

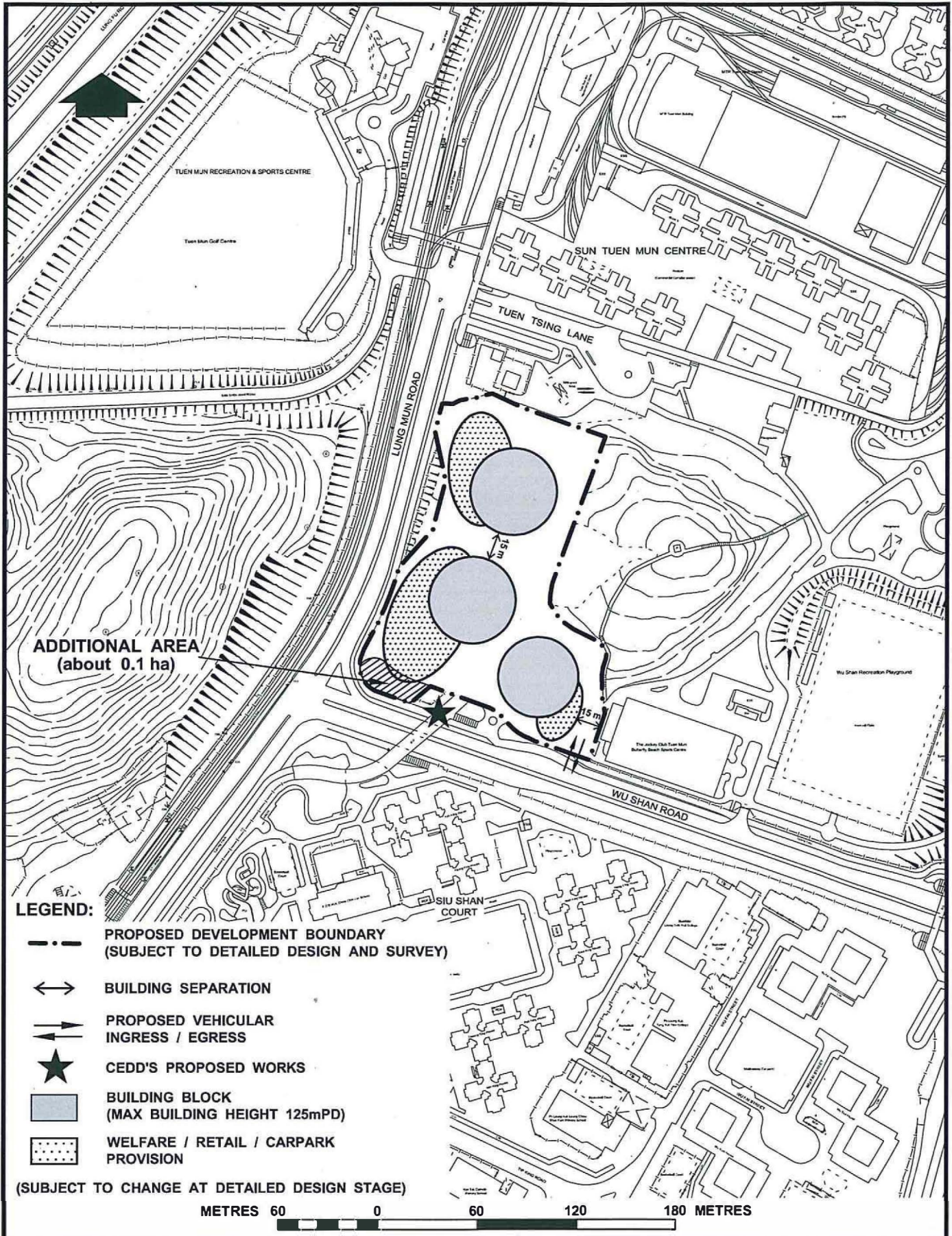
Wu Shan Road, Tuen Mun
Addendum to the Approved Planning Brief
(January 2022)

