

## PLANNING BRIEF

<b>PROJECT NAME:</b> Hang Fu Street, Tuen Mun		
<b>Date of Preparation:</b> May 22, 2019 3:20:03 PM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Tuen Mun	
1.2 Site Location	Hang Fu Street	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.45	Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	0.45	Subject to detailed survey.
1.4 Existing Land Use	Vacant	
1.5 Existing Zoning	R(A)26	As stipulated in the approved Tuen Mun Outline Zoning Plan No. S/TM/35.
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 of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	520	A $\pm 10\%$ deviation is allowed subject to detailed design.
2.3 Design Population (approx)	1,460	Based on an average household size (AHS) of 2.8. Subject to change at detailed design stage.
2.4 Maximum Plot Ratio	6.5	As stipulated in the approved Tuen Mun OZP No. S/TM/35.
2.4.1 Domestic Plot Ratio	6	
2.4.2 Non-Domestic Plot Ratio	0.5	

2. Development Parameters	Current Proposal			Remarks
2.5 Maximum Gross Floor Area (GFA)	-			Based on net site area and maximum plot ratio of 6.5. Subject to detailed survey on site area.
2.5.1 Domestic GFA (sqm)	27,000			
2.5.2 Non-Domestic GFA (sqm)	2,250			
2.6 Maximum No. of Storeys or Building Height in mPD	100 mPD			As stipulated in the approved Tuen Mun OZP No. S/TM/35.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities			-	
3.1.1 Nursery Class and 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 (CRs) are required for every 1,000 children aged 3 to under 6)	1	-	Demand to be met by the provision in the vicinity.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	3	-	Demand to be met by the provision in the vicinity.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	2	-	To be provided on district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	1,460	1,460 sqm	
3.3 Recreation Facilities [no.]			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.2	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.2	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.2	-	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	117	117 sqm	Children's Playground/Play Area 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.
3.4 Retail & Commercial (R&C) Facilities			-	
3.5 Social Welfare / Community Facilities (no.)			-	Flexibility shall be allowed for the use of premises to

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				be subject to change to cope with prevailing demand as stipulated by the bureaux/departments concerned.
3.5.1 An office base for On-site Pre-school Rehabilitation Services (OPRS)	To be determined taking into account the service demand	N/A	1 no.	SWD proposed NOFA of about 195 sq m for an office base of OPRS which is subject to the confirmation on funding availability and detailed design.
3.6 Parking Requirements [no.]			-	
3.6.1 Car Parking (Domestic - HOS)	Interim standard: Outside 500m radius of rail station: 1 per 13 to 19 flats, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement	28-40	40	Based on 1 per 13 nos. of flats as requested by TD. Full GFA exemption for parking spaces.
3.6.2 Visitor Parking (HOS)	Interim standard: 2-3 per residential block, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement	4-6	10 no.	Based on 5 per residential block as requested by TD. Full GFA exemption for parking spaces.
3.6.3 Motor-cycle Parking (HOS)	Interim standard: 1 per 110 flats, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement	5	5 no.	Based on 1 per 110 flats as requested by TD. Full GFA exemption for parking spaces.
3.6.4 Bicycle Parking (HOS)	Within 0.5-2km radius of a rail station: 1 per 15 flats.	35	35 no.	Based on 1 per 15 flats as requested by TD.
3.6.5 Loading/Unloading (Domestic - HOS)	Interim standard: 1 per residential block, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement	2	2 no.	
3.6.6 Welfare Facilities Parking	N/A	N/A	One parking space of 8m L x 3m	As requested by SWD.

