

**Addendum to the Approved Planning Brief for Public Housing Development  
at Tung Chung Area 114  
(December 2024)**

|                                                     | Approved<br>Planning Brief<br>(as at 29 July 2022) | Amendment to<br>Planning Brief |
|-----------------------------------------------------|----------------------------------------------------|--------------------------------|
| <b>Development Parameters</b>                       |                                                    |                                |
| Gross Site Area (approx) (ha)                       | 1.59                                               | 1.592                          |
| Net Site Area (approx) (ha)                         | 1.59                                               | 1.592                          |
| Proposed No. of Flats                               | 2,559                                              | 2,577                          |
| Design Population (approx)                          | 6,910                                              | 5,921                          |
| Maximum Total Gross Floor Area (GFA)<br>(sqm)       | 109,710                                            | 109,848                        |
| Maximum Domestic GFA (sqm)                          | 103,350                                            | 103,480                        |
| Maximum Non-Domestic GFA (sqm)                      | 6,360                                              | 6,368                          |
| Maximum No. of Storeys or Building<br>Height in mPD | 105mPD<br>(main roof level)                        | 108.39mPD<br>(main roof level) |
| <b>Planning Requirements</b>                        |                                                    |                                |
| Local Open Space (sqm)                              | Not less than 6,910                                | Not less than 5,921            |
| Children's Play Area/ Playground (sqm)              | Not less than 553                                  | Not less than 474              |
| Car Parking (Domestic)                              | 214                                                | 207                            |
| Motor-cycle Parking                                 | 18                                                 | 17                             |
| Bicycle Parking                                     | 171                                                | 172                            |

## PLANNING BRIEF

|                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT NAME:</b> Tung Chung Area 114            |                         |                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Date of Preparation:</b> Jun 30, 2022 9:26:16 AM |                         |                                                                                                                                                                                                                                                                                                                                                                     |
| <b>1. Site Particulars</b>                          | <b>Current Proposal</b> | <b>Remarks</b>                                                                                                                                                                                                                                                                                                                                                      |
| 1.1 District Location                               | Islands                 |                                                                                                                                                                                                                                                                                                                                                                     |
| 1.2 Site Location                                   | Tung Chung Area 114     |                                                                                                                                                                                                                                                                                                                                                                     |
| 1.3 Site Area                                       |                         |                                                                                                                                                                                                                                                                                                                                                                     |
| 1.3.1 Gross Site Area (approx) (ha)                 | 1.59                    | Subject to detailed design and site survey.                                                                                                                                                                                                                                                                                                                         |
| 1.3.2 Net Site Area (approx) (ha)                   | 1.59                    | Subject to detailed design and site survey.                                                                                                                                                                                                                                                                                                                         |
| 1.4 Existing Land Use                               | Reclamation site        |                                                                                                                                                                                                                                                                                                                                                                     |
| 1.5 Existing Zoning                                 | R(A)1                   | As stipulated in the Approved Tung Chung Extension Area Outline Zoning Plan (OZP) No. S/I-TCE/2.                                                                                                                                                                                                                                                                    |
| 1.6 Existing Land Status                            | Under reclamation       |                                                                                                                                                                                                                                                                                                                                                                     |
| <b>2. Development Parameters</b>                    | <b>Current Proposal</b> | <b>Remarks</b>                                                                                                                                                                                                                                                                                                                                                      |
| 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                           | 2,559                   | A $\pm 10\%$ deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 639 Type A (1P/2P) flats subject to detailed design.                                                                                                                      |