	Approved Planning Brief (Date: 18 December 2019)	Proposed Amendment to the Planning Brief	Reasons for Change
Gross Site Area (approx.) (ha)	1.89	1.99	The area originally for the re-provision of the cycle ramp could be released and absorbed with the replacement of the cycle ramp by two passengers lifts as designed by CEDD. This results in a change of site area by 0.1ha. Subject to detailed survey.
Net Site Area (approx.) (ha)	1.89	1.99	The area originally for the re-provision of the cycle ramp could be released and absorbed with the replacement of the cycle ramp by two passengers lifts as designed by CEDD. This results in a change of site area by 0.1ha. Subject to detailed survey.
Proposed No. of Flats	2,938	2,646	Flat number decreased by 292 units as the project design is adjusted for more desirable flat mix with larger flat size. Subject to detailed design. A $\pm 10\%$ variation is allowed for flexibility at the design stage subject to pro-rata adjustments of ancillary facilities.
Design Population (approx.)	8,230	7,409	Design population decreased by 821 persons due to change in flat number. Subject to detailed design. A $\pm 10\%$ variation is allowed for flexibility at the design stage subject to pro-rata adjustments of ancillary facilities. Based on an average household size (AHS) of 2.8. AHS is subject to change at detailed design stage.
Maximum Domestic GFA (sq.m.)	113,400	119,400	Maximum domestic GFA increased by 6,000 sq.m. due to change in site area.
Maximum Non-Domestic GFA (sq.m.)	9,450	9,950	Maximum non-domestic GFA increased by 500 sq.m. due to change in site area.

Social Welfare / Community Facilities [no.]			
Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) for the Elderly	1	1	As agreed in the approved Planning Brief.
Neighbourhood Elderly Centre (NEC)	1	1	As agreed in the approved Planning Brief.
Special Child Care Centre (SCCC)	-	1 (60-p)	As per SWD's request, additional social welfare facilities are required, according to the Government Policy of 5% Gross Floor Area (GFA) for welfare provision as set out in Policy Address 2020. SWD proposed NOFA of about 409 sqm for SCCC which is subject to the confirmation on funding availability and detailed design. One designated parking space (12m L x 3.5m W x minimum 3.8m Headroom) for a 48-seater coach for the 60-p SCCC will be provided. The SCCC parking space will serve the L/UL purpose for the SCCC.
One team of Home Care Services (HCS) for Frail Elderly Persons (3-team size non-kitchen based)	-	1	As per SWD's request, additional social welfare facilities are required, according to the Government Policy of 5% GFA for welfare provision as set out in Policy Address 2020. SWD proposed NOFA of about 207 sqm for HCS for Frail Elderly Persons which is subject to the confirmation on funding availability and detailed design. (i) One designated parking space for one private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m is required. (ii) A shared loading/unloading area for the private light bus of the HCS team for Frail Elderly Persons and other welfare facilities in close proximity to the entrance of the lift lobby to the HCS team for Frail Elderly Persons is required.
Attachments			
Plan 1. Development Concept Plan			

Remarks:

1. There is no change for the provisions of kindergarten, badminton court, basketball court, table tennis table, and a layby for bus terminus as agreed in the approved Planning Brief.
2. Local open space, Children's Play Area, retail facilities, and parking facilities are subject to pro-rata adjustments as agreed in the approved Planning Brief and in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).



DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT WU SHAN ROAD, TUEN MUN

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
10. 11. 2021

PLANNING BRIEF

PROJECT NAME: Wu Shan Road		
Date of Preparation: Nov 21, 2019 3:32:59 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Tuen Mun	
1.2 Site Location	Wu Shan Road	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.89	Subject to CEDD's confirmation on site boundary alignment, confirmation from LandsD and detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.89	Subject to CEDD's confirmation on site boundary alignment, confirmation from LandsD and detailed survey.
1.4 Existing Land Use	Wu Shan Recreation Playground	
1.5 Existing Zoning	"Residential (Group A)26"	As stipulated in the approved Tuen Mun Outline Zoning Plan No. S/TM/35.
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 of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	2,938	A $\pm 10\%$ deviation is allowed subject to detailed design.
2.3 Design Population (approx)	8,230	A $\pm 10\%$ deviation is allowed subject to detailed design. Based on an average household size (AHS) of 2.8. AHS is subject

