

PLANNING BRIEF

PROJECT NAME: Hin Fat Lane, Tuen Mun		
Date of Preparation: Apr 16, 2019 11:47:09 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Tuen Mun	
1.2 Site Location	Hin Fat Lane	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.56	Subject to Survey.
1.3.2 Net Site Area (approx) (ha)	0.51	Subject to Survey.
1.4 Existing Land Use	Vacant Ex-Hong Kong Christian Service Pui Oi School	
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	
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	950	A +/-10% deviation is allowed subject to detailed design.
2.3 Design Population (approx)	1,910	Based on an average household size (AHS) for each flat type. Flat type is subject to change at detailed design stage.
2.4 Maximum Plot Ratio	6.5	As stipulated on 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)		-			
2.5.1 Domestic GFA (sqm)		30,600			Based on net site area and maximum domestic plot ratio of 6. Subject to detailed survey on site area.
2.5.2 Non-Domestic GFA (sqm)		2,550			Based on net site area and maximum non-domestic plot ratio of 0.5. Subject to detailed survey on site area.
2.6 Maximum No. of Storeys or Building Height in mPD		125			As stipulated on 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)	2	-	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	4	-	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	3	-	Demand to be met by the provision in the vicinity.
3.2 Local Open Space [sqm]		1 sqm per person	1,910	1,910 sqm	Subject to the design population.
3.3 Recreation Facilities [no.]				-	
3.3.1 Badminton Court		1 per 8,000 persons	0.3	-	
3.3.2 Basketball Court		1 per 10,000 persons	0.2	-	
3.3.3 Table Tennis Table		1 per 7,500 persons	0.3	1 no.	
3.3.4 Children's Play Area / Playground [sqm]		400 sqm per 5,000 persons	153	153 sqm	Subject to the design population.
3.4 Socail Welfare / Community Facilities (no.)				-	The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.