| 2. Development Parameters |                                                      | Current Proposal                                                                                                                                                                    |                                    |                  | Remarks                                                                                                                                                                                                                                                   |
|---------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.3                       | Design Population (approx)                           | 6,910                                                                                                                                                                               |                                    |                  | Based on an average household size of 2.7. Subject to change based on actual flat mix. ±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                                     | 6.9                                                                                                                                                                                 |                                    |                  | As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.                                                                                                                                                                                |
| 2.4.2                     | Domestic Plot Ratio                                  | 6.5                                                                                                                                                                                 |                                    |                  |                                                                                                                                                                                                                                                           |
| 2.4.3                     | Non-Domestic Plot Ratio                              | 0.4                                                                                                                                                                                 |                                    |                  |                                                                                                                                                                                                                                                           |
| 2.5                       | Maximum Gross Floor Area (GFA)                       |                                                                                                                                                                                     |                                    |                  |                                                                                                                                                                                                                                                           |
| 2.5.1                     | Total GFA (sqm)                                      | 109,710                                                                                                                                                                             |                                    |                  | Subject to detailed survey of net site area and based on maximum PR of 6.9 under the OZP.                                                                                                                                                                 |
| 2.5.2                     | Domestic GFA (sqm)                                   | 103,350                                                                                                                                                                             |                                    |                  | Subject to detailed survey of net site area.                                                                                                                                                                                                              |
| 2.5.3                     | Non-Domestic GFA (sqm)                               | 6,360                                                                                                                                                                               |                                    |                  | Subject to detailed survey of net site area.                                                                                                                                                                                                              |
| 2.6                       | Maximum No. of Storeys or Building Height in mPD     | 105 mPD                                                                                                                                                                             |                                    |                  | 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 Classes 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) | 5 classrooms                       | 1 (6 classrooms) | As set out in the Explanatory Statement of OZP No. S/I-TCE/2, a kindergarten with 642 sqm consisting of not less than 6 classrooms shall be provided. The use of premises is subject to change to cope with the prevailing                                |

|                                                 |                                                  |                                           |                         |                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------|--------------------------------------------------|-------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 |                                                  |                                           |                         | demand as stipulated by the bureaux/departments concerned.                                                                                                                                                                                                                      |
| 3.1.2 Primary School [no.]                      | 1 whole-day classroom per 25.5 persons aged 6-11 | 12 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  | 9 classrooms                              | -                       | To be provided on district/territorial basis.                                                                                                                                                                                                                                   |
| <b>3. Planning Requirements</b>                 | <b>HKPSG Standards</b>                           | <b>Provision in accordance with HKPSG</b> | <b>Current Proposal</b> | <b>Remarks</b>                                                                                                                                                                                                                                                                  |
| 3.2 Local Open Space (sqm)                      | 1 sqm per person                                 | 6,910 sqm                                 | not less than 6,910 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                              | 0.9 no.                                   | 1 no.                   | Subject to design population and detailed design.                                                                                                                                                                                                                               |
| 3.3.2 Badminton Court                           | 1 per 8,000 persons                              | 0.9 no.                                   | 1 no.                   | Subject to design population and detailed design.                                                                                                                                                                                                                               |
| 3.3.3 Basketball Court                          | 1 per 10,000 persons                             | 0.7 no.                                   | 1 no.                   | Subject to design population and detailed design.                                                                                                                                                                                                                               |
| 3.3.4 Children's Play Area / Playground (sqm)   | 400 sqm per 5,000 persons                        | 553 sqm                                   | not less than 553 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.) |                                                  |                                           |                         | The proposed facilities are requested by Social Welfare Department (SWD) and subject to SWD's confirmation on funding availability and detailed design. According to the Notes of the OZP, any floor space                                                                      |

