

Addendum to the Approved Planning Brief for Public Housing Development at Tung Chung Area 109 (April 2022)

	Approved Planning Brief (as at 13 August 2020)	Amendment to Planning Brief (based on s.16 planning application approved on 18 February 2022)	Reasons for Change / Remarks
Development Parameters			
Proposed No. of Flats	1,277	1,344	Due to increase in GFA. A -10% deviation is allowed subject to detailed design.
Design Population (approx)	3,908	3,763	Based on the Average Household Size of 2.8 under the approved s.16 planning application. A -10% deviation is allowed subject to detailed design.
Total Plot Ratio	5.4	5.8	Minor relaxation of total plot ratio from 5.4 to 5.8 as approved by TPB on 18.2.2022.
Total GFA (sqm)	64,800	69,600	Ditto.
Planning Requirements			
Local Open Space (sqm)	Not less than 3,908	Not less than 3,763	Due to change in design population. Subject to design population and detailed design.
Children's Play Area / Playground (sqm)	Not less than 313	Not less than 301	Due to change in design population. 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 development.
Retail GFA (sqm)	550	650	Subject to detailed design.
Car Parking (Domestic)	117	168	Increased by 51 due to the change in flat no. and the revised parking ratio of 1 per 8 flats as agreed with Transport Department (TD).
Car Parking (R&C)	3	4	Increased by 1 due to change in retail GFA and based on 1 per 150 sqm retail GFA under the approved s.16 planning application.
Bicycle Parking	86	90	Increased by 4 due to the change in flat no. and based on the parking standard of 1 per 15 flats as agreed with TD.



PLANNING BRIEF

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TCE/2.	sion Area Outline ng Plan (OZP) No. S/I- 2.
1.6 Existing Land Status Under reclamation	
2. Development Parameters Current Proposal	Remarks
allowe housin deman Public (PRH) / Subsid Owner and Ot Flats (S rata ad provisi facilitie with the Plannir Guidel	bility should be ed to change the ing type to cater for and change between c Rental Housing by Green Form dised Home ership Scheme (GSH) Other Subsidised Sale (SSFs) subject to proadjustments of sion of ancillary cies in accordance the Hong Kong ling Standards and elines (HKPSG).
technic Subject detaile In view the inf capacit deviati	ect to CEDD's nical review. ect to change at led design stage. ew of the limitation of nfrastructure city, only -10% tion is allowed ct to detailed design.
2.3 Design Population (approx) 3,908 Based	d on an average



2. Development Parameters	Curre	ent Proposal		Remarks
2.4 Marinana Blat Batis				household size of 3.06. Subject to CEDD's technical review. Subject to detailed design. In view of the limitation of the infrastructure capacity, only -10% deviation is allowed subject to detailed design.
2.4 Maximum Plot Ratio				
2.4.1 Total Plot Ratio			As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.	
2.4.2 Domestic Plot Ratio		5.1		
2.4.3 Non-Domestic Plot Ratio		0.3		
2.5 Maximum Gross Floor Area (GFA)		-		
2.5.1 Total GFA (sqm)	64,800		Subject to detailed survey of net site area and based on maximum PR of 5.4 under the OZP.	
2.5.2 Domestic GFA (sqm)	61,200		Subject to detailed survey of net site area.	
2.5.3 Non-Domestic GFA (sqm)		3,600		- ditto -
2.6 Maximum No. of Storeys or Building Height in mPD	95mPD (maximum)		As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.	
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)	4 classrooms	-	One kindergarten of 9 classrooms will be provided in Area 103 for both Tung Chung Areas 103 and 109.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	7 classrooms	-	To be catered for in surrounding area.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	3 classrooms	-	To be catered for in surrounding area.



