

## PLANNING BRIEF

<b>PROJECT NAME:</b> Tung Chung Area 23 Phase 1		
<b>Date of Preparation:</b> Jul 7, 2022 10:48:50 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 23	Phase 1 only.
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	0.49	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	0.46	Subject to detailed design and site survey.
1.4 Existing Land Use	GIC	
1.5 Existing Zoning	R(B)1	As stipulated in the Approved Tung Chung Town Centre Outline Zoning Plan (OZP) No. S/I-TCTC/24.
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	450	A $\pm 10\%$ deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.3 Design Population (approx)	1,260	Based on an average household size (AHS) of 2.8. Subject to change based on actual flat mix and

2. Development Parameters		Current Proposal		Remarks
				detailed design. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio		-		
2.4.1 Total Plot Ratio		4		As stipulated in the Approved Tung Chung Town Centre Outline Zoning Plan (OZP) No. S/I-TCTC/24.
2.5 Maximum Gross Floor Area (GFA)		-		
2.5.1 Total GFA (sqm)		18,400		Subject to detailed survey of net site area and based on maximum PR of 4 under the OZP.
2.6 Maximum No. of Storeys or Building Height in mPD		75 mPD		As stipulated in the Approved Tung Chung Town Centre Outline Zoning Plan (OZP) No. S/I-TCTC/24.
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 classroom	-	Demand to be met by provision in vicinity.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	3 classrooms	-	Demand to be met by provision in vicinity.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	2 classrooms	-	To be provided on district/territorial basis.
3.2 Local Open Space (sqm)	1 sqm per person	1,260 sqm	not less than 1,260 sqm	At a provision of not less than 1 sqm per person. Subject to design population and detailed design.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.3 Recreation Facilities [no.]			-	
3.3.1 Badminton Court	1 per 8,000 persons	0.2 no.	-	
3.3.2 Basketball Court	1 per 10,000 persons	0.1 no.	-	
3.3.3 Table Tennis Table	1 per 7,500 persons	0.2 no.	-	
3.3.4 Children's Play Area / Playground (sqm)	400 sqm per 5,000 persons	101 sqm	not less than 101 sqm	At a provision of not less than 400 sqm per 5,000 persons. Subject to design population and detailed design. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.
3.4 Social Welfare / Community Facilities [no.]			-	Demand to be met by provision in vicinity.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by HD	-	-	
3.6 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats	33 – 57 no.	57 no.	Based on HKPSG ratio of 1 per 8 flats excluding Type A (1P/2P) flats. Subject to detailed design.
3.6.2 Visitor Parking	5 per residential block	5 no.	5 no.	Based on HKPSG ratio of 5 per residential block. Subject to detailed design.
3.6.3 Motor-cycle Parking	1 per 110-250 flats	2 – 5 no.	5 no.	Based on HKPSG ratio of 1 per 110 flats excluding Type A (1P/2P) flats. Subject to detailed design.
3.6.4 Light Goods Vehicle Parking	1 per 260 flats	2 no.	2 no.	Shared use space of Light Good Vehicles and light buses based on HKPSG ratio of 1 per 260 flats excluding Type A (1P/2P) flats. Subject to detailed design.
3.6.5 Loading/ Unloading (Domestic)	2 per residential block	2 no.	2 no.	Based on HKPSG ratio of 2 per residential block.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				Sharing of loading and unloading for M/HGV and coach overnight parking is subject to site constraint and local situation.
3.6.6 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	30 no.	30 no.	Based on HKPSG ratio of 1 per 15 flats. Subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	To carry out the necessary mitigation measures as recommended in Environmental Assessment Study (EAS) at detailed design stage. No insurmountable problem is envisaged.			To conduct EAS for assessing potential noise impacts due to road traffic that may affect the proposed development.
4.1.2 Air	Disposition of domestic blocks will take into account the emissions from adjoining roads and roadside bus lay-bys. Adequate buffer distance in the building layouts as recommended in EAS at detailed design stage will be allowed. No insurmountable problem is envisaged.			To conduct EAS for assessing potential air quality impacts that may affect the proposed development.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	To be connected to the proposed infrastructure by CEDD. No insurmountable problem is envisaged.			To liaise with EPD & DSD as and when necessary.  A Drainage and Sewerage Impact Assessment (DSIA) to demonstrate the sufficiency of the local drainage and sewerage system will be submitted at detailed design stage.
4.2.2 Water Supply	To be connected to the proposed infrastructure by CEDD. No insurmountable problem is envisaged.			To liaise with WSD as and when necessary.
4.2.3 Electricity, Telephone, Gas	Per D&C Study by CEDD			
4.2.4 Roads/Traffic Improvement	Tung Chung Road North and the roundabout at junction of Chung Yan Road / Yat Tung Street / Tung Chung Road North will be improved by CEDD. No insurmountable problem is envisaged.			A Traffic Impact Assessment (TIA) to demonstrate the proposed development will not generate substantial impact on the surrounding existing and proposed traffic networks will be submitted at detailed design stage.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2.5 Geotechnical Requirement	Per D&C Study by CEDD	
4.3 Urban Design, Visual and Landscape	-	
4.3.1 Pedestrian Wind Environment	Per D&C Study by CEDD	
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	Not less than 20%	To achieve an overall of 20% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2024/2025	Tentative Date
5.2 Building Completion Date	2027/2028	Tentative Date
6. Attachments		
6.1 Location Plan (Plan 1)		
6.2 Development Concept Plan (Plan 2)		