|                                                                               |                                                                                                                                                 |                                           |                         |                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                               |                                                                                                                                                 |                                           |                         | that is constructed or intended for GIC use solely as required by the Government may be disregarded.<br>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned. |
| 3.4.1 100-place Child Care Centre (CCC)                                       | 100 aided places per 25 000 persons.                                                                                                            | -                                         | 1 no.                   | As requested by SWD.                                                                                                                                                                                                                    |
| 3.4.2 Community Rehabilitation Day Centre (CRDC)                              | One centre per 420 000 persons                                                                                                                  | -                                         | 1 no.                   | As requested by SWD.                                                                                                                                                                                                                    |
| 3.4.3 60-place Day Care Centre for the Elderly (DE)                           | 17.2 subsidised places per 1 000 elderly persons aged 65 or above                                                                               | -                                         | 1 no.                   | As requested by SWD.                                                                                                                                                                                                                    |
| 3.4.4 50-place Care and Attention Home for Severely Disabled Persons (C&A/SD) | 36 service places per 10 000 persons aged 15 or above                                                                                           | -                                         | 1 no.                   | As requested by SWD.                                                                                                                                                                                                                    |
| 3.4.5 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.                   | As requested by SWD.                                                                                                                                                                                                                    |
| 3.5 Retail & Commercial (R&C) Facilities                                      |                                                                                                                                                 |                                           |                         |                                                                                                                                                                                                                                         |
| 3.5.1 Retail GFA [sqm]                                                        | To be determined by HD                                                                                                                          | -                                         | 1,625 sqm               | Subject to change 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>                                                                                                                                                                                                                          |
| 3.6 Parking Requirements                                                      |                                                                                                                                                 |                                           |                         | Full GFA exemption for all parking facilities.                                                                                                                                                                                          |
| 3.6.1 Car Parking (Domestic)                                                  | Within 500m radius of rail station: 1 per 9-16 flats                                                                                            | 120 – 214 no.                             | 214 no.                 | Based on 1 per 9 flats excluding Type A (1P/2P) flats in accordance with HKPG.<br>Subject to detailed design.                                                                                                                           |
| 3.6.2 Car Parking (R&C)                                                       | 1 per 150-300 sqm retail GFA                                                                                                                    | 6 - 11 no.                                | 11 no.                  | Based on 1 per 150 sqm commercial GFA in                                                                                                                                                                                                |

|                                        |                                  |            |        |                                                                                                                                                                                                                                                                                                                                                      |
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|                                        |                                  |            |        | accordance with HKPSG. Subject to detailed design.                                                                                                                                                                                                                                                                                                   |
| 3.6.3 Visitor Parking                  | 5 per residential block          | 20 no.     | 20 no. | Based on 5 per residential block in accordance with HKPSG. Subject to detailed design.                                                                                                                                                                                                                                                               |
| 3.6.4 Motor-cycle Parking              | 1 per 110-250 flats              | 8 – 18 no. | 18 no. | Based on 1 per 110 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.                                                                                                                                                                                                                                        |
| 3.6.5 Light Goods Vehicle Parking      | 1 per 260 flats                  | 8 no.      | 8 no.  | Shared use space of Light Good Vehicles and light buses based on 1 per 260 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.                                                                                                                                                                                |
| 3.6.6 Loading/ Unloading<br>(Domestic) | 2 per residential block          | 8 no.      | 8 no.  | Based on 2 per residential block in accordance with HKPSG. Loading/ unloading bay may be utilised for overnight parking in accordance with HKPSG. Subject to detailed design.<br><br>The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation. |
| 3.6.7 Loading/ Unloading (R&C)         | 1 per 800-1,200 sq.m. retail GFA | 2-3 no.    | 3 no.  | Based on 1 per 800 sqm of commercial GFA in accordance with HKPSG. Loading / unloading bay may be utilised for overnight parking in accordance with HKPSG. Subject to detailed design.                                                                                                                                                               |

|                                                |                                                                                              |         |         |                                                                                                                                                                                                                                                                                                                                                                      |
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|                                                |                                                                                              |         |         | The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.                                                                                                                                                                                                      |
| 3.6.8 Bicycle Parking                          | Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sq.m. | 171 no. | 171 no. | Based on 1 per 15 flats in accordance with HKPSG. Subject to detailed design.                                                                                                                                                                                                                                                                                        |
| 3.6.9 Welfare Facilities Parking               |                                                                                              |         | 6 no.   | As per SWD's request. Two parking spaces (8mL x 3mW x 3.3mH) for public light buses with tail-lift for CRDC.<br>Three designated parking spaces (8mL x 3mW x 3.3mH) for private light buses with tail-lift for DE.<br>One designated parking space (8mL x 3mW x 3.3mH) for a private light bus with tail-lift for wheelchair for C&A/SD. Subject to detailed design. |
| 3.6.10. Welfare Facilities Loading / Unloading |                                                                                              |         | 1 no.   | As per SWD's request. One shared loading / unloading area for the private light buses and ambulances or other vehicles in close proximity to the entrance of the DE, CCC, and C&A/SD is required. Such loading / unloading area will be shared with domestic blocks. Subject to detailed design.                                                                     |
| <b>4. Technical Considerations/Constraints</b> | <b>Current Proposal</b>                                                                      |         |         | <b>Remarks</b>                                                                                                                                                                                                                                                                                                                                                       |
| 4.1 Environmental                              |                                                                                              |         |         |                                                                                                                                                                                                                                                                                                                                                                      |