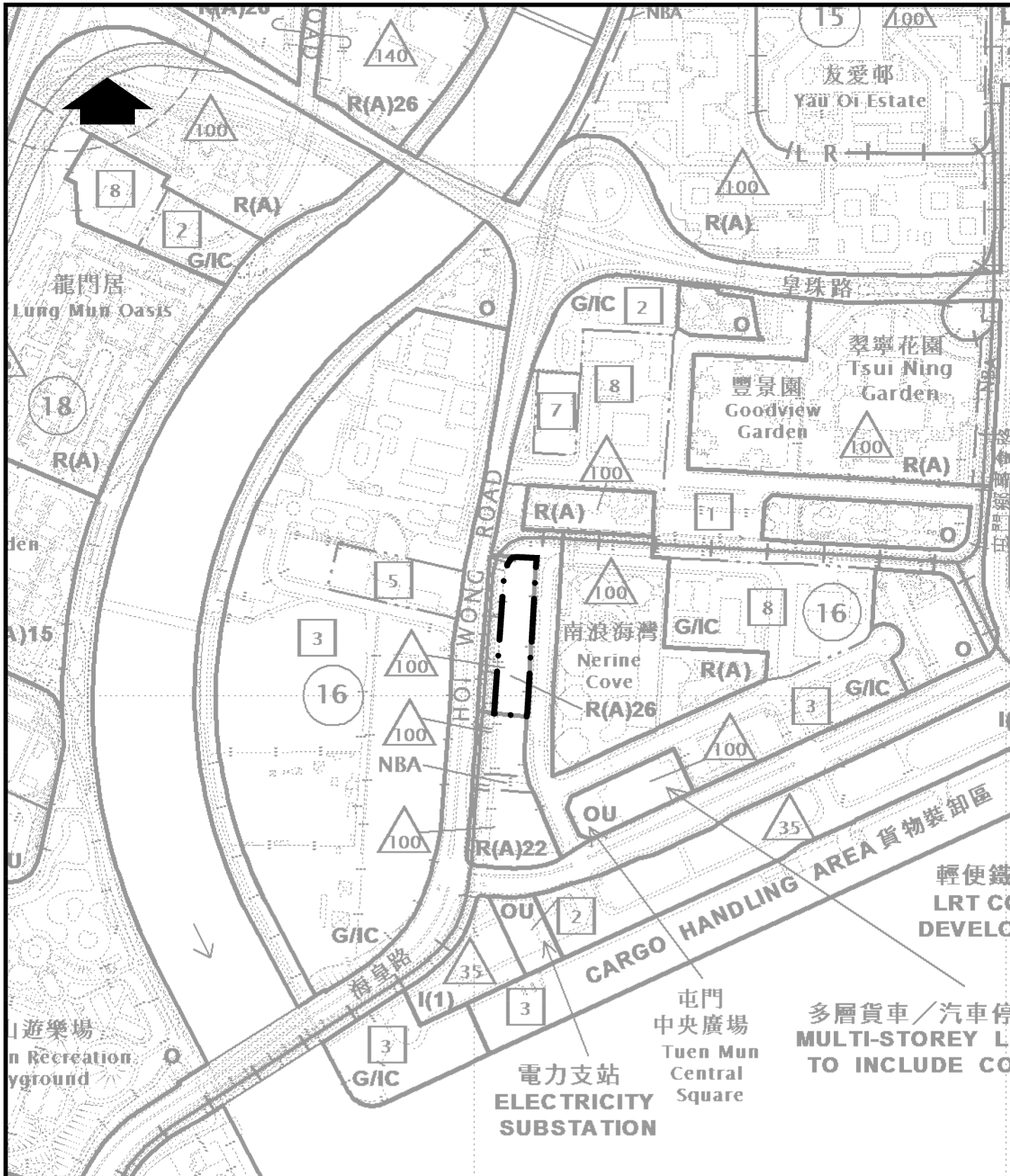
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
			W x minimum 3.3m headroom for a 24-seater van	
3.7 Public Transport Facilities (no.)			-	
3.7.1 Public Transport Terminal/Interchange (PTI)	-	N/A	-	
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	Agreed with EPD based on the PER under CEDD's PDR.			An environmental assessment study (EAS) will be conducted to address environmental issues in detailed design stage.
4.1.2 Air	Agreed with EPD based on the PER under CEDD's PDR.			An environmental assessment study (EAS) will be conducted to address environmental issues in detailed design stage.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	Agreed with EPD/DSD based on the DIA and SIA under CEDD's PDR.			No insurmountable problem is envisaged.
4.2.2 Water Supply	Agreed with WSD based on the WSUIA under CEDD's PDR. – Automatic Meter Reading would be implemented.			No insurmountable problem is envisaged.
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	Agreed with TD based on the TTIA under CEDD's PDR.			
4.2.5 Geotechnical Requirement	A Geotechnical Assessment will be conducted to address geotechnical issue under CEDD's Agreement No. CE 57/2017 (CE) – Site Formation and Infrastructure Works for Public Housing Developments at Tuen Mun Central – Investigation, Design and Construction.			No insurmountable problem is envisaged.
4.3 Urban Design, Visual and Landscape	-			
4.3.1 Pedestrian Wind Environment	According to agreed AVA under CEDD's PDR, a quantitative AVA will be conducted in the detailed design			According to the AVA EE (2017), mitigation

<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	stage.	measures including two 15m-wide Non Building Areas (NBAs) in east-west direction should be provided.
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	20	Overall site green coverage target of 20%.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2020	Tentative Date.
5.2 Building Completion Date	2024	Tentative Date.
<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:
  - 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;
  - 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.
- GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation.
- PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
- 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.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- 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 floorspace 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.