2. Development Parameters	Current Proposal			Remarks
				to change at detailed design stage.
2.4 Maximum Plot Ratio	-			Subject to a maximum plot ratio of 6.5 as stipulated in the approved Tuen Mun Outline Zoning Plan No. S/TM/35.
2.4.1 Domestic Plot Ratio	6			
2.4.2 Non-Domestic Plot Ratio	0.5			
2.5 Maximum Gross Floor Area (GFA)(sqm)	113,400 (Domestic) / 9,450 (Non-domestic)			Based on net site area and PR 6.0 (domestic) / 0.5 (non-domestic), subject to detailed survey on site area.
2.6 Maximum No. of Storeys or Building Height in mPD	125 mPD (main roof level)			According to 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.]	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 are required for every 1,000 children aged 3 to under 6)	6 classrooms	1 kindergarten (6 classrooms)	A 6-classroom kindergarten will be provided. Flexibility shall be allowed for the use of premises subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	15 classrooms	-	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	11 classrooms	-	To be provided on district/territorial basis.
3.2 Local Open Space [sqm]	1 sqm per person	8,230 sqm	8,230 sqm	Subject to the design population.
3.3 Recreation Facilities [no.]			-	
3.3.1 Badminton Court	1 per 8,000 persons	1	1 no.	
3.3.2 Basketball Court	1 per 10,000 persons	0.8	1 no.	
3.3.3 Table Tennis Table	1 per 7,500 persons	1.1	1 no.	
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	659 sqm	659 sqm	Children's Playground/ Play Area to be integrated with open space/ play areas for all age groups

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				and persons with disabilities to foster a sense of community in public housing development.
3.4 Social Welfare / Community Facilities [no.]			-	Flexibility shall be allowed for the use of premises subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.
3.4.1 Residential Care Home for the Elderly (RCHE) cum Day Care Unit for the Elderly (DCU)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above.		1 no.	SWD proposed NOFA of about 1,983 sqm for RCHE cum DCU which is subject to the confirmation on funding availability and detailed design.
3.4.2 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.		1 no.	SWD proposed NOFA of about 303 sqm for NEC which is subject to the confirmation on funding availability and detailed design.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA [sqm]	To be determined by HD		1,800 sqm	
3.6 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities.
3.6.1 Car Parking (Domestic - SSF)	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.	155-226	226	Based on 1 per 13 flats as requested by TD
3.6.2 Car Parking (Visitor - SSF)	Interim standard: 2-3 per residential block, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement.	6-9	15	Based on 5 per residential block as requested by TD.
3.6.3 Car Parking (R&C)	1 per 200 sqm GFA.	9	9	Based on 1 per 200 sq.m. of commercial GFA as

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				requested by TD.
3.6.4 Motor-cycle Parking (SSF)	Interim standard: 1 per 110 flats, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement.	27	27	Based on 1 per 110 flats as requested by TD.
3.6.5 Bicycle Parking	1 per 15 flats within 0.5-2km radius of rail station	196	196	Based on 1 per 15 flats as requested by TD.
3.6.6 Loading/Unloading (Domestic - SSF)	Interim standard: 1 per residential block, a +/- 5% deviation for design flexibility / special circumstances, subject to TD's agreement.	3	3	
3.6.7 Loading/Unloading (R&C)	1 per 800 sqm - 1,200 sqm retail GFA.	2-3	3	Based on 1 per 800 sq.m. of commercial GFA as requested by TD.
3.6.8 Welfare Facilities Parking	N/A	N/A	RCHE cum DCU: Parking space for a private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m and shared use loading/unloading bay or lay-by is required.	As requested by SWD.
3.7 Public Transport Facilities (no.)			-	
3.7.1 Public Transport Terminal/Interchange (PTI)			-	A layby along Lung Mun Road is provided by CEDD for bus terminus.
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 at