3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.2 Local Open Space [sqm]	1 sqm per person	3,908 sqm	not less than 3,908 sqm	At a provision of not less than 1 sqm per person. Subject to design population and detailed design.
3.3 Recreation Facilities [no.]			-	
3.3.1 Table Tennis Table	1 per 7,500 persons	0.5	1 no.	
3.3.2 Badminton Court	1 per 8,000 persons	0.5	-	Subject to design population and detailed design.
3.3.3 Basketball Court	1 per 10,000 persons	0.4	-	According to the Tung Chung New Town Extension Planning & Engineering (P&E) Study, one basketball court was planned in Area 109. It is agreed that one basketball court will be provided in Area 103 instead.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	313 sqm	not less than 313 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 Retail & Commercial (R&C) Facilities			-	
3.4.1 Retail GFA [sqm]	To be determined by HD	-	550 sqm	Subject to change and detailed design.
3.5 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities
3.5.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 13-19 flats	67-98	117	Based on proposed new standard of 1 per 11 flats excluding Type A (1P/2P) flats as requested by TD.
3.5.2 Car Parking (R&C)	1 per 200 sqm retail GFA	2	3	Based on 1 per 200 sq.m. of commercial GFA as requested by TD.



3. Pla	nning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	3.5.3 Visitor Parking	2 - 3 per residential block	4-6	10	Based on proposed new standard of 5 per residential block as requested by TD.
	3.5.4 Motor-cycle Parking	1 per 110 flats	12	12	Based on 1 per 110 flats excluding Type A (1P/2P) flats as requested by TD.
	3.5.5 Light Goods Vehicle Parking and Light Bus	N/A	N/A	5	Based on proposed new standard of 1 per 260 flats excluding Type A (1P/2P) flats as requested by TD.
	3.5.6 Loading/Unloading (Domestic)	1 per residential block	2	4	Based on proposed new standard of 2 per residential block as requested by TD.
	3.5.7 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1	1	Based on 1 per 800 sqm of commercial GFA.
	3.5.8 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	85	86	Based on 1 per 15 flats.
4. Technical Considerations/Constraints		Current Proposal			Remarks
4.1	Environmental	-			
	4.1.1 Noise	HD will arrange EAS to be conducted to ensure the project complying with the criteria stipulated in the HKPSG.		Appropriate mitigating	
	4.1.1 Noise	_	th the criteria stipula		measures, if necessary, will be proposed to the satisfaction of EPD.
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4.2		project complying wit HD will arrange EAS t	th the criteria stipula HKPSG. o be conducted to e th the criteria stipula	nsure the	measures, if necessary, will be proposed to the satisfaction of EPD. Appropriate mitigating measures, if necessary, will be proposed to the
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4.2	4.1.2 Air Infrastructure	project complying wit HD will arrange EAS t project complying wit	th the criteria stipula HKPSG. o be conducted to e th the criteria stipula HKPSG. - nned infrastructure a n threshold to be und CEDD.	nsure the ted in the ccording to dertaken by	measures, if necessary, will be proposed to the satisfaction of EPD. Appropriate mitigating measures, if necessary, will be proposed to the satisfaction of EPD. Subject to technical review by CEDD. To continue to liaise with CEDD and the concerned



4. Technical Considerations/Constraints	Current Proposal	Remarks
	utility undertakings.	continue to liaise with the concerned departments/parties.
4.2.4 Roads/Traffic Improvement	Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.	Subject to technical review by CEDD. To continue to liaise with CEDD and the concerned departments/parties.
4.2.5 Geotechnical Requirement	Reclamation and site formation works are on-going and undertaken by CEDD.	To continue to liaise with CEDD on the design and construction of geotechnical works.
4.3 Urban Design, Visual and Landscape	-	
4.3.1 Urban Design, Visual and Landscape	Stepped height profile among the proposed building blocks will be considered.	The urban design, visual and landscape requirements of the site are subject to (i) recommendations of the Urban Design Study, (ii) site constraints and (iii) detailed design.
4.3.2 Pedestrian Wind Environment	-	An AVA has been conducted under the Tung Chung New Town Extension P&E Study as reference.
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	Target 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	2021/22	Tentative Date
5.2 Building Completion Date	2025/26	Tentative Date
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		



Notes

- 1. **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:
 - (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, 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, -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.
- 3. PLOT RATIO (PR): PR should be calculated on the basis of NSA.
- 4. **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.
- 5. **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.
- 6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- 7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
- 8. **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.



