

**Addendum to the Approved Planning Brief for Public Housing Development
at Tung Chung Area 117
(December 2024)**

	Approved Planning Brief (as at 29 July 2022)	Amendment to Planning Brief
Development Parameters		
Gross Site Area (approx) (ha)	1.67	1.68
Net Site Area (approx) (ha)	1.67	1.68
Proposed No. of Flats	2,666	2,710
Design Population (approx)	7,199	6,491
Maximum Total Gross Floor Area (GFA) (sqm)	115,230	115,920
Maximum Domestic GFA (sqm)	108,550	109,200
Maximum Non-Domestic GFA (sqm)	6,680	6,720
Maximum No. of Storeys or Building Height in mPD	105mPD (main roof level)	108.39mPD (main roof level)
Planning Requirements		
Local Open Space (sqm)	Not less than 7,199	Not less than 6,491
Children's Play Area/ Playground (sqm)	Not less than 576	Not less than 520
Car Parking (Domestic)	214	215
Bicycle Parking	178	181

Addendum to the Approved Planning Brief for Public Housing Development
at Tung Chung Area 117
(June 2024)

	Approved Planning Brief (as at 29 July 2022)	Amendment to Planning Brief
Planning Requirements		
Volleyball Court	1	0

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 117		
Date of Preparation: Jun 30, 2022 9:30:14 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 117	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	1.67	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	1.67	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	
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	2,666	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 746 Type A (1P/2P) flats subject to detailed design.

2. Development Parameters		Current Proposal			Remarks
2.3	Design Population (approx)	7,199			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)	115,230			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)	108,550			Subject to detailed survey of net site area.
2.5.3	Non-Domestic GFA (sqm)	6,680			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	13 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	10 classrooms	-	To be provided on district/territorial basis.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.2 Local Open Space (sqm)	1 sqm per person	7,199 sqm	not less than 7,199 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	1 no.	1 no.	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	0.7 no.	1 no.	Subject to design population and detailed design.
3.3.3 Volleyball Court	1 per 20,000 persons	0.4 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	576 sqm	not less than 576 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

				<p>the OZP, any floor space that is constructed or intended for GIC use solely as required by the Government may be disregarded.</p> <p>The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.</p>
3.4.1 60-p Special Child Care Centre (SCCC)	The population-based planning standard for an Early Education and Training Centre (EETC)/SCCC is 23 subvented service places per 1 000 children aged 0-6.	Subject to the population on children aged 0-6.	1 no.	As requested by SWD.
3.4.2 100-p Child Care Centre (CCC)	100 aided places per 25 000 persons.	-	1 no.	As requested by SWD.
3.4.3 Integrated Family Service Centre (IFSC)	1/100,000 to 150,000 persons.	-	1 no.	As requested by SWD.
3.4.4 Short-term Food Assistance Service Team (STFAST)	-	-	1 no.	As requested by SWD.
3.4.5 Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	17.2 subsidised places per 1 000 elderly persons aged 65 or above.	-	1 no.	As requested by SWD.
3.4.6 Youth Outreaching Team (YOT) reprovisioning	-	-	1 no.	As requested by SWD.
3.4.7 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.
3.4.8 40-p Halfway House (HWH)	-	-	1 no.	As requested by SWD.
3.4.9 20-p Supported Hostel for Persons in Mental Recovery	36 subvented residential care services places for persons with disabilities per 10 000	-	1 no.	As requested by SWD.

	persons aged 15 or above.			
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by HD	-	1,750 sqm	Subject to change and detailed design.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
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 HKPSG. Subject to detailed design.
3.6.2 Car Parking (R&C)	1 per 150-300 sqm retail GFA	6 - 12 no.	12 no.	Based on 1 per 150 sqm commercial GFA in 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 LGV 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 (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

				<p>accordance with HKPSG. Subject to detailed design.</p> <p>The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.</p>
3.6.7 Loading/ Unloading (R&C)	1 per 800-1,200 sqm retail GFA	2-3 no.	3 no.	<p>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.</p> <p>The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.</p>
3.6.8 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	178 no.	178 no.	<p>Based on 1 per 15 flats in accordance with HKPSG. Subject to detailed design.</p>
3.6.9 Welfare Facilities Parking	-	-	3 no.	<p>As per SWD's request.</p> <p>One parking space for a 48-seater coach (12mL x 3.5mW x 3.8mH) with a safe and convenient Loading / Unloading Bay in proximity to the entrance of the SCCC.</p> <p>One designated parking space (8mL x 3mW x 3.3mH) for a private light bus with tail-lift for Home Care Services (HCS) for Frail Elderly Persons.</p> <p>One designated parking space for a 7-seater car for YOT.</p>

				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 bus and ambulance or other vehicles in close proximity to the entrance of the lift lobby or the entrance of the HCS team for Frail Elderly Persons, STFAST and CCC is required. Such loading / unloading area will be shared with domestic blocks. Subject to detailed design.
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.			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			No insurmountable impact is envisaged.