|                                        |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                 |
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| 4.1.1 Noise                            | HD will arrange EAS to be conducted to ensure the project complying with the criteria stipulated in the HKPSG.                   | According to the approved EIA report for Tung Chung New Town Extension, some noise non-sensitive buildings (i.e. commercial development) have been located between residential buildings and North Lantau Highway (NLH)/railway to provide noise screen to the residential development to the north. Appropriate mitigating measures, if necessary will be proposed to the satisfaction of EPD. |
| 4.1.2 Air                              | HD will arrange EAS to be conducted to ensure the project complying with the criteria stipulated in the HKPSG.                   | Appropriate mitigating measures, if necessary will be proposed to the satisfaction of EPD.                                                                                                                                                                                                                                                                                                      |
| 4.2 Infrastructure                     |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4.2.1 Drainage and Sewerage            | Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.                 | No insurmountable impact is envisaged. To continue to liaise with CEDD and the concerned departments/parties.                                                                                                                                                                                                                                                                                   |
| 4.2.2 Water Supply                     | Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.                 | No insurmountable impact is envisaged. To continue to liaise with CEDD and the concerned departments/parties.                                                                                                                                                                                                                                                                                   |
| 4.2.3 Electricity, Telephone, Gas      | Implementation of planned infrastructure according to the planned population threshold to be undertaken by utility undertakings. | No insurmountable impact is envisaged. To 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.                 | No insurmountable impact is envisaged. 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         | A 10-m wide non-building area (NBA) running in the                                                                               | The urban design, visual                                                                                                                                                                                                                                                                                                                                                                        |



|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape                                   | <p>north-south direction is planned along the eastern boundary for view corridor and pedestrian connection purpose.</p> <p>To promote vibrant street life and provide local commercial uses serving the residents, the following measures would be considered at detailed design stage as far as practicable:</p> <ul style="list-style-type: none"> <li>- Commercial frontage with appropriate width shall be designated along site boundary fronting major open spaces and road;</li> <li>- Providing appropriate setback (with no structure) from the site boundary within the commercial frontage;</li> <li>- Non-domestic GFA equivalent to an appropriate percentage of the total commercial frontage area (excluding the setback) shall be designated for non-domestic uses;</li> <li>- No part of building / structure within the commercial frontage area for non-domestic uses shall have excessive height;</li> <li>- Each commercial unit along the commercial frontage shall provide a direct access to the major open space and public road;</li> <li>- Within the setback along the commercial frontage, covered pedestrian path with appropriate width and public access shall be provided.</li> </ul> | and landscape requirements of the site are subject to (i) recommendations of the Urban Design Study, (ii) site constraints, (iii) detailed design and (iv) no adverse impact to the development programme and flat production. |
| 4.3.2 Pedestrian Wind Environment           | A 10-m wide NBA running in the north-south direction is planned along the eastern boundary for air ventilation purpose. No structure, except planters, seats, pergolas and the like, is allowed to be erected on the NBA except for strong justification and information demonstrating that such structures(s) would not jeopardize the intention of the NBA for air ventilation, view corridor, and pedestrian connectivity purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 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) | At least 20%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | To achieve an overall of 20% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.                                                                                            |
| <b>5. Development Programme</b>             | <b>Current Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Remarks</b>                                                                                                                                                                                                                 |
| 5.1 Foundation Commencement Date            | 2024/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Tentative Date                                                                                                                                                                                                                 |
| 5.2 Building Completion Date                | 2028/2029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Tentative Date                                                                                                                                                                                                                 |
| <b>6. Attachments</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                |
| 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,  $\pm 10\%$  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.

