

PLANNING BRIEF

PROJECT NAME: Tuen Mun Area 29 West		
Date of Preparation: May 2016		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Tuen Mun	
1.2 Site Location	Tuen Mun Area 29 West	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	0.75	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	0.75	Subject to detailed site survey.
1.4 Existing Land Use	Vacant	
1.5 Existing Zoning	"Residential (Group A) 21" ("R(A)21")	As stipulated in the Approved Tuen Mun OZP No. S/TM/33.
1.6 Existing Land Status	Government Land	
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Rental Housing (PRH)	Flexibility should be allowed to change the housing flat type from PRH to Subsidised Sale Flats (SSF) to cater for demand change subject to pro-rata adjustments of ancillary facilities in accordance with the HKPSG.
2.2 No. of Flats Proposed	990	Subject to change at detailed design stage. ±10% variation is allowed for the number of flats for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	2,780	Based on an average household size (AHS) of 2.80. AHS is subject to change at detailed design stage. ±10% variation is allowed for the design population for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with concerned departments.

2. Development Parameters	Current Proposal			Remarks
2.4 Maximum Gross Floor Area (GFA)				
2.4.1 Domestic GFA (m ²)	45,000			Based on statutory maximum domestic plot ratio of 6. Subject to detailed survey on site area.
2.4.2 Non-Domestic GFA (m ²)	15,000			Based on statutory maximum non-domestic plot ratio of 2. Subject to detailed survey on site area.
2.5 Maximum Plot Ratio				
2.5.1 Domestic Plot Ratio	6			As stipulated in the Approved Tuen Mun OZP No. S/TM/33.
2.5.2 Non-Domestic Plot Ratio	2			As stipulated in the Approved Tuen Mun OZP No. S/TM/33.
2.6 Maximum No. of Storeys or Building Height in mPD	140mPD (main roof level)			As stipulated in the Approved Tuen Mun OZP No. S/TM/33.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities	-	-	Nil	
3.2 Local Open Space (m ²)	1m ² per person	2,780m ²	2,780m ²	Subject to design population and detailed design.
3.3 Recreation Facilities (no.)				
3.3.1 Badminton Court	1 per 8,000 persons	0.3	Nil	
3.3.2 Basketball Court	1 per 10,000 persons	0.3	Nil	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.4	Nil	
3.3.4 Children's Play Area (m ²)	400m ² per 5,000 persons	223m ²	223m ²	Subject to design population and detailed design.
3.4 Social Welfare / Community Facilities (no.)				
3.4.1 Residential Care Home for the Elderly (RCHE)	To be determined taking into account the service demand and the availability of suitable premises	N/A	1	As requested by SWD and subject to the confirmation on fund availability and detailed design by SWD.