	planned population threshold to be undertaken by CEDD.	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 Landscape	<p>A 10-m wide non-building area (NBA) running in the north-south direction is planned along the western 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"> - Commercial frontage with appropriate width shall be designated along site boundary fronting major open spaces and road; - Providing appropriate setback (with no structure) from the site boundary within the commercial frontage; - Non-domestic GFA equivalent to an appropriate percentage of the total commercial frontage area (excluding the setback) shall be designated for non-domestic uses; - No part of building / structure within the commercial frontage area for non-domestic uses shall have excessive height; - Each commercial unit along the commercial frontage shall provide a direct access to the major open space and public road; - Within the setback along the commercial frontage, covered pedestrian path with appropriate width and public access shall be provided. 	The urban design, visual 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 western boundary. No structure, except planters, seats, pergolas and the like, is allowed to	An AVA has been conducted under the Tung Chung New Town

	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.	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.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2024/2025	Tentative Date
5.2 Building Completion Date	2028/2029	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, $\pm 10\%$ 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.

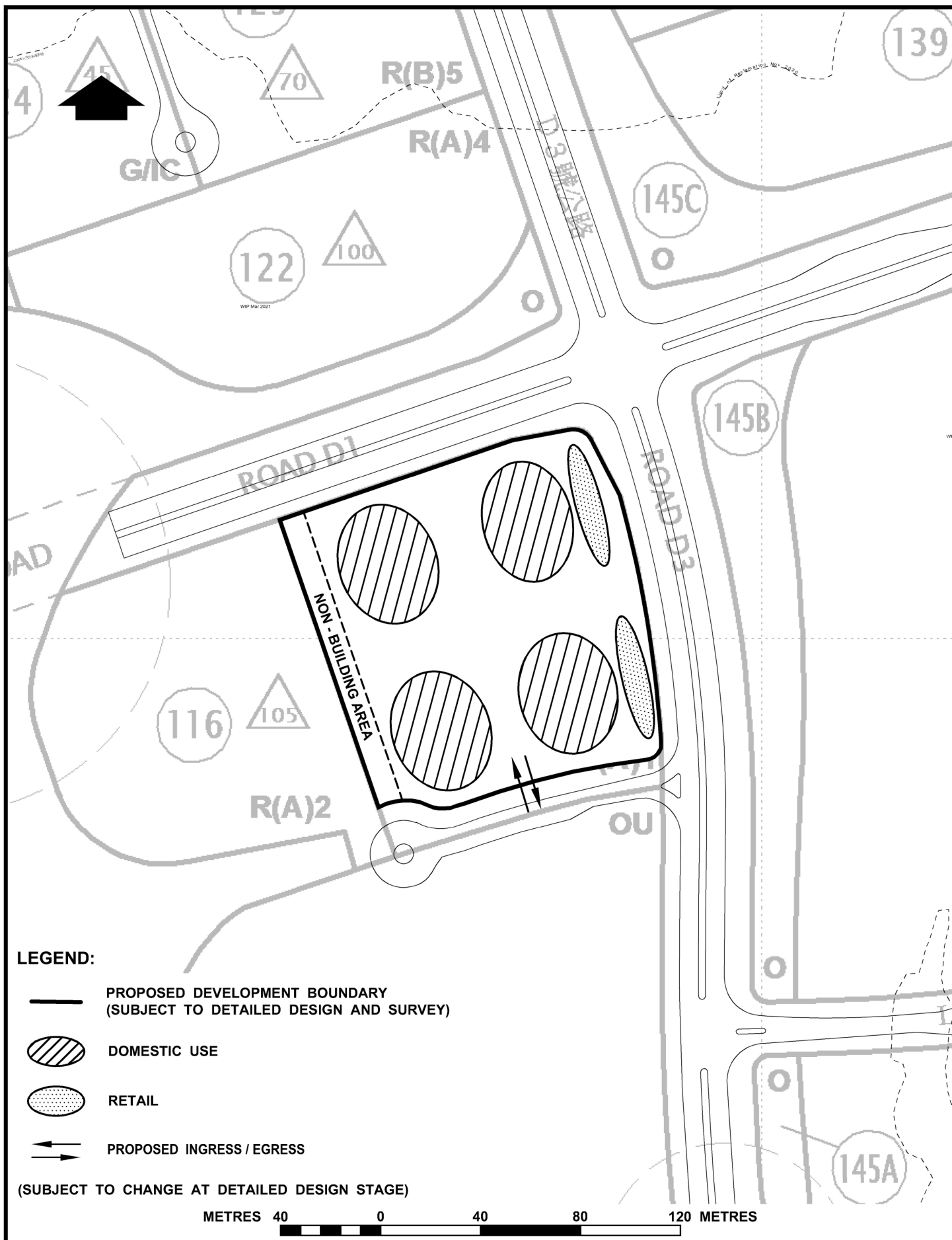
7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.

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 117



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
28. 6. 2022