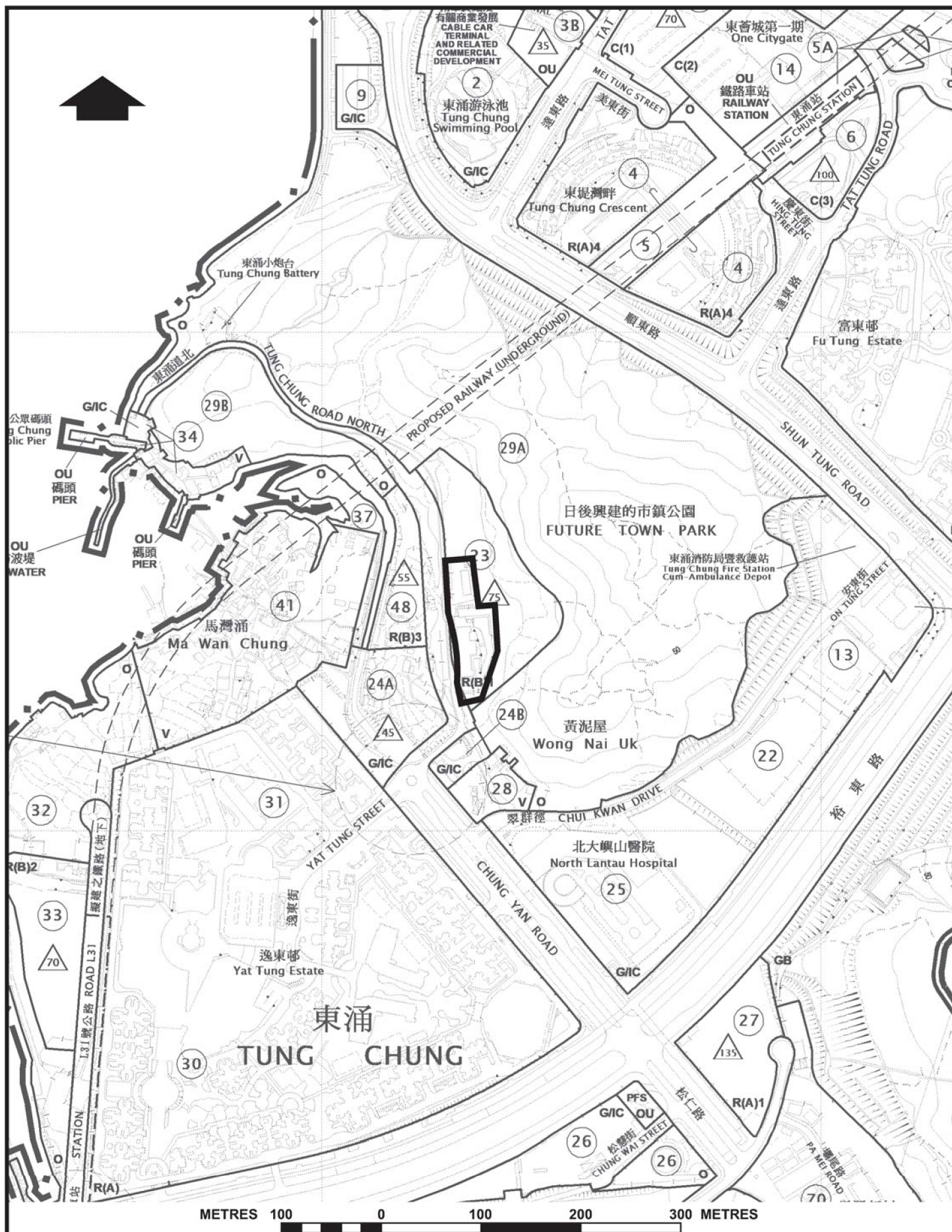
#### Notes

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:
  - district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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. For schemes approved by the TPB under s.16 planning application, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36B.
- PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
- 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.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be

referred, if appropriate.