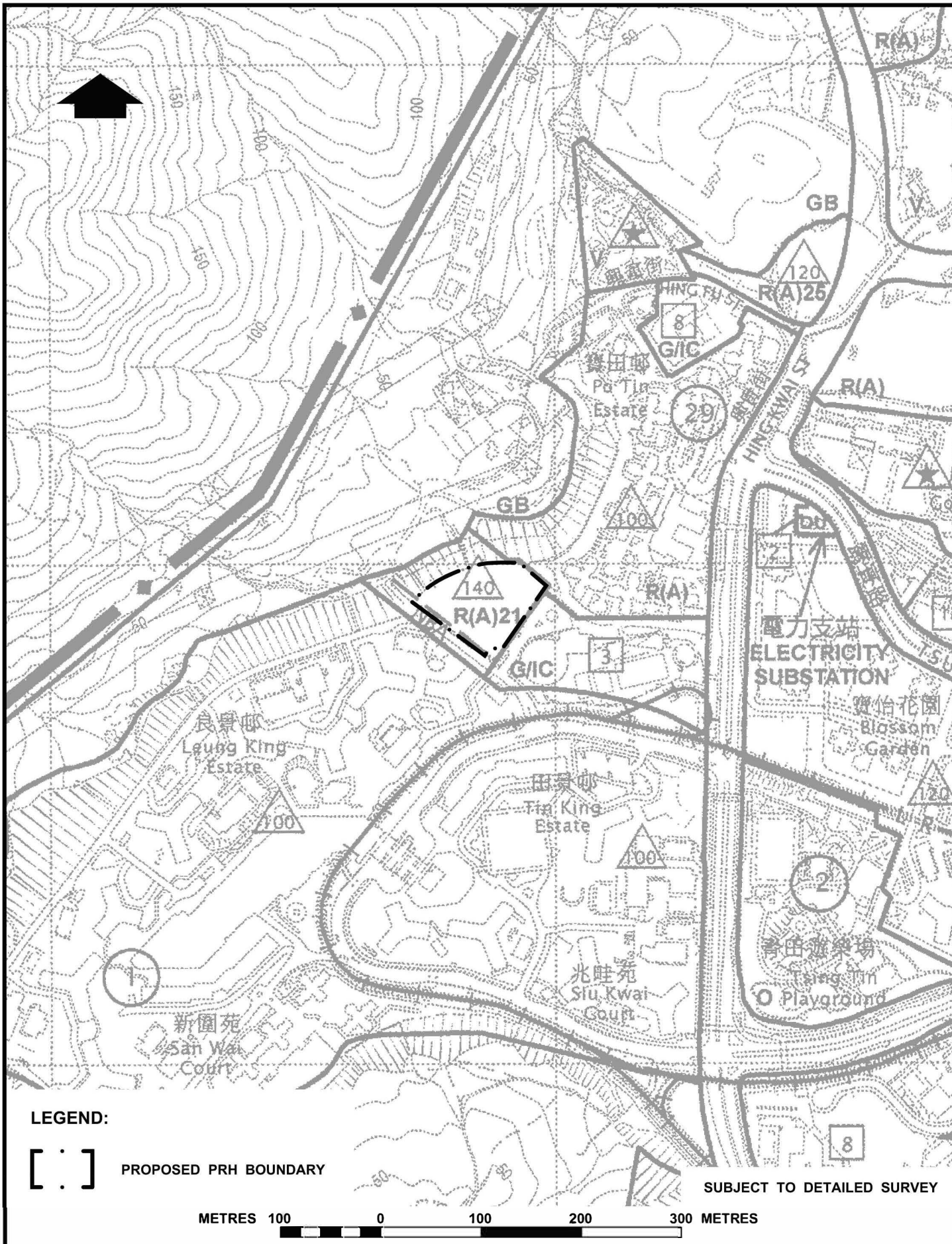
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.2 Community Health Centre (CHC)	1 per 100,000 persons; future needs to be determined on a district basis	N/A	1	CHC is categorised as clinic as confirmed by FHB.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail Internal Floor Area (m ²)	To be determined by HD	N/A	-	
3.6 Parking Facilities (no.)				
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 26-40 flats excluding 1P/2P flats	20-30	24	To adopt 1 per 33 flats excluding 1P/2P flats.
3.6.2 Light Goods Vehicle Parking	1 per 200-600 flats excluding 1P/2P flats	1-4	2	To adopt 1 per 400 flats excluding 1P/2P flats.
3.6.3 Motorcycle Parking	Outside 500m radius of rail station: 1 per 110-250 flats excluding 1P/2P flats	3-7	4	To adopt 1 per 180 flats excluding 1P/2P flats.
3.6.4 Loading/Unloading (Domestic)	1 per each housing block	1	1	
3.6.5 Bicycle Parking	1 per 15 flats within 0.5-2km radius of rail station and flat size smaller than 70m ²	66	66	