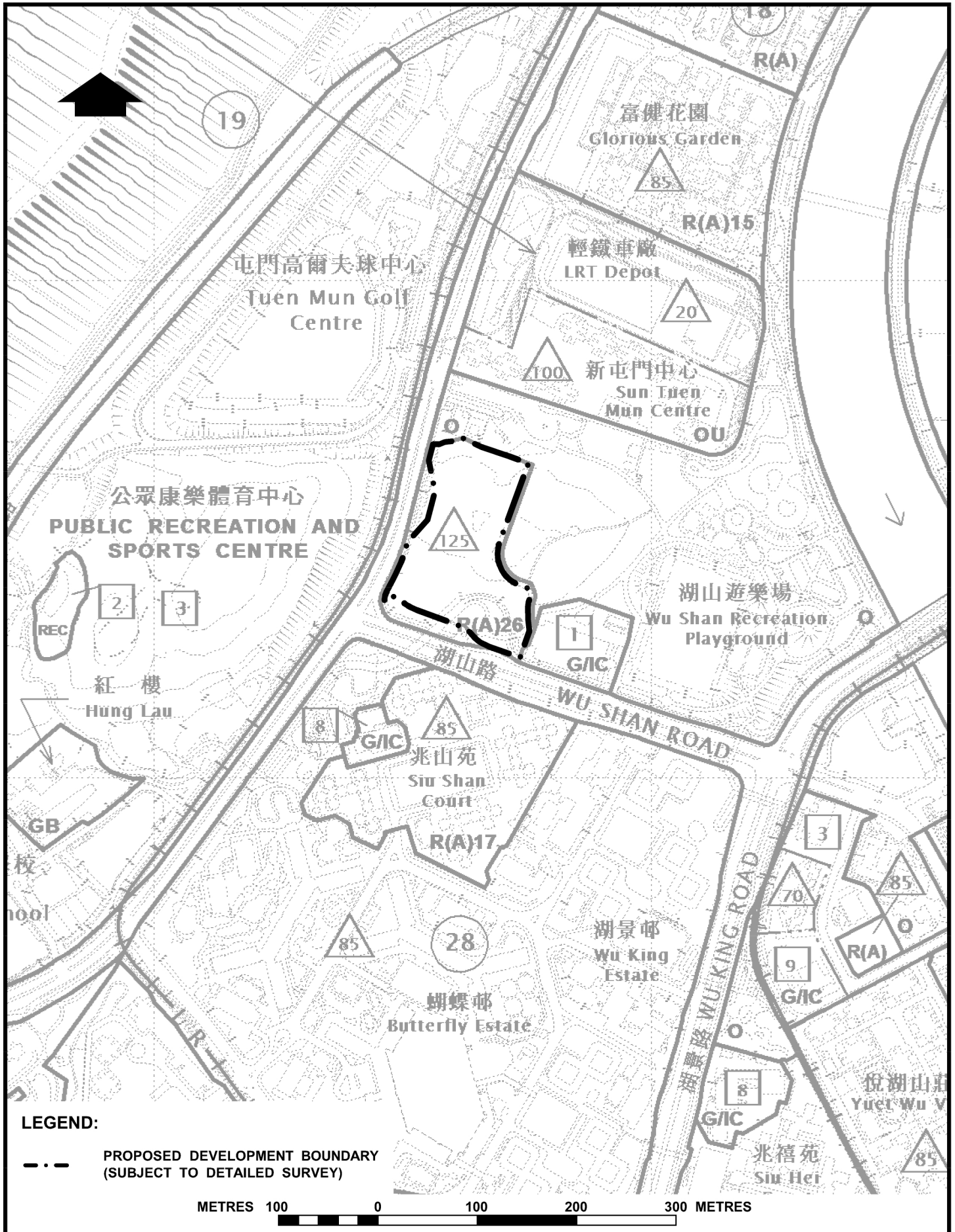
4. Technical Considerations/Constraints	Current Proposal	Remarks
		detailed design stage.
4.1.2 Air	Agreed with EPD based on the PER under CEDD's PDR.	An environmental assessment study (EAS) will be conducted to address environmental issues at detailed design stage.
4.2 Infrastructure	-	
4.2.1 Drainage and Sewerage	Agreed with EPD/DSD based on the DIA and SIA under CEDD's PDR.	
4.2.2 Water Supply	Agreed with WSD based on the WSUIA under CEDD's PDR.	Automatic Meter Reading would be implemented.
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, quantitative AVA will be conducted in the detailed design stage.	
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	20%	Overall site green coverage target of 20%.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2022/23	Tentative Date
5.2 Building Completion Date	2026/27	Tentative Date
6. Attachments		
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.

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 proposal 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 requirements of HKPSG should be complied with, 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 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.