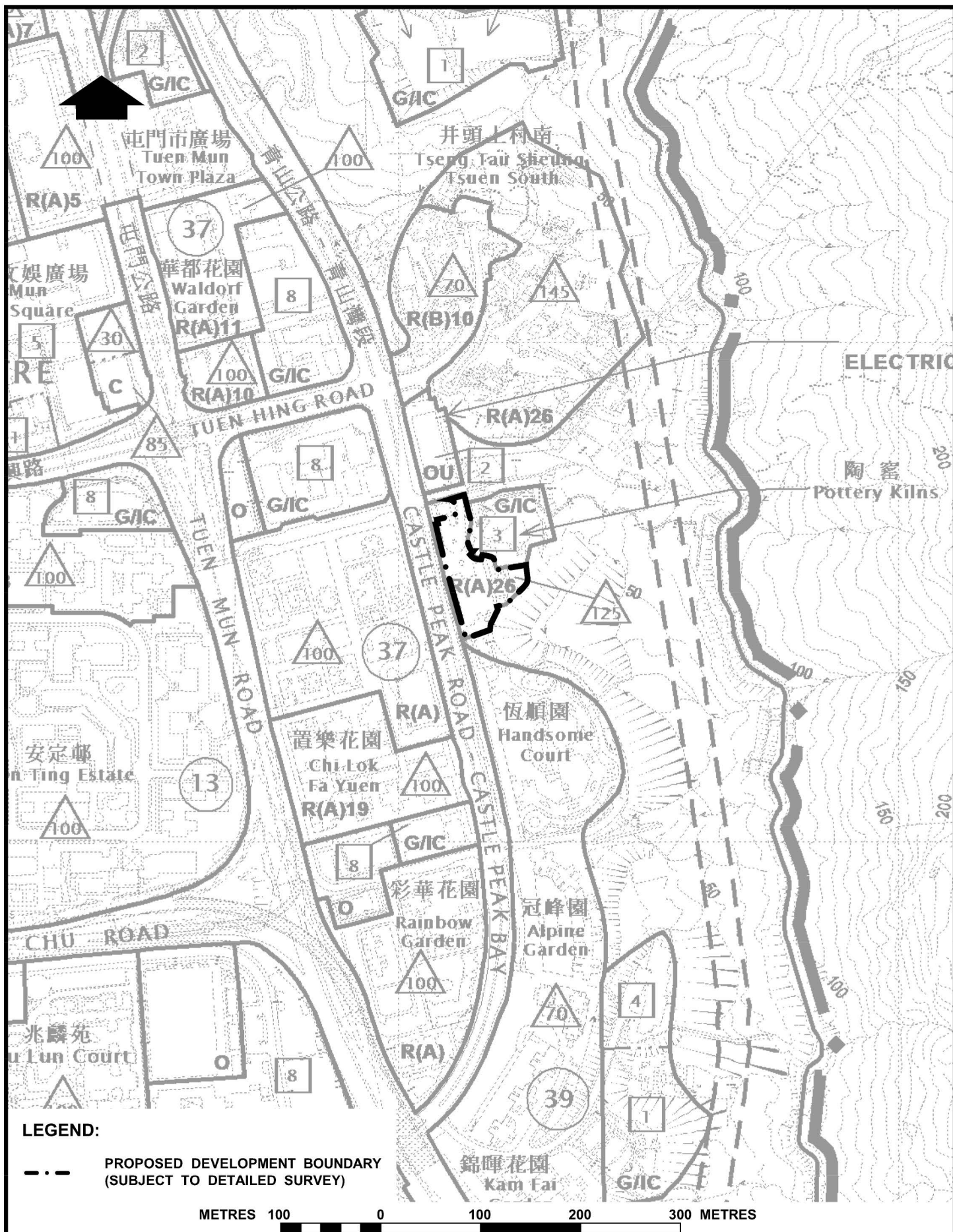
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.1 An office base for On-site Pre-school Rehabilitation Services (OPRS)	To be determined taking into account the service demand	N/A	1 no.	SWD proposed NOFA of about 195 sq m for an office base of OPRS which is subject to the confirmation on funding availability and detailed design.
3.5 Area for Pottery Workshop or Ceramic Centre	-	-	1 no.	As per the Town Planning Board's advice in considering the rezoning case. Subject to detailed design.
3.6 Parking Requirements [no.]			-	
3.6.1 Car Parking (Domestic - PRH)	Outside 500m radius of rail station: 1 per 26-40 flats excl. 1P/2P flats	18-28	28 no.	Based on 1 per 26 flats excl. 247 nos. of 1P/2P flats as requested by TD. Full GFA exemption for parking space.
3.6.2 Car Parking (Visitor)	-	-	5	Based on 5 per residential block as requested by TD. Full GFA exemption for parking space.
3.6.3 Motor-cycle Parking (PRH)	1 per 110-210 flats excl. 1P/2P flats	4-7	7 no.	Based on 1 per 110 flats excl. 247 nos. of 1P/2P flats as requested by TD. Full GFA exemption for parking space.
3.6.4 Light Goods Vehicle Parking (PRH)	1 per 200-600 flats excl. 1P/2P flats	2-4	4 no.	Based on 1 per 200 flats excl. 247 nos. of 1P/2P flats as requested by TD. Full GFA exemption for parking space.
3.6.5 Loading/Unloading (Domestic - PRH)	1 per residential block	1	1 no.	
3.6.6 Bicycle Parking (PRH)	Within 0.5-2km radius of a rail station: 1 per 15 flats	64	64 no.	
3.6.7 Welfare Facilities Parking	-	-	One parking space of 8m L x 3m W x minimum 3.3 m headroom for a 24-seater van	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.7 Public Transport Facilities (no.)			-	
3.7.1 Public Transport Terminal/Interchange (PTI)	-		-	
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 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.			
4.2.3 Electricity, Telephone, Gas	-			No insurmountable problem is envisaged. HD will 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 issues under CEDD's Agreement No. CE57/2017 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Tuen Mun Central - Investigation, Design and Construction.			No insurmountable problem in the geotechnical aspect 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 stage.			
4.4 Greening	-			
4.4.1 Green Coverage (% of Gross Site Area)	20			
5. Development Programme	Current Proposal			Remarks
5.1 Foundation Commencement Date	2020			Tentative Date.

5. Development Programme	Current Proposal	Remarks
5.2 Building Completion Date	2024	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.
- 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.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
- 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.



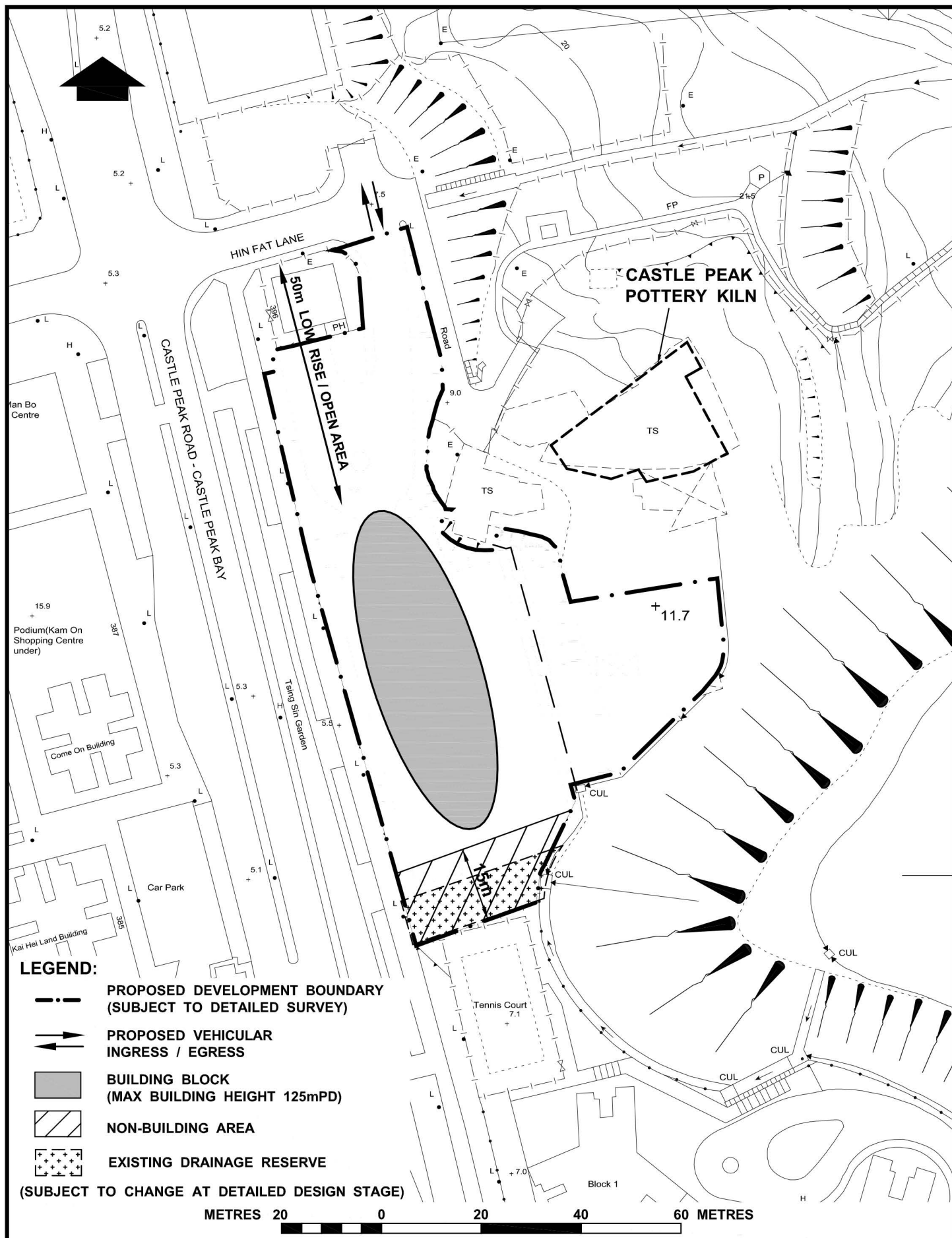
LOCATION PLAN HIN FAT LANE, TUEN MUN



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE:
1. 2. 2019



DEVELOPMENT CONCEPT PLAN **PUBLIC HOUSING DEVELOPMENT AT** **HIN FAT LANE, TUEN MUN**



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
1. 2. 2019