**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.

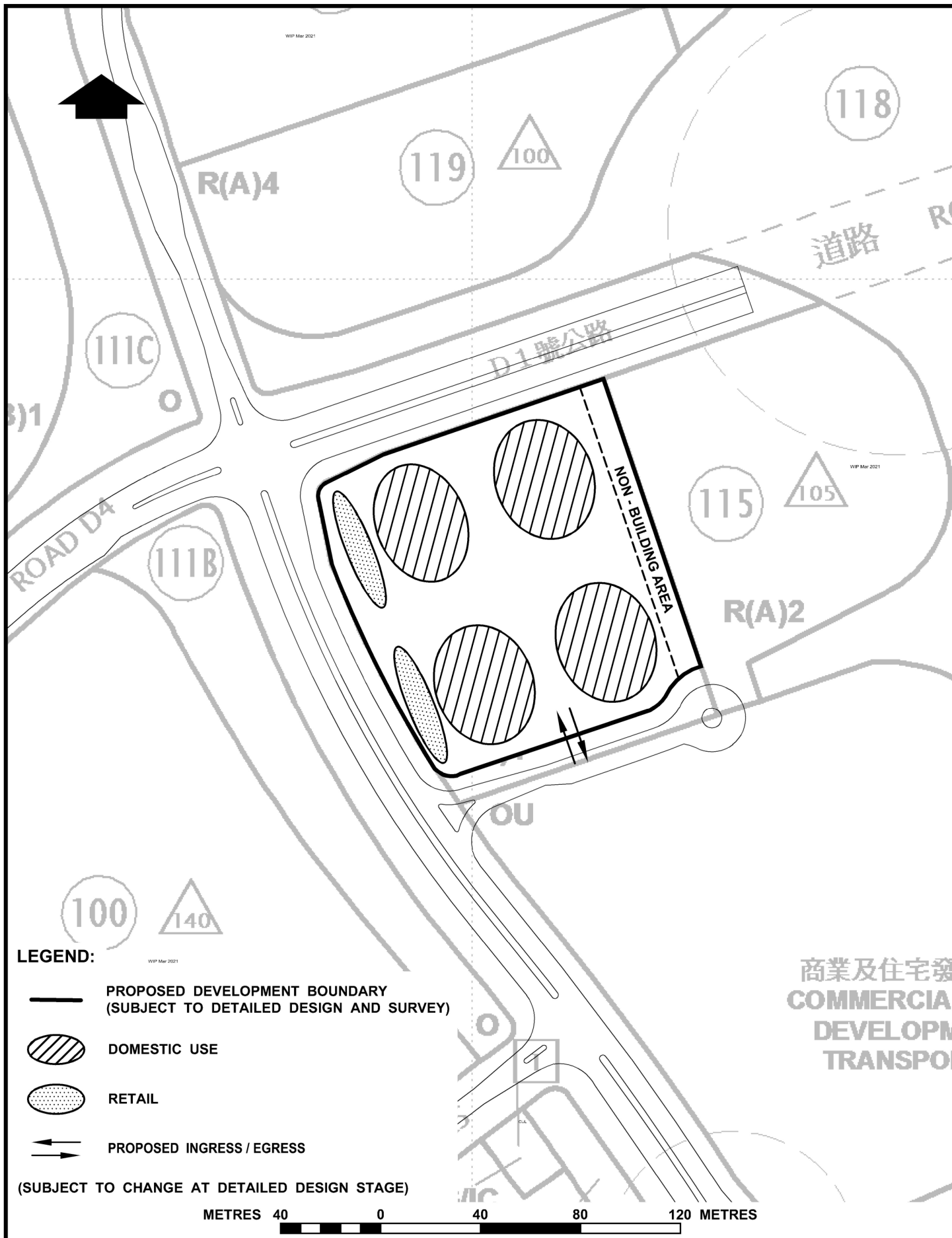
**7. RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.

**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 bureau/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.





## DEVELOPMENT CONCEPT PLAN TUNG CHUNG AREA 114



HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 2

DATE :  
28. 6. 2022