**LEGEND:**

--- PROPOSED DEVELOPMENT BOUNDARY  
(SUBJECT TO DETAILED SURVEY)

METRES 100 0 100 200 300 METRES

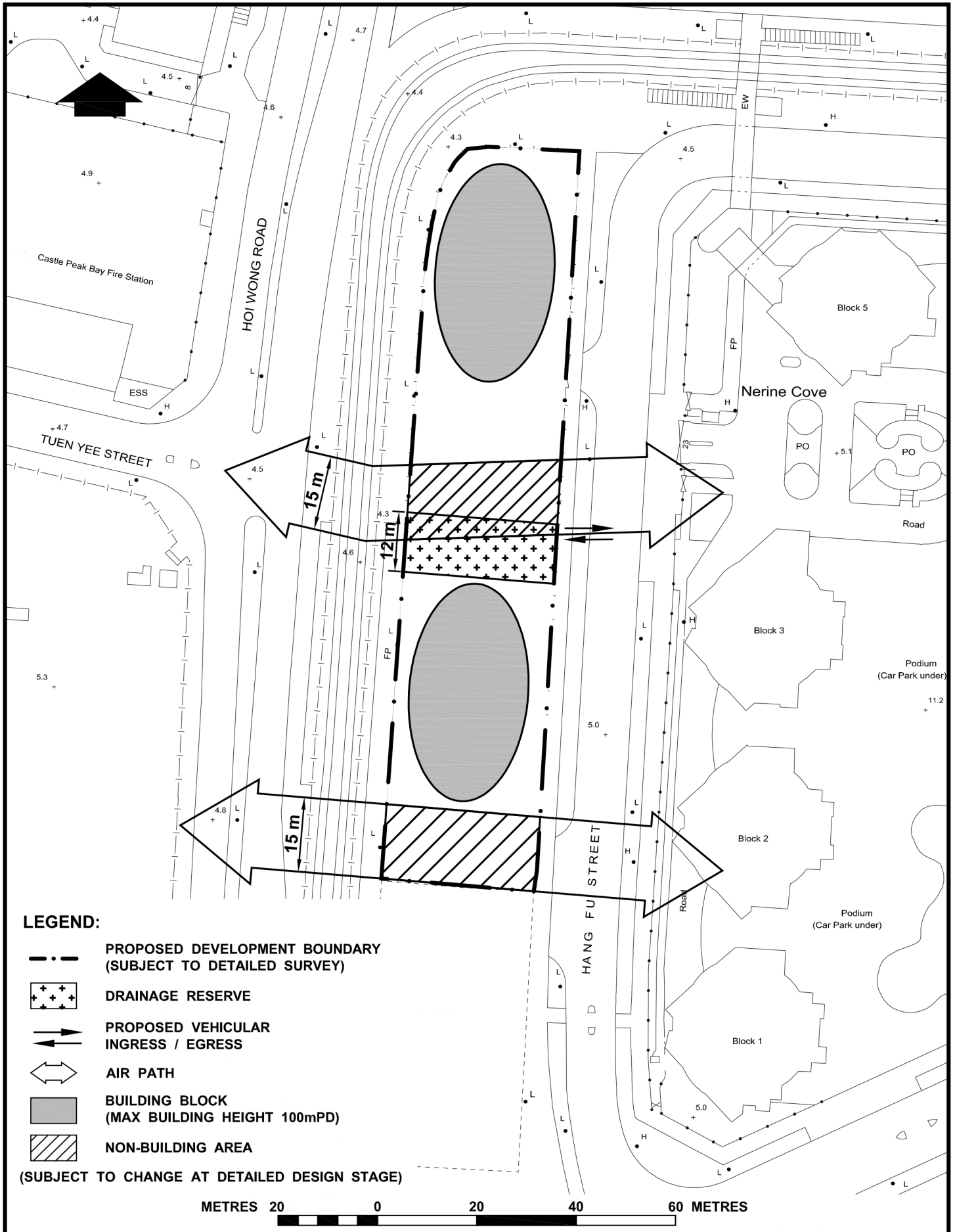
**LOCATION PLAN  
HANG FU STREET, TUEN MUN**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 1**

**DATE :  
16. 4. 2019**



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
HANG FU STREET, TUEN MUN**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
21. 5. 2019**