

PLANNING BRIEF

PROJECT NAME: Tuen Mun Area 54 Site 4A (South)		
Date of Preparation: Jun 24, 2021 10:52:32 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Tuen Mun	
1.2 Site Location	Area 54 Site 4A(South)	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.92	Subject to detailed site survey.
1.3.2 Net Site Area (approx) (ha)	0.92	Subject to detailed site survey.
1.4 Existing Land Use	Open Car Park	
1.5 Existing Zoning	"Residential (Group A)24" ("R(A)24")	As stipulated in the Approved Tuen Mun OZP 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 No. of Flats Proposed	1,450	Subject to change at detailed design stage. A $\pm 10\%$ deviation is allowed subject to detailed design. Including about 312 flats for Type A (1P/2P) flats. Subject to TPB's approval of s.16 Application for minor relaxation.
2.3 Design Population (approx)	4,060	Based on average household size of 2.8 and a $\pm 10\%$ deviation is allowed subject to

2. Development Parameters		Current Proposal			Remarks
					detailed design. Subject to TPB's approval of s.16 Application for minor relaxation.
2.4 Maximum Plot Ratio		6.5 (Domestic) / 9.5 (Non-domestic)			PR 5 (domestic) / 9.5 (non-domestic) calculating in composite formula is stipulated on the approved Tuen Mun OZP No. S/TM/35. According to the ExCo's approval on Enhancement of the Development Intensity of Public Housing Sites, increase 30% of domestic PR (i.e. domestic PR 6.5) is allowed, subject to TPB's approval of s.16 Application for minor relaxation.
2.5 Maximum Gross Floor Area (GFA)(sqm)		59,800 (Domestic) / 87,400 (Non-domestic)			Based on net site area and PR 6.5 (domestic) / 9.5 (non-domestic) calculating in composite formula, subject to TPB's approval of s.16 Application for minor relaxation. Subject to detailed survey on site area.
2.6 Maximum No. of Storeys or Building Height in mPD		145mPD (main roof level)			Statutory maximum building height of 120mPD as stipulated in the approved Tuen Mun OZP No. S/TM/35. Subject to TPB's approval of s.16 Application for minor relaxation of BHR.
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 & 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 are required for every	3	6	Flexibility shall be allowed for the use of premises to be 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
	1,000 children aged 3 to under 6)			
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	7	-	Demand to be met by the provision in the vicinity.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	5	-	To be provided on district/territorial basis.
3.2 Local Open Space (sqm)	1 sqm per person	4,060	4,060 sqm	Subject to the design population.
3.3 Recreation Facilities (no.)			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.5	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.4	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.5	1 no.	
3.3.4 Children's Play Area (sqm)	400 sqm per 5,000 persons	325	325 sqm	
3.4 Social Welfare / Community Facilities (no.)			-	Flexibility shall be allowed for the use of premises to be subject to change to cope with the prevailing demand as stipulated by the bureau/departments concerned.
3.4.1 Neighbourhood Elderly Centre	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 sq m for an Neighbourhood Elderly Centre which is subject to the confirmation on funding availability and detailed design.
3.5 Retail & Commercial Facilities			-	
3.5.1 Retail Floor Area	To be determined by HD	-	Nil	To be met by nearby provision.
3.6 Parking Requirements [no.]			-	
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 26-40 flats excl. 1P/2P flats	29-44	143	Based on the proposed new HKPSG of 1 per 8-14 flats excl. 312 1P/2P-flats (outside 500m radius of rail station) 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.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Full GFA exemption for parking space.
3.6.3 Motorcycle Parking	1 per 110-250 flats excl. 1P/2P flats	5-11	11	Based on 1 per 110 flats excl. 312 1P/2P flats as requested by TD. Full GFA exemption for parking space.
3.6.4 Light Goods Vehicle Parking	1 per 200-600 flats excl. 1P/2P flats	2-6	5	Based on the proposed new HKPSG of 1 per 260 flats excl. 312 1P/2P-flats as requested by TD. Full GFA exemption for parking space.
3.6.5 Loading/Unloading (Domestic)	1 per each housing block	1	2	Based on the proposed new HKPSG of 2 per residential block as requested by TD. Full GFA exemption for parking space.
3.6.6 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats	97	97	Based on HKPSG at 1 per 15 flat as requested by TD.
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	HD will carry out a review to confirm the validity of the environmental findings and recommendations of the EIA/EIA Review concerning the proposed housing development, and will carry out an Environmental Assessment Study to address the environmental impact as necessary.			
4.1.2 Air	HD will carry out a review to confirm the validity of the environmental findings and recommendations of the EIA/EIA Review concerning the proposed housing development, and will carry out an Environmental Assessment Study to address the environmental impact as necessary.			
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	-			Implementation of planned infrastructure to be undertaken by CEDD. No insurmountable problem is envisaged.