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.6 Car Parking (Clinic)	1 to 1.5 car parking spaces for each consulting room with 1 to 2 spaces reserved for disabled persons	36-54	36	Based on 36 consulting rooms as previously proposed by FHB. Minimum 1 parking space for each consulting room is adopted subject to confirmation by FHB on the number of consultation room and detailed design. Minimum 1 disabled parking space will be reserved.
3.6.7 Taxi/Private Car Lay-by (Clinic)	0 to 1 taxi/private car lay-by per consulting room to be provided undercover	0-36	1	As agreed with FHB.
3.6.8 Loading/Unloading for Ambulance (Clinic)	1 to 2 lay-bys (9m x 3m) for ambulance to be provided undercover	1-2	1	Shared use by clinic and RCHE as agreed with FHB and SWD.
3.6.9 Loading/Unloading for MGVs/HGVs(Clinic)	1 to 2 lay-bys for MGVs/HGVs	1-2	1	As agreed with FHB.
3.6.10 Welfare Facility Parking	N/A	N/A	1 parking space (3m (W) x 8m (L) x min. 3.3m (H)) for 16 or 24-seater van and 1 ambulance loading/unloading lay-by for RCHE.	As requested by SWD. Ambulance loading/unloading lay-by to be shared use by clinic and RCHE as agreed with FHB and SWD.

4. Technical Considerations/ Constraints	Current Proposal	Remarks
4.1 Environmental		
4.1.1 Noise	To implement mitigation measures for addressing the potential noise sources as recommended in the Environmental Assessment Study (EAS).	EAS has been agreed with EPD at the rezoning stage. To update the EAS in support of latest scheme if necessary.
4.1.2 Air	Sufficient buffer distance is provided from road/ highways.	Ditto.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	The public housing development will not encroach onto the drainage reserve.	Drainage Impact Assessment (DIA) is not required. HD would liaise with DSD as and when necessary. Sewerage Impact Assessment (SIA) has been agreed with EPD at the rezoning stage. To update the SIA in support of latest scheme if necessary.
4.2.2 Water Supply	-	HD would liaise with WSD as and when necessary.
4.2.3 Electricity, Telephone, Gas	-	HD would liaise with utility companies as and when necessary.
4.2.4 Roads/Traffic Improvement	The access road connecting Tin King Road and the Site will be upgraded to a public road.	Traffic Impact Assessment (TIA) has been agreed with TD at the rezoning stage. To update the TIA in support of latest scheme if necessary. Details of the access road arrangement to be agreed with TD and HyD. No insurmountable problem is envisaged.
4.2.5 Geotechnical Requirement	-	Geotechnical design/ works to be agreed with relevant department(s). No insurmountable problem is envisaged.
4.3 Urban Design, Visual and Landscape	The public housing development will not encroach onto the 20m wide NBA as stipulated on the OZP. Building design would be compatible with the surrounding environment.	
4.4 Green Coverage	To achieve at least 20% of green coverage as a minimum owing to the site constraints.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2019/20	Tentative date.
5.2 Building Completion Date	2024/25	Tentative date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

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 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.
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 proposed 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 District Planning Officer will check compliance with the HKPSG 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 should be excluded from site area and 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 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.

Prepared by Planning Section, Housing Department



LEGEND:



PROPOSED PRH BOUNDARY

METRES 100 0 100 200 300 METRES

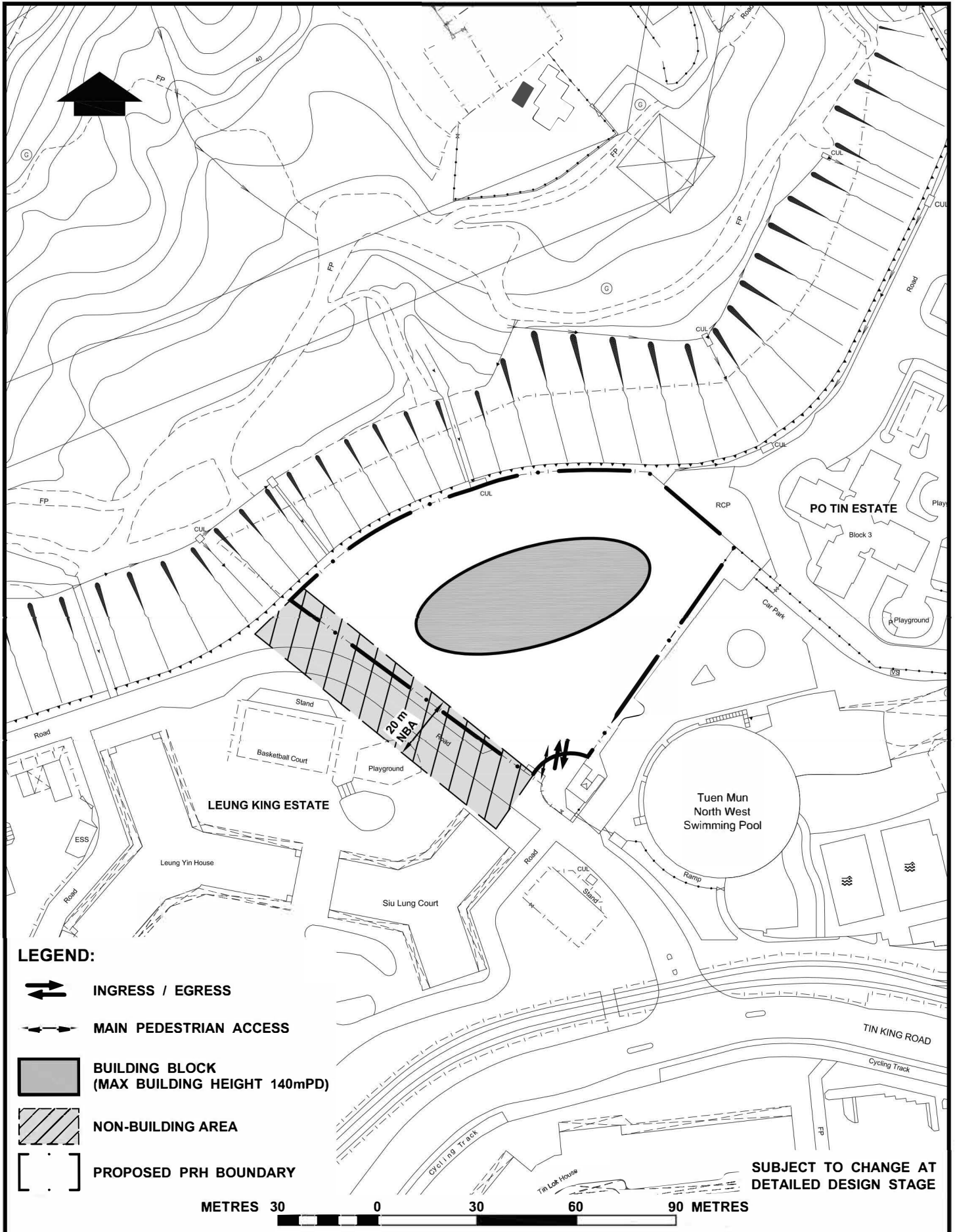
**LOCATION PLAN
TUEN MUN AREA 29 WEST**








**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 1

**DATE :
22. 12. 2015**



LEGEND:

-  INGRESS / EGRESS
-  MAIN PEDESTRIAN ACCESS
-  BUILDING BLOCK
(MAX BUILDING HEIGHT 140mPD)
-  NON-BUILDING AREA
-  PROPOSED PRH BOUNDARY

METRES 30 0 30 60 90 METRES

SUBJECT TO CHANGE AT DETAILED DESIGN STAGE

DEVELOPMENT CONCEPT PLAN AT TUEN MUN AREA 29 WEST

 HOUSING DEPARTMENT
PLANNING SECTION

PLAN 2

DATE :
23. 12. 2015