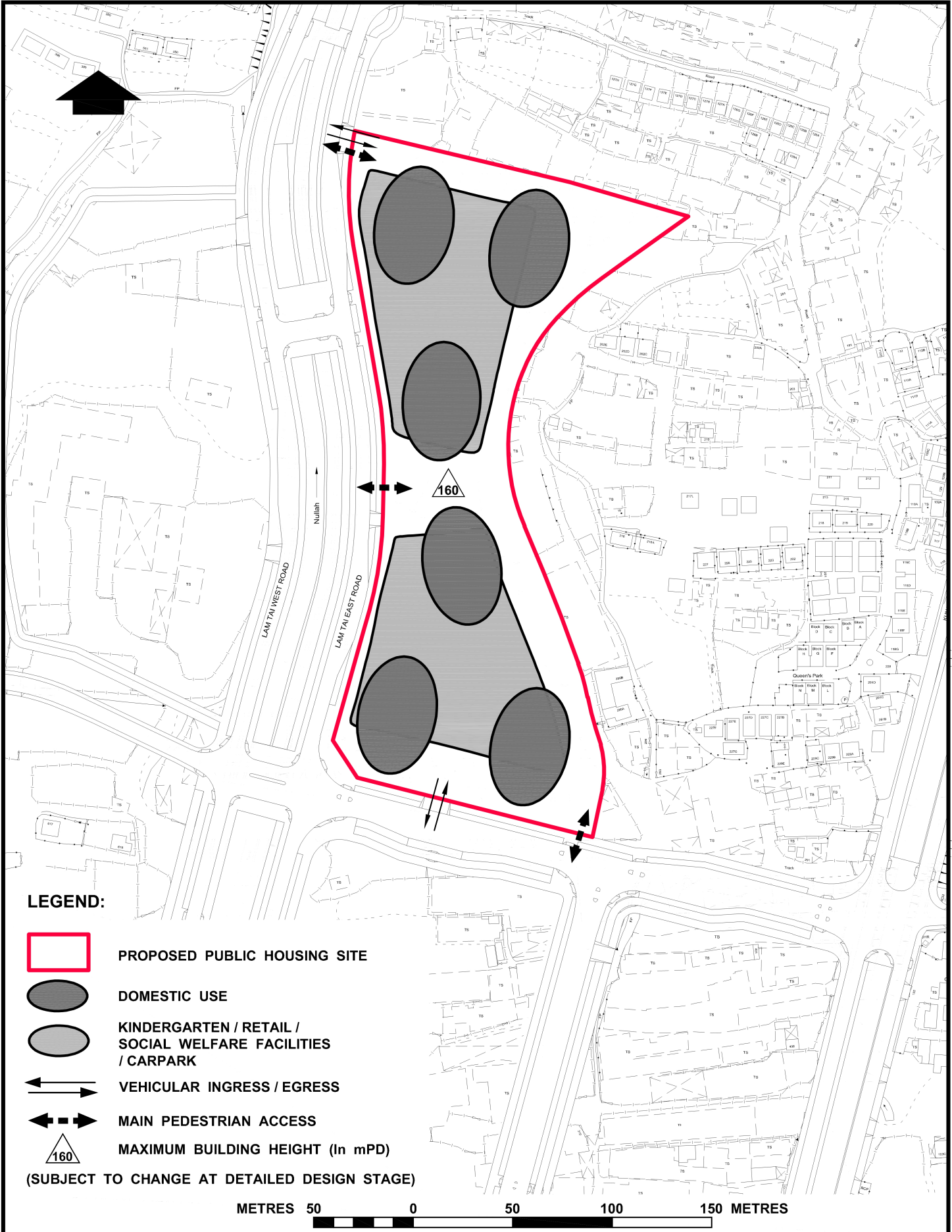
**SITE LOCATION PLAN FOR
YUEN LONG SOUTH SITE 2.2
PUBLIC HOUSING DEVELOPMENT**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
29. 11. 2023**



**DEVELOPMENT CONCEPT PLAN FOR
YUEN LONG SOUTH SITE 2.2
PUBLIC HOUSING DEVELOPMENT**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
29. 11. 2023**