9. **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.
10. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion and with the changing needs from district and the locality, development parameters and design may alter providing such alteration is technically feasible and acceptable by concerned bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.





# LOCATION PLAN TUNG CHUNG AREA 23 PHASE 1

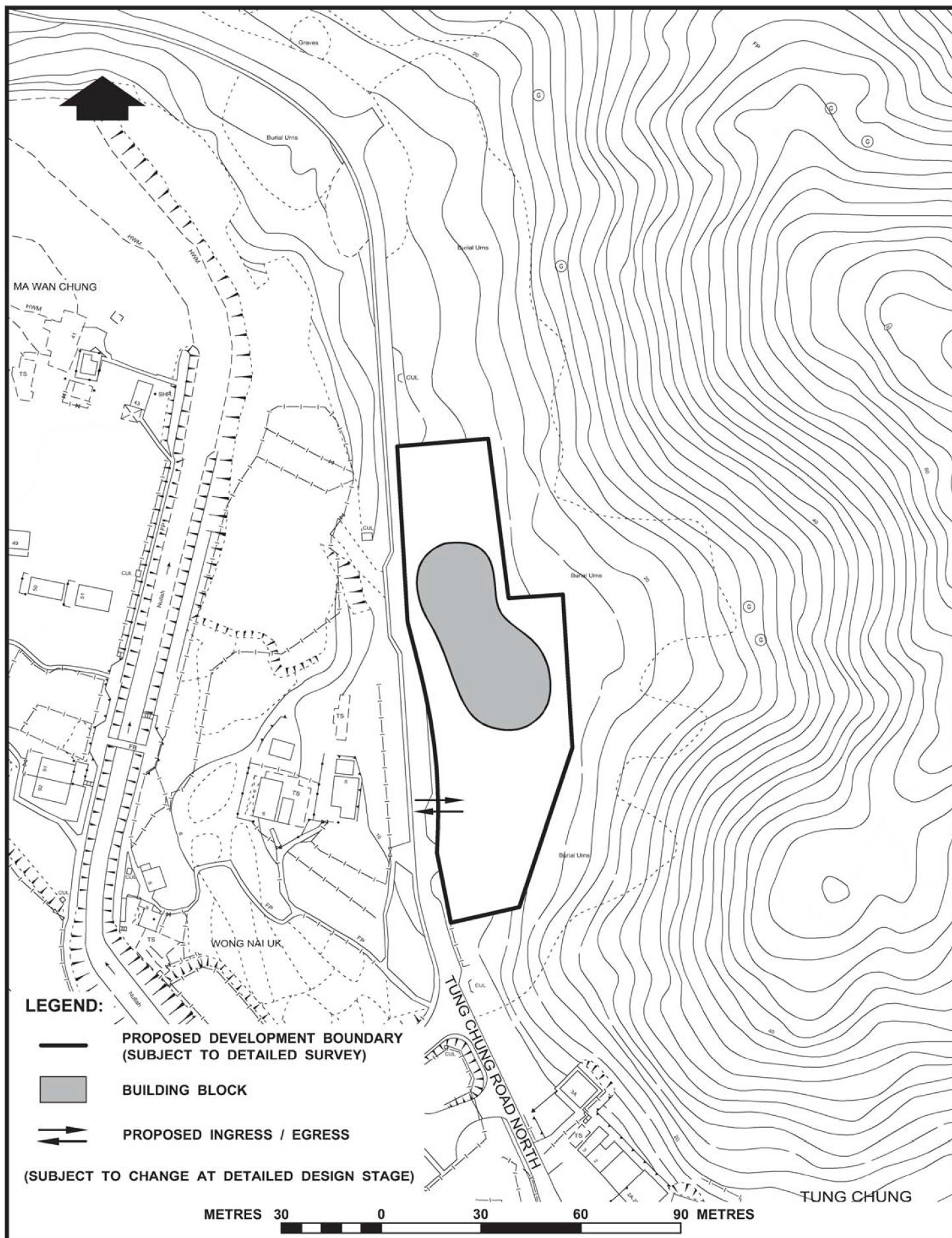


HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 1

DATE :  
21. 4. 2022





# **DEVELOPMENT CONCEPT PLAN PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 23 PHASE 1**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
21. 4. 2022**