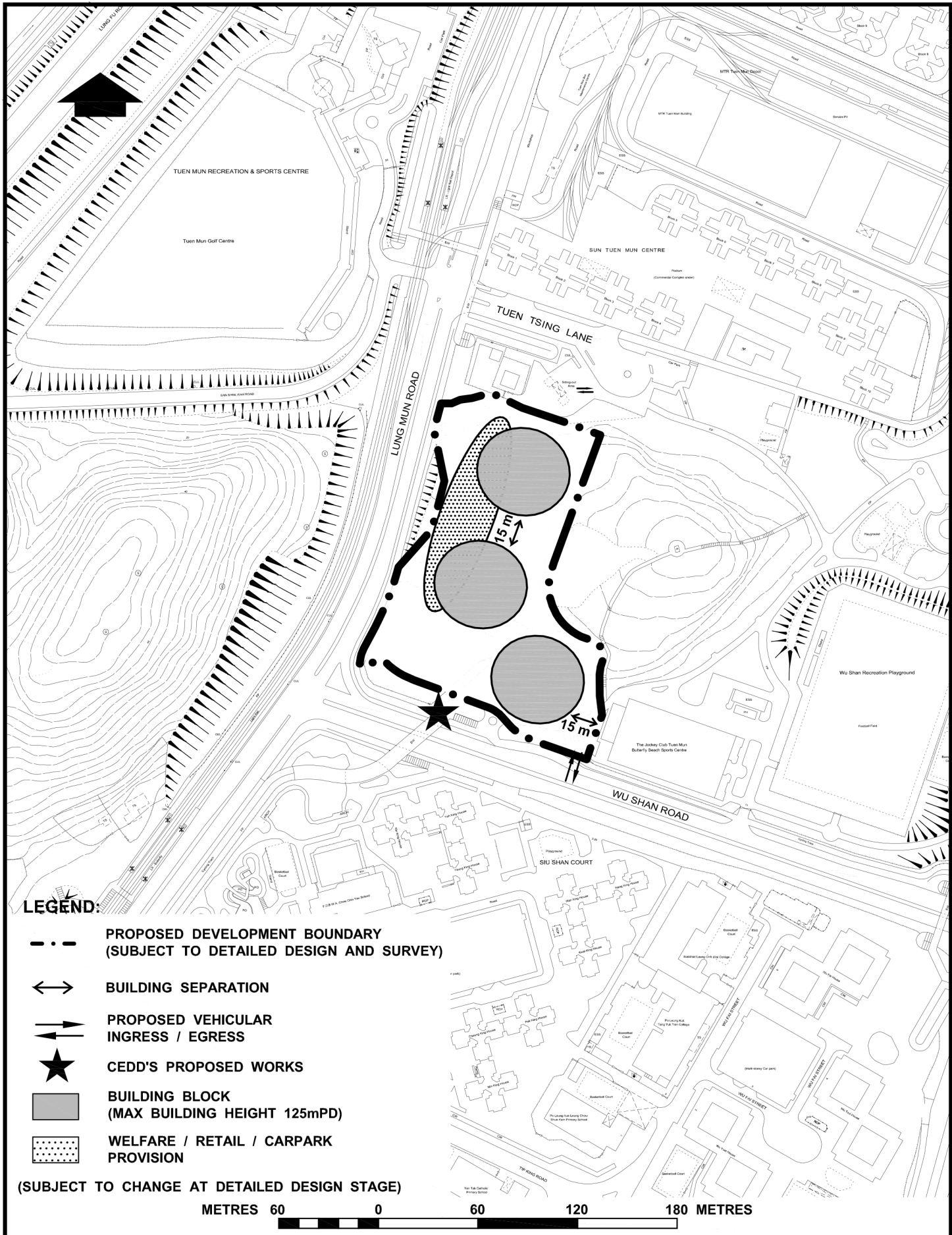
**LOCATION PLAN
 WU SHAN ROAD, TUEN MUN**









**HOUSING DEPARTMENT
 PLANNING SECTIONS**

PLAN 1

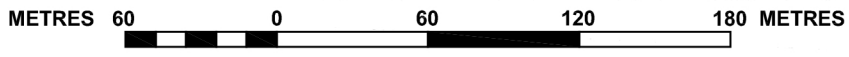
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 23. 8. 2019**



LEGEND:

-  PROPOSED DEVELOPMENT BOUNDARY
(SUBJECT TO DETAILED DESIGN AND SURVEY)
-  BUILDING SEPARATION
-  PROPOSED VEHICULAR
INGRESS / EGRESS
-  CEDD'S PROPOSED WORKS
-  BUILDING BLOCK
(MAX BUILDING HEIGHT 125mPD)
-  WELFARE / RETAIL / CARPARK
PROVISION

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
WU SHAN ROAD, TUEN MUN**

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
27. 9. 2019