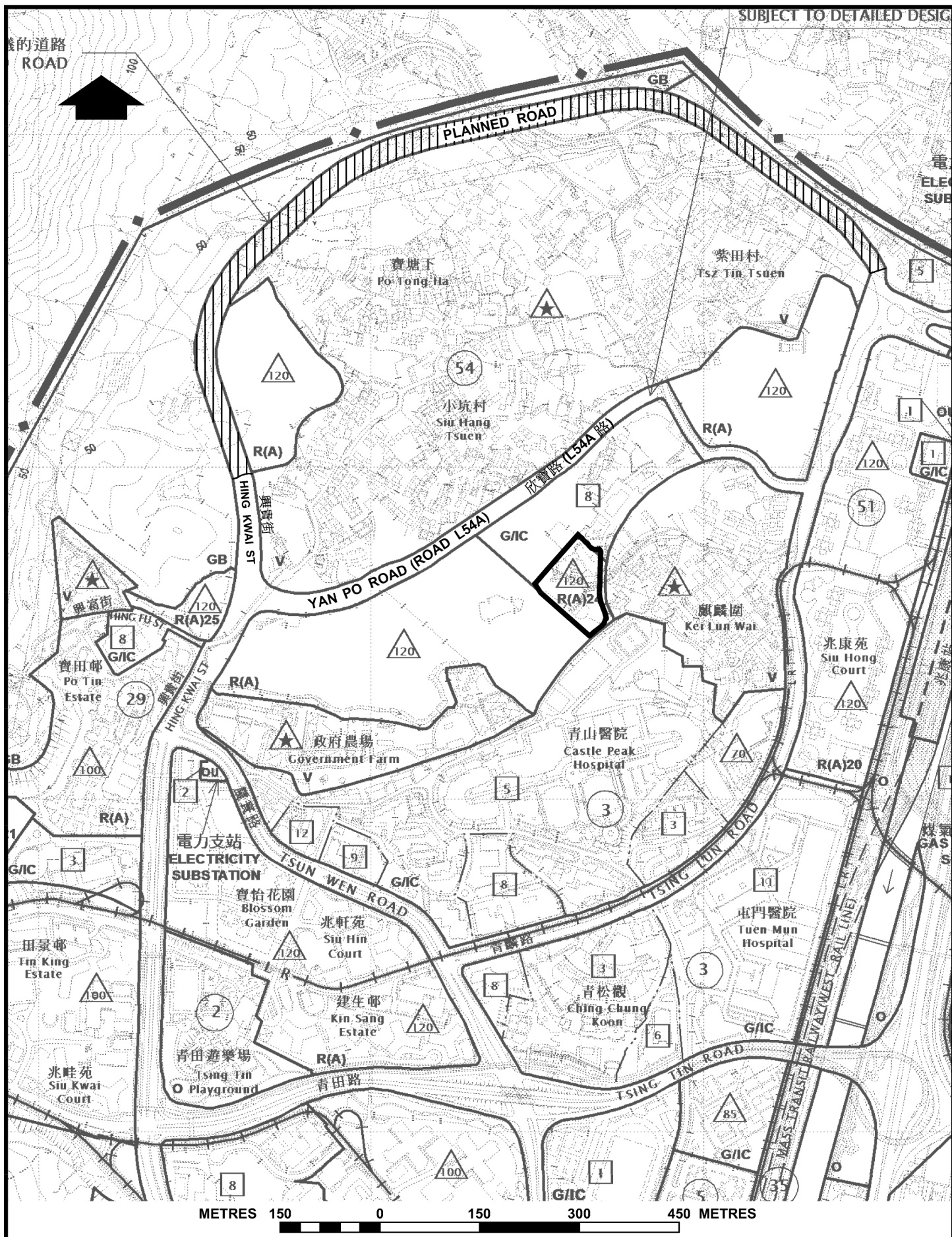
4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2.2 Water Supply	-	No insurmountable problem is envisaged.
4.2.3 Electricity, Telephone, Gas	-	No insurmountable problem is envisaged.
4.2.4 Roads/Traffic Improvement	-	Implementation of planned infrastructure to be undertaken by CEDD. No insurmountable problem is envisaged.
4.2.5 Geotechnical Requirement	-	No insurmountable problem is envisaged.
4.3 Urban Design, Visual and Landscape	Building design would be compatible with the surrounding developments as far as practicable.	
4.4 Green Coverage	To achieve at least 20% green coverage as a minimum owing to site constraints.	
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	Tentative date
5.2 Building Completion Date	2027/28	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.

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 TUEN MUN AREA 54 SITE 4A (SOUTH)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
8